

December 13, 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 Borrowing of Funds

MIRAI Corporation (hereinafter “MIRAI”) announces that it has decided to borrow funds (hereinafter “new borrowing”). Details are as follows.

#### 1. Reason for Borrowing

MIRAI has decided to execute borrowing of total 5.3 billion yen as fund for acquisition of real estate trust beneficiaries (hereinafter the “Assets to be acquired”) and part of expenses pertaining to the acquisition as announced in “Notice Concerning Acquisition and Lease of Real Estate Trust Beneficiaries in Japan (“Ehime Building/Hiroshima”, “Tsurumi Fuga 1”, “BIGMOTOR Ginan (land)” and “Yokohama-Daikokucho Maintenance Center (land)”)” dated today.

#### 2. Details of New Loan

Lender	Borrowing amount	Interest rate	Borrowing date	Maturity date	Term of maturity	Interest payment	Remarks
MUFG Bank, Ltd	1.0 billion yen	Fixed rate (Note 3)	January 12, 2022	December 30, 2024	3 years (Note 5)	(Note 6)	(Note 8)
Shinsei Bank, Limited	1.0 billion yen	Base rate (Note 4) +0.320%		December 30, 2026	5 years (Note 5)	(Note 7)	
Sumitomo Mitsui Trust Bank, Limited	1.0 billion yen	Base rate (Note 4) +0.270%		December 29, 2028	7 years (Note 5)		
Sumitomo Mitsui Banking Corporation	1.0 billion yen	Base rate (Note 4) +0.330%	March 25, 2022	February 28, 2029			
Mizuho Bank, Ltd	1.0 billion yen	Base rate (Note 4) +0.330%					
Resona Bank, Limited	0.3 billion yen	Base rate (Note 4) +0.310%					

(Note 1) It is condition that the loan agreements for the borrowings whose contents reasonably satisfy lenders are concluded and every condition precedent set forth separately can be met.

(Note 2) “Borrowing amount” may change by the borrowing date, taking into the amount of proceed from public offering and third-party allotment described in “Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units” announced today.

(Note 3) The applicable interest rate will be set and announced on January 7, 2022.

(Note 4) The base rates are three-month Japanese yen TIBOR rates at two business days before every interest payment date published by the TIBOR Administration of the Japanese Banker Association (JBA). For fluctuations in JBA Japanese yen TIBOR rates, please check the website of the JBA

Note: This press release is a document that will be released publicly relating to borrowing of funds 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.

(<http://www.jbatibor.or.jp/rate/>). MIRAI is planning to fix the interest rates by executing interest swap agreements and will announce the details when they are determined.

- (Note 5) “Term of maturity” is rounded up to the nearest one month.
- (Note 6) The initial interest payment date is set on end of April 2022 and subsequent interest payment date are set at the end of April and October each year and on the principal maturity date (if each payment date is not a business day, and if the payment date falls in the following month, the immediately preceding business day shall be applied).
- (Note 7) The initial interest payment date is set on end of January 2022 and subsequent interest payment date are set at the end of January, April, July and October each year and on the principal maturity date (if each payment date is not a business day, and if the payment date falls in the following month, the immediately preceding business day shall be applied).
- (Note 8) Unsecured, unguaranteed, bullet repayment at maturity.
- (Note 9) The proceeds will be used for the acquisition of the Assets to be acquired and part of expenses pertaining to the acquisition.
- (Note 10) During the period following the execution of the borrowing and the maturity, MIRAI can make a prepayment of the borrowings partially or in full if certain conditions such as prior written notice by MIRAI are met.
- (Note 11) MIRAI is able to make a prepayment of the borrowings partially or in full if certain conditions such as consents of the lenders under unavoidable circumstances are met.

### 3. Status of Loans, etc. after the Borrowing of Funds

(Unit: million yen)

	Before	After	Increase/Decrease
Short-term borrowings	-	-	-
Long-term borrowings	72,500	77,800	+5,300
Total borrowings	72,500	77,800	+5,300
Investment corporation bonds	6,200	6,200	±0
Total of borrowings and investment corporation bonds	78,700	84,000	+5,300
Other interest-bearing debt	-	-	-
Total interest-bearing debt	78,700	84,000	+5,300
LTV (based on total asset) (Note)	48.8%	48.8%	-

(Note) LTV (based on total asset) = Total interest-bearing debt / Total asset

LTV (based on total asset) before the borrowing of funds = Total interest-bearing debt before the borrowing of funds / Total assets on the balance sheet as of the end of October 2021 (the 11<sup>th</sup> fiscal period) (161,226 million yen)

LTV (based on total assets) after the borrowing of funds = Total interest-bearing debt after the borrowing of funds / (Total assets on the balance sheet as of the end of October 2021 (the 11<sup>th</sup> fiscal period) (161,226 million yen) + amount of new equity (total expected paid-in amount from the public offering and third-party allotment\*) + amount of new borrowing)

\* “Total expected paid-in amount from the public offering and third-party allotment” is the sum of total paid-in amount from the public offering (5,456,568,000 yen) and the total paid-in amount from the third-party allotment (272,828,400 yen). Both the total paid-in amount from the public offering and the total paid-in amount from the third-party allotment are based on assumed paid-in amount per unit of 52,467 yen based on the closing price of normal trading at Tokyo Stock Exchange on November 26, 2021. For the third-party allotment, it is assumed that all the investment units to be issued are subscribed by Nomura Securities Co., Ltd and payment made in full. Actual paid-in amount from public offering and third-party allotment may vary if total paid-in amount from the public offering and the third-party allotment is different from the assumption above or if the third-party allotment is not subscribed in whole or in part. Therefore, if actual total paid-in amount from the public offering and third-party allotment is less than assumption above or if the third-party allotment is not subscribed in whole or in part, actual LTV (based on total assets) may be higher than the above. Also, if the total paid-in amount from the public offering and third-party allotment is larger than the assumption above, actual LTV (based on total asset) may be lower than the above.

### 4. Other Matters Necessary for Investors to Understand and Judge the Information Appropriately

The risks associated with the repayment of the Borrowing, etc. remain unchanged from the description in Section 2 Supplementary information, Part 2 Additional information for supplementary documents, 4 Investment risk” of the security registration statement (Japanese version only) on December 13, 2021.

(End)

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\* 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.**

(Reference press release, etc.)

Dated 12/13/2021 “Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units”

Dated 12/13/2021 “Notice Concerning Acquisition and Lease of Real Estate Trust Beneficiaries in Japan (“Ehime Building/Hiroshima”, “Tsurumi Fuga 1”, “BIGMOTOR Ginan (land)” and “Yokohama-Daikokucho Maintenance Center (land)”)

Dated 12/13/2021 “Notice Concerning Revisions to Forecasts for the Fiscal Period Ending April 30, 2022 and Summary of Forecasts for the Fiscal Period Ending October 31, 2022”

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