September 2026

Statement of use	Mitsui Fudosan Retail Fund Investment Corporation has reported in accordance with the GRI Standards for the period from January 1, 2026 to December 31, 2026.
GRI 1 used	GRI 1: Foundation 2021

Disclosure		Location
GRI 2: General Disclosures 2021		
2-1	Organizational details	Profile
		Organization
2-2	Entities included in the organization's sustainability reporting	ESG Report and GRI Standards Content Index
		There are no entities included in the financial statements.
2-3	Reporting period, frequency and contact point	ESG Report and GRI Standards Content Index
		The reporting period for sustainability is from January 1 to December 31 in principle, however some information before or after this period is included in the disclosure. The reporting cycle is annual.
		Contact Us
2-4	Restatements of information	There are no restatements of information.
2-5	External assurance	ESG Data
2-6	Activities, value chain and other business relationships	(Securities Report) *Japanese text only
		p.7
		MRF's Strengths
		Organization
2-7	Employees	Initiatives for Employees
2-8	Workers who are not employees	Initiatives for Employees
2-9	Governance structure and composition	MRF's Corporate Governance
		Sustainability Promotion Framework
		(Securities Report) *Japanese text only
		p.12
		(Report on the Management Structure and System of the Issuer of Real Estate Investment Trust Units and Related Parties) *Japanese text only
		p.7
2-10	Nomination and selection of the highest governance body	Articles of Incorporation of the Investment Corporation
2-11	Chair of the highest governance body	(Report on the Management Structure and System of the Issuer of Real Estate Investment Trust Units and Related Parties) *Japanese text only
		p.5
		(Securities Report) *Japanese text only
		p.12
		(Report on the Management Structure and System of the Issuer of Real Estate Investment Trust Units and Related Parties) *Japanese text only
		p.11
		Directors
		(The Asset Management Company's website)
		Management Members
2-12	Role of the highest governance body in overseeing the management of impacts	Sustainability Promotion Framework
		Materiality
		Dialogue with Stakeholders
		Risk Management
2-13	Delegation of responsibility for managing impacts	Sustainability Promotion Framework
2-14	Role of the highest governance body in sustainability reporting	Sustainability Promotion Framework
2-15	Conflicts of interest	Rules concerning conflicts of interest
		(Report on the Management Structure and System of the Issuer of Real Estate Investment Trust Units and Related Parties) *Japanese text only
		p.11
		Principal Unitholders
2-16	Communication of critical concerns	Sustainability Promotion Framework
2-17	Collective knowledge of the highest governance body	Sustainability Promotion Framework
2-18	Evaluation of the performance of the highest governance body	Sustainability Promotion Framework
2-19	Remuneration policies	(Securities Report) *Japanese text only
		p.50
2-20	Process to determine remuneration	(Securities Report) *Japanese text only
		p.50
2-21	Annual total compensation ratio	Legally, the investment corporation does not have employees. The relevant information of the asset management company is not available at this time.
2-22	Statement on sustainable development strategy	Our Commitment
2-23	Policy commitments	Sustainability Policy
		Policy Concerning Respect for Human Rights
		(The Asset Management Company's website)
		Our Management Philosophy and Investment Policy
		(Sponsor's website)
		Human Rights on Mitsui Fudosan's website
2-24	Embedding policy commitments	Materiality
		Sustainability Promotion Framework

Disclosure		Location
2-25	Processes to remediate negative impacts	Sustainability Policy Materiality Sustainability Promotion Framework Targets for Reducing Environmental Burden Compliance
2-26	Mechanisms for seeking advice and raising concerns	Contact Us Compliance (The Asset Management Company's website) Privacy Policy
2-27	Compliance with laws and regulations	MRF's Corporate Governance
2-28	Membership associations	(The Asset Management Company's website) Profile
2-29	Approach to stakeholder engagement	Dialogue with Stakeholders
2-30	Collective bargaining agreements	Since the investment corporation does not have employees, there is no applicable information disclosed. The asset management company recognizes the right to organize, collectively bargain, and dispute, but does not have a collective bargaining agreement.
GRI 3: Material Topics 2021		
3-1	Process to determine material topics	Materiality
3-2	List of material topics	Materiality
3-3	Management of material topics	Sustainability Policy Materiality
GRI 302: Energy 2016		
302-1	Energy consumption within the organization	ESG Data
302-2	Energy consumption outside of the organization	ESG Data
302-3	Energy intensity	ESG Data
302-4	Reduction of energy consumption	ESG Data
302-5	Reductions in energy requirements of products and services	–
GRI 303: Water and Effluents 2018		
303-1	Interactions with water as a shared resource	Environmental Initiatives Targets for Reducing Environmental Burden
303-2	Management of water discharge-related impacts	–
303-3	Water withdrawal	–
303-4	Water discharge	–
303-5	Water consumption	ESG Data
GRI 305: Emissions 2016		
305-1	Direct (Scope 1) GHG emissions	ESG Data
305-2	Energy indirect (Scope 2) GHG emissions	ESG Data
305-3	Other indirect (Scope 3) GHG emissions	ESG Data
305-4	GHG emissions intensity	ESG Data
305-5	Reduction of GHG emissions	ESG Data
305-6	Emissions of ozone-depleting substances (ODS)	–
305-7	Nitrogen oxides (NOx), sulfur oxides (SOx), and other significant air emissions	–
GRI 306: Waste 2020		
306-1	Waste generation and significant waste-related impacts	–
306-2	Management of significant waste-related impacts	ESG Data Sustainability Policy Environmental Initiatives
306-3	Waste generated	ESG Data
306-4	Waste diverted from disposal	ESG Data
306-5	Waste directed to disposal	–
GRI 404: Training and Education 2016		
404-1	Average hours of training per year per employee	Initiatives for Employees
404-2	Programs for upgrading employee skills and transition assistance programs	Initiatives for Employees
404-3	Percentage of employees receiving regular performance and career development reviews	Initiatives for Employees We conduct regular reviews for all employees (100%) three times a year.