

December 20, 2021

For Immediate Release

Real Estate Investment Trust:

MIRAI Corporation

Michio Suganuma, Executive Director

(Securities Code: 3476)

Asset Management Company:

Mitsui Bussan & IDERA Partners Co., Ltd.

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Notice Concerning Pricing of the Issuance of New Investment Units
and Secondary Offering of Investment Units

MIRAI Corporation (hereinafter “MIRAI”) announces that it has decided on the issue price and the selling price, etc., at its Board of Directors’ meeting held today in association with the issuing of new investment units and the secondary offering of investment units as resolved at its Board of Directors’ meeting held on December 13, 2021. Details are as follows.

1. Issue of new investment units (public offering)

- (1) Paid-in amount : ¥45,639 per unit
- (2) Total paid-in amount : ¥4,746,456,000
- (3) Issue price (offer price) : ¥47,238 per unit
- (4) Total amount of issue price : ¥4,912,752,000
(offer price)
- (5) Subscription period : From December 21, 2021 (Tuesday) to December 22, 2021 (Wednesday)
- (6) Payment date : December 24, 2021 (Friday)
- (7) Settlement date : December 27, 2021 (Monday)

(Note) The underwriters will purchase and underwrite investment units at the amount of net proceeds and offer them to the public at the issue price.

2. Secondary offering of Investment Units by over-allotment (please see <Reference> 1. below)

- (1) Number of investment units : 5,200 units
to be offered
- (2) Selling price : ¥47,238 per unit
- (3) Total selling price : ¥245,637,600
- (4) Subscription period : From December 21, 2021 (Tuesday) to December 22, 2021 (Wednesday)
- (5) Settlement date : December 27, 2021 (Monday)

Note:	This press release is a document that will be released publicly relating to the issue of new investment units of MIRAI and the sale of investment units and is not prepared for the purpose of solicitation for investment. Before initiating investments, MIRAI asks investors to ensure that they refer to the prospectus for the issuance of new investment units and the secondary offering of investment units and amendments thereto prepared by MIRAI, and that they undertake investment at their own discretion and responsibility.
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3. Issue of new Investment Units through a third-party allotment (please see <Reference> 1. below)

- (1) Paid-in amount : ¥45,639 per unit
(2) Total paid-in amount : ¥237,322,800
(Upper limit)
(3) Subscription period : January 24, 2022 (Monday)
(Subscription date)
(4) Payment date : January 25, 2022 (Tuesday)

(Note) The issue of Investment Units for which no subscription is submitted by the subscription period stated in (3) above will be cancelled.

(Reference)

1. Calculation of Issue price and Selling price

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|--|----------------------------|---------|
| (1) Calculation reference date and the investment unit price on the date | December 20, 2021 (Monday) | ¥48,450 |
| (2) Discount rate | 2.50% | |

2. Syndicated cover transaction

From December 23, 2021 (Thursday) to January 19, 2022 (Wednesday)

3. Specific use of the funds to be procured

Net proceeds to be procured from the public offering (¥4,746,456,000) will be used to fund part of the acquisition of specified assets (excluding “Yokohama-Daikokucho Maintenance Center (land)”) to be acquired listed in “Notice Concerning Acquisition of Real Estate Trust Beneficiaries in Japan (“Ehime Building/Hiroshima”, “Tsurumi Fuga 1”, “BIGMOTOR Ginan (land)” and “Yokohama-Daikokucho Maintenance Center (land)”)” dated December 13, 2021. In case there are any cash remaining, such the cash will be retained along with maximum amount of net proceeds from the Third-Party Allotment Option (¥237,322,800) resolved on the same day of the resolution for the public offering as cash reserve to fund part of acquisition of specified assets (including “Yokohama-Daikokucho Maintenance Center (land)”) or repayment of loans in the future.

(Note 1) “Specified asset” is subject to Article 2, paragraph (1) of the Act on Investment Trusts and Investment Corporations of Japan.

(Note 2) The proceeds will be deposited with financial institutions until the funds are to be expensed.

(End)

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

This press release is the 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.

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