

November 16, 2021

For Immediate Release

Real Estate Investment Trust:

MIRAI Corporation
Michio Suganuma, Executive Director
(Securities Code: 3476)

Asset Management Company:

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Notice Concerning Issuance of Investment Corporation Bond (Green Bond)

MIRAI Corporation (hereinafter “MIRAI”) announces that it has decided to issue investment corporation bond (Green Bond) (hereinafter “the Bond”) based on the comprehensive resolution made on October 25, 2021. Details are as follows.

1. Issuance of the Bond

(1) Summary of the Bond

(i) Name of the bond	MIRAI Corporation. #5 th Unsecured Bond (with special pari passu conditions among the specified investment corporation bond) (Green Bond)
(ii) Total amount of the bond	1.2 billion yen
(iii) Form of bond certificate	Under the applicable Act on Book Entry Transfer of Corporate Bonds and Shares. No bond certificate for the Bond will be issued.
(iv) Proceeds	100 yen per face value of 100 yen
(v) Redemption price	100 yen per face value of 100 yen
(vi) Coupon	0.700 % per annum
(vii) Denomination of each bond	100 million yen
(viii) Subscription method	Public offering
(ix) Subscription period	November 16, 2021 (Tuesday)
(x) Payment date	November 30, 2021 (Tuesday)
(xi) Collateral/Guarantee	Neither collateral nor guarantee is provided for the Bond, and no assets are reserved as security specifically for the Bond.
(xiii) Interest payment date	The entire amount will be redeemed on November 28, 2031. The Bond may be repurchased at any time after the date of payment unless otherwise specified by Japan Securities Depository Center.
(xiii) Interest payment date	The end of April and October each year. (The initial payment date is April 30, 2022. If the interest payment date is a bank holiday, then the bank business day preceding it shall be deemed to be the interest payment date.)
(xiv) Financial Covenants	Negative pledge among unsecured bonds
(xv) Credit rating	A+ (Japan Credit Rating Agency, td.)

(xvi) Depository	Japan securities Depository Center, Inc
(xvii) Financial, issuing and paying agent	Mizuho Bank, Ltd.
(xviii) Underwriters	Mizuho Securities Co., Ltd. SMBC Nikko Securities Inc. Okasan Securities Co., Ltd.

(2) Reasons for the issuance

MIRAI aims to strengthen the sustainability initiatives and expand the ESG investor base by the issuance of the Bond.

The Bond will be issued as green bonds based on the green finance framework which was announced in the “Notice Concerning Submission of Revised Shelf Registration Statement for Issuance of Green Bond” released on October 29, 2021, for eligibility of the green finance framework, MIRAI has been assigned “Green 1 (F),” the highest evaluation grade in the JCR Green Finance Framework Evaluation by Japan Credit Rating Agency, Ltd. For further details of the framework please refer to the news release above mentioned.

(3) Amount of funds to be procured, use of proceeds, and scheduled expenditure date

(i) Amount of funds to be procured (approximate net proceeds)

1,186 million yen

(ii) Use of proceeds, and scheduled expenditure date

Repayment of the part of 10 billion yen long-term loan on November 30, 2021 (original maturity date is the same date), which were procured for the acquisition of eligible green assets that meet the eligibility criteria set forth in the green finance framework (“Green Eligible Assets”).

(4) Investors who expressed their intention to invest in the Bond

Of the investors who expressed their intention to invest in the Bond as of today, those who have agreed to the disclosure of their names are posted (in Japanese alphabetical order).

- Iizuka Shinkin Bank
- The Choshi Shinkin Bank
- Tokushima Shinkin Bank
- Numazu Shinkin Bank
- The Fuji Shinkin Bank

2. Status of loans payable, etc. before and after issuance of the Bond

The Bond will be used to partially repay 10 billion yen that will become due for repayment on November 30, 2021. MIRAI will announce the status of loans payable, etc. once it decides to refinance the remaining amount.

3. Other matters required for investors to understand and assess the information provided appropriately

The risks of associated with the Issuance and repayment of the Bond, etc. remain unchanged from the description in “3. Investment Risks” under “Section 1: Status of Funds” of “Chapter 1: Information on the Funds” in the securities report submitted on July 29, 2021.

(End)

* URL: <https://3476.jp/en>

This press release is English translation of the announcement in Japanese on MIRAI's website. However, no assurance or warranties are given for the completeness or accuracy of this English translation.

(Reference press release, etc.)

Dated 10/25/2021 "Notice Concerning Comprehensive Resolution on Issuance of Investment Corporation Bond"

Dated 10/29/2021 "Notice Concerning Submission of Revised Shelf Registration Statement for Issuance of Green Bond"