



MIRAI Corporation

# Sustainability Report

October 2022

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## Editorial Policy

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<b>Editorial Policy</b>	The purpose of this material is to provide information to promote understanding of MIRAI Corporation (hereinafter “MIRAI”) and Mitsui Bussan & IDERA Partners Co., Ltd. (hereinafter the “Asset Manager”), the asset management company of MIRAI's efforts to realize a sustainable society and to promote constructive dialogue (engagement) with stakeholders -toward the resolution of ESG issues faced by MIRAI. In addition, this material has been prepared with reference to the GRI Standards.
<b>Scope of Reporting</b>	MIRAI Corporation Mitsui Bussan & IDERA Partners Co., Ltd. (Efforts of the sponsor group may be referred to as information in some sections.)
<b>Reporting Period <sup>(Note)</sup></b>	April 1, 2021-March 31, 2022
<b>Publishing Cycle</b>	Published annually around August
<b>Date of Publication</b>	October 31, 2022 *Previous published date: - (This is the first sustainability report for MIRAI)
<b>Contact us</b>	Mitsui Bussan & IDERA Partners Co., Ltd. Finance & Planning Div. TEL: 03-6632-5960 (IR)

(Note) Some contents may include information outside the reporting period.

## Disclaimer

- This material is provided for your information to promote understanding of MIRAI and the asset manager's efforts to realize a sustainable society and to promote constructive dialogue (engagement) with stakeholders -toward the resolution of ESG issues faced by MIRAI and does not constitute a solicitation to buy the investment securities of MIRAI or to conclude any other financial instrument transaction contract.
- Information provided herein does not constitute any of the disclosure documents or performance reports required by the Financial Instruments and Exchange Act or the Act on Investment Trusts and Investment Corporations or by the Securities Listing Regulations of the Tokyo Stock Exchange.
- This material contains current plans, outlook, and strategy of MIRAI and the Asset Manager which are forward-looking statements. These forward-looking statements are based on expectations and assumptions formulated by MIRAI and the Asset Manager from the information available at the time of publication and are susceptible to various risks and uncertainties. The actual result may therefore vary materially from those expressed in forward-looking statements and hence the forward-looking statements are not to be fully relied on.
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- This material 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.

## Overview of MIRAI

### (1) Philosophy of MIRAI

## “MIRAI” creates the future of the world



MIRAI aims to increase unitholders' value through investment and management in wide asset classes by maximizing synergies of combined strength in respective fields of Mitsui & Co., Group which is a leading Japanese trading company and IDERA Capital Management Ltd. which has extensive real estate investment business experience.

In addition, through investment in diverse asset categories combining Mitsui & Co. Group's comprehensive strength and business knowledge with IDERA's value-adding capability for real estate, MIRAI aims to enhance unitholders' value and play a role in global economic development. These are represented in our philosophy of "MIRAI creates the future of the world".

#### < Top Message >

Based on our philosophy of “MIRAI creates the future of the world, MIRAI has been working to improve mid-to long-term unitholders' value while working on environmental, social and governance issues to realize a sustainable society. Although we have recently faced obstacles that impact the promotion of sustainability such as COVID-19 pandemic and heightened geopolitical risk, it does not change the fact that active ESG promotion remains the core of resilient business strategy. We have put together this report as a tool to disclose appropriate information on ESG. We hope to deepen stakeholder engagement and aim for further promotion of ESG through the appropriate information disclosure of this report. We sincerely ask for the continued support of stakeholders.



MIRAI Corporation  
Executive Director  
Michio Suganuma

## (2) Organization

### <MIRAI>

Name	MIRAI Corporation
Listing Date	December 2016
Accounting Period	April / October
Address	3-2-1, Nishi-Kanda, Chiyoda-ku, Tokyo, Japan
Sponsor	Mitsui & Co. Asset Management Holdings Ltd. IDERA Capital Management Ltd.
Officers	Executive director: Michio Suganuma Supervisory director: Takehiko Negishi / Hidetomo Nishii

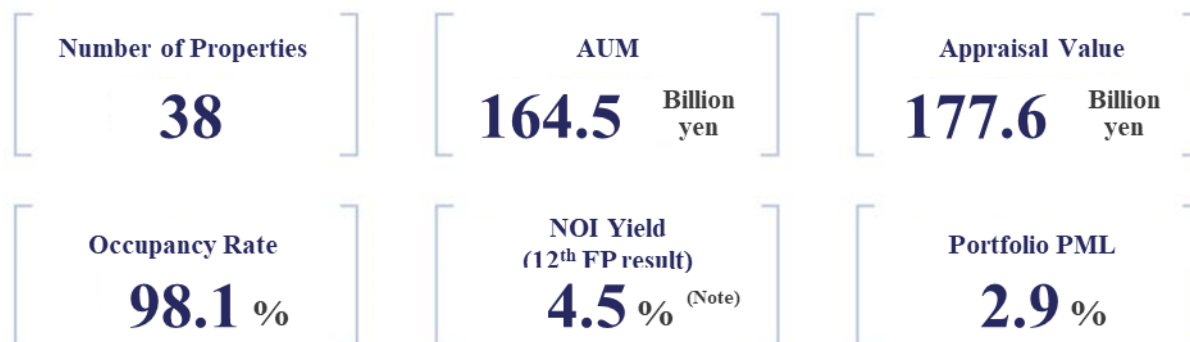
### <The Asset Manager>

Name	Mitsui Bussan & IDERA Partners Co., Ltd.
Paid-in capital	200 million yen
Address	3-2-1, Nishi-Kanda, Chiyoda-ku, Tokyo, Japan
Shareholders	Mitsui & Co. Asset Management Holdings Ltd. (50%) IDERA Capital Management Ltd. (50%)
Management	Representative Director, President : Michio Suganuma
	Representative Director, Executive Vice President & CIO : Hiroyuki Iwasaki
	Executive Director, CFO and GM of Accounting & Administrative Division : Nobuaki Takuchi
	Executive Director, GM of Investment & Asset Management Division : Satoshi Obara
	Executive Director (part-time) : Tamotsu Hagino
	Executive Director (part-time) : Takuya Yamada
	Corporate Auditor (part-time) : Yutaka Koike
Registration & Licenses	Building lots and building transaction business; Tokyo Governor's Office license (2) No.98041 Discretionary transaction agent; Minister of Land, Infrastructure, and Transport Approval No. 94 Financial Instruments Business Operator (Director of Kanto Finance Bureau (Kinsho) No.2876)
Membership	The Investment Trusts Association, Japan The Association for Real Estate Securitization

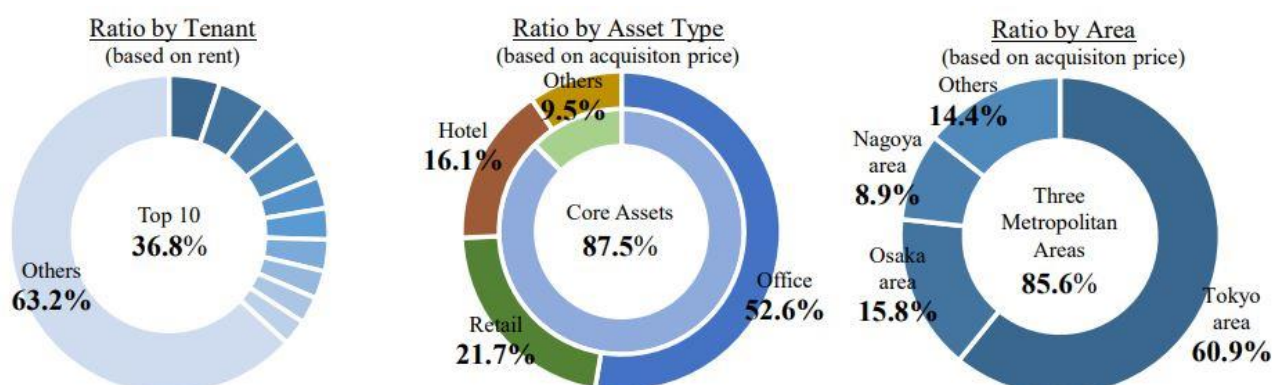
### (3) Features of MIRAI

While maintaining highly stable Core Assets (office, retail, hotel, residential and logistics facilities) as the core of its portfolio, MIRAI aims to achieve sustainable improvement in unitholders' value (distribution per unit = DPU, and net asset value = NAV) by incorporating Core-plus Assets that aims for profitability improvement while under management and New-Type Assets that are expected to see market expansion in the future into the portfolio to establish a competitive advantage in the J-REIT sector.

<As of End of April 2022>



(Note) Based on book value



(Note) Tenant ratios are calculated based on lease agreements with end-tenants as of the end of April 2022.

## (4) Sponsor

### <Mitsui & Co. Asset Management Holdings Ltd.>

Mitsui & Co. Asset Management Holdings Ltd. holds a position as Mitsui & Co. group's strategic core company in domestic real estate asset management business and has Mitsui Bussan & IDERA Partners Co., Ltd., the asset manager of MIRAI Corporation, as well as asset managers of a listed logistics REIT, private REITs and private funds under its umbrella. It consolidates talent, knowhow, funding and information gathering capabilities of Mitsui & Co. group's real estate asset management business and has established a structure that allows for speedy business development by transferring part of the asset management business strategy planning function from Mitsui & Co. It supports further expansion of MIRAI Corporation leveraging on the foresight of Mitsui & Co.



**mitsui & co.  
ASSET MANAGEMENT  
HOLDINGS LTD.**

### <IDERA Capital Management Ltd.>

Since its foundation in 2001 as MK Capital Management Corporation which preceded it, IDERA Capital Management Ltd. has been steadily building up track record in real estate asset management business in Japan and has established a unique position in the industry through establishment of IDERA Capital Management Ltd. through merger of MK Capital Management Ltd. and Atlas Partners Japan Ltd. in 2012 and further through capital injection by Chinese leading conglomerate Fosun Group in 2014. It has strength in creation of real estate value by identifying potential value of real estate and realizing and maximizing that value to maintain and improve the earning power of real estate. It supports the growth of MIRAI Corporation through sourcing of assets that has future potential for value growth and maximizing the value of the portfolio assets.





## Sustainability Policy and Management Framework

The Asset Manager formulated its Sustainability Policy in March 2021. In accordance with this basic policy, MIRAI and the Asset Manager are taking initiatives such as establishing a sustainability promotion system, conducting stakeholder engagement, identifying materiality, and participating in various initiatives.

### (1) Sustainability Policy

The Asset manager aims to realize sustainable society and manages MIRAI based on the philosophy that “MIRAI creates the future of the world”. The Asset Manager believes that it is essential to tackle Environmental, Social and Governance initiatives (hereinafter the “ESG initiatives”) so as to realize sustainable society, and that the pursuit of the ESG initiatives will lead to improvement of unitholders’ value. The Asset Manager has also formulated below “Sustainability Policy” and pursues ESG initiatives based on the policy.

#### 1. Conservation of Global Environment Through Environmental Management of the Portfolio

The Asset manager aims to realize sustainable society and manages MIRAI based on the philosophy that “MIRAI creates the future of the world”. The Asset Manager believes that it is essential to tackle Environmental, Social and Governance initiatives (hereinafter the “ESG initiatives”) so as to realize sustainable society, and that the pursuit of the ESG initiatives will lead to improvement of unitholders’ value. The Asset Manager has also formulated below “Sustainability Policy” and pursues ESG initiatives based on the policy.

#### 2. Consideration to Environmental and Social Risks in Asset Management Process

In acquisition due diligence and monitoring following the acquisition, the Asset Manager considers property’s environmental and social risks such as soil contamination, impact to biodiversity, indoor air quality, equipment and material’s impact to the environment and building safety and its impact to health, etc., and reflects them in investment decision making process.

#### 3. Cooperation with External Stakeholders

By developing good relationship through dialogue with external stakeholders such as tenants of assets under management, local communities, property management companies, operators and suppliers, the Asset Manager aims to take initiatives to tackle environmental and social issues together with them, while striving for efficient operation, improved tenant satisfaction, and contribution to development of local communities.

#### 4. Initiatives for the Employees

The Asset Manager provides continuous education and career development opportunities for employees aiming to improve professional knowledge and capability while also striving to improve knowledge and understanding on sustainability and ESG. Further, with the understanding that employee’s health is an important asset to the Asset Manager, the Asset Manager aims to create an office environment whereby each employee can continue to work in a healthy and safe manner.

#### 5. Respect for Human Rights

The Asset Manager does not tolerate human rights infringements such as forced labor, child labor, discrimination and harassment in the business activities and respects basic human rights and labor rights.

## **6. Disclosure of ESG Information and Securing Transparency**

In order to solidify mutual trust with various stakeholders, the Asset Manager discloses ESG related information actively and continuously in a timely and appropriate manner, while striving to obtain external evaluations such as environmental certifications and participating in ESG related initiatives.

## **7. Maintaining Compliance**

The Asset Manager ensures compliance with laws, fair transaction, appropriate management of information, prevention of corruption, and prevention of conflict of interest, and conduct the business activity fairly. In addition, through management training and regular internal audit, the Asset Manager strives to strengthen risk management and compliance structure.

## **8. Responsibility of Trustee and Consideration to Unitholder Right**

As an asset management company of a listed investment corporation, the Asset Manager responds appropriately to issues such as prevention of conflict of interest, securing transparency in relations to related party transactions, and dialogue with the unitholders of MIRAI, and gives considerations to the unitholder right and fulfills responsibilities as trustee.

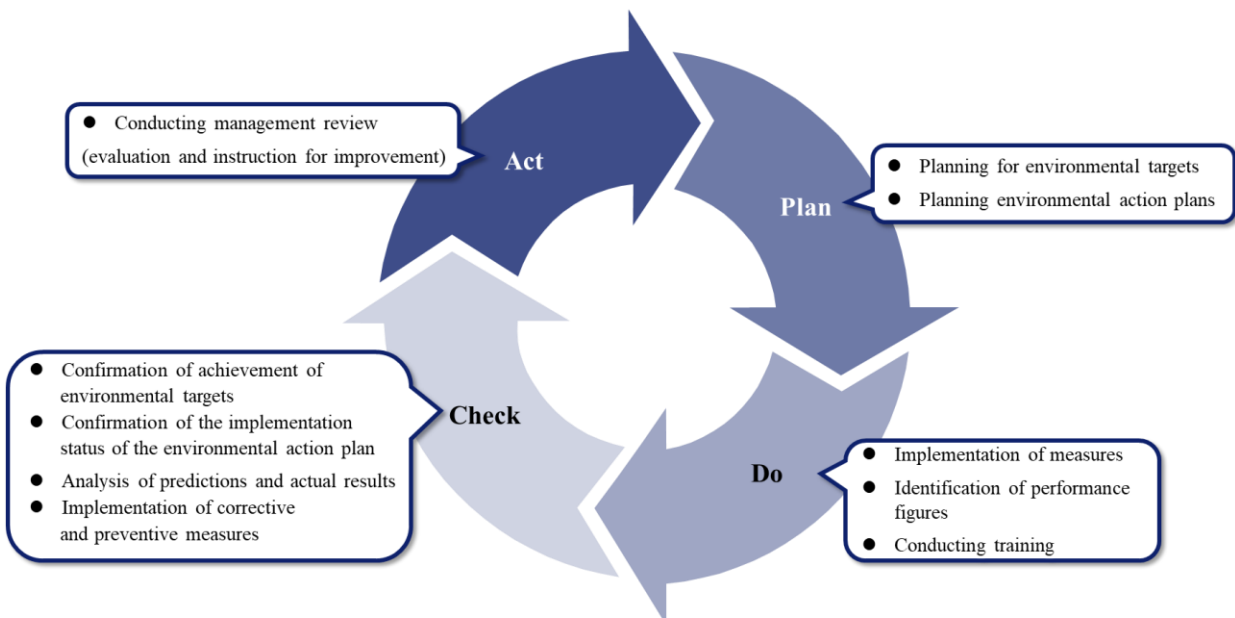
## (2) Sustainability Management Framework

The Asset Manager has established the "Sustainability Committee" to promote ESG initiatives in accordance with the "Sustainability Policy". The Sustainability Committee is led by the Sustainability Promotion Officer, attended by Executive Directors, General Managers and Compliance Officer. In principle, the Sustainability Committee is held at least once every three months to discuss specific ESG-related targets, measures, and various initiatives, while taking into account social conditions and the status of MIRAI's operations. In addition, the Asset Manager has formulated an "Environmental Management System Operation Manual" and is promoting efforts necessary to continuously reduce environmental impact through an environmental management system (EMS) based on the PDCA cycle.

### <Sustainability Management Framework Chart>



### <EMS Image Based on PDCA Cycle >



### (3) Stakeholder Engagement












The management of MIRAI is conducted through solidarity with stakeholders. With regards to MIRAI’s interest in its main business operations, its main stakeholders are unitholders, tenants/business partners, employees, and local community. MIRAI and the Asset Manager will strive to build a relationship of trust through constructive dialogue (engagement) with stakeholders, and aim to further improve MIRAI's management and sustainability initiatives.



#### (4) Materiality (Material Issues) & SDGs

MIRAI and the Asset Manager have identified materiality (material issues) in the management of MIRAI in order to realize a sustainable society as part of the corporate social responsibility, while recognizing the importance of considerations for ESG.

##### <Materiality (Material Issue)>

Materiality (Material Issue)		Key Initiatives	Related SDGs
Environment	Responding to climate change (reduction of GHG emission and energy consumption, utilization of renewable energy etc.)	<ul style="list-style-type: none"> <li>Setting long-term targets for environmental performance results</li> <li>Introduction of energy-efficient equipment</li> <li>Consideration for an introduction of renewable energy</li> </ul>	  
	Structuring a portfolio with minimal environmental impact (reduction of water consumption and waste, acquisition of environmental certification etc.)	<ul style="list-style-type: none"> <li>Promoting acquisition of environmental certification</li> <li>Asking stakeholders to cooperate in water conservation and waste reduction (distributing sustainability guides, displaying posters, etc.)</li> </ul>	 
Society	Creating a work environment that takes into consideration the health, safety, and comfort of employees	<ul style="list-style-type: none"> <li>Enhancement of training and support system to obtain qualifications</li> <li>Establishment of various welfare systems that take work-life balance into consideration</li> </ul>	  
	Consideration for tenants' safety and security	<ul style="list-style-type: none"> <li>Maintenance of various equipment and implementation of drills to prepare for large-scale disasters at properties owned</li> <li>Implementation of countermeasures against COVID-19</li> </ul>	
	Supporting the promotion of local communities	<ul style="list-style-type: none"> <li>Sponsorship of local events</li> <li>Providing venues for various events that support local communities</li> </ul>	
Governance	Strengthening governance system and risk management	<ul style="list-style-type: none"> <li>Establishment of internal reporting system, etc.</li> <li>Conducting regular risk assessments</li> <li>Thorough awareness of compliance and training implementation</li> </ul>	 
	Promotion of information disclosure	<ul style="list-style-type: none"> <li>Disclosure of various operational data</li> <li>Enhancement of dialogue with institutional and individual investors</li> <li>Use of third-party accreditation (GRESB, etc.)</li> </ul>	

##### <Materiality Identification Process>

###### STEP1: Selection of Issues to Be Considered

MIRAI and the Asset Manager selected sustainability issues by referring to the SDGs, various guidelines (e.g., SASB Standards, GRI Guidelines), and evaluation criteria of ESG rating agencies (e.g., MSCI, FTSE).

###### STEP2: Evaluating the Importance of Issues

The importance and the priority of each issue was evaluated based on its impact on the management of MIRAI and the Asset Manager and the expectations of the internal and external stakeholders.

###### STEP3: Identification of Materiality

Materiality was determined through deliberations at Sustainability Committee and resolutions in accordance with the decision-making authority.

## (5) Participation in Initiatives/ Third-party Accreditation

### <PFA21(Principles for Financial Action for the 21st Century)>

"PFA21" is a set of action guidelines for Japanese financial institutions that summarizes the responsibilities and roles necessary for the formation of a sustainable society. The Asset Manager signed PFA21 in September 2020 and is committed to responsible investment management through business activities in line with it. In addition, The Asset Manager reports annually on its efforts in line with the Principles on website of PFA21. (<https://pfa21.jp/document/case-study>)



### <GRESB>

GRESB is an annual benchmark assessment to measure ESG performances in the real estate sector and was established in 2009 by a major group of European pension funds that led PRI(Principles for Responsible Investment). Currently, more than 100 global investors use GRESB assessments in their investment decision-making, and several Japanese investors, including GPIF(Government Pension Investment Fund), use GRESB assessments as reference. MIRAI has received "3 Star" and "Green Star" ratings in the 2022 evaluation. (<https://www.gresb.com/nl-en/>)



### <TOKYO Work-Style Reform Declaration>

"TOKYO Work-Style Reform Declaration" is a program operated by the Tokyo Metropolitan Government. It sets and announces targets and details of measures to be taken to reduce long working hours and promote the use of annual paid leave and other benefits. The Asset Manager joined this program in September 2020 in order to improve the work-life balance of its employees.

Targets of the Asset Manager: <https://hatarakikata.metro.tokyo.lg.jp/pdf/2020/09/5022.pdf>



# Environment

## (1) Target of Environmental Performance

In accordance with Sustainability Policy, MIRAI has set the following sustainability targets in order to appropriately identify and manage the environmental impact of real estate management and to conduct management that contributes to environmental conservation.

### <Main Targets>

- Reduce GHG emission intensity of the portfolio by 5% over the next 5 years
- Reduce energy consumption intensity of the portfolio by 5% over the next 5 years

(Note) The target period is from April 2021 to March 2022 as the first year, and from April 2025 to March 2026 as the year to achieve the target. In addition, from April 2018 to March 2019 is the base year.

### <Performance Data>

	(Unit)	2018/4~2019/3 (Base year)	2020/4~2021/3 Actual	2021/4~2022/3 Actual
<b>GHG</b>	(t-CO <sub>2</sub> )	24,815	46,281	47,475
[Reference: adjusted by percentage of equity ownership]	(t-CO <sub>2</sub> )	—	—	[32,472]
<b>Scope 1</b>	(t-CO <sub>2</sub> )	—	—	997
[Reference: adjusted by percentage of equity ownership]	(t-CO <sub>2</sub> )	—	—	[973]
<b>Scope 2</b>	(t-CO <sub>2</sub> )	—	—	13,460
[Reference: adjusted by percentage of equity ownership]	(t-CO <sub>2</sub> )	—	—	[9,577]
<b>Intensity</b>	(t-CO <sub>2</sub> /m <sup>2</sup> )	0.11	0.08	0.08
<b>Data Coverage</b>	—	—	100%	100%
<b>Rate of Change (% of Base Year)</b>	—	—	77%	79%
<b>Energy</b>	(mwh)	68,729	114,516	102,388
[Reference: adjusted by percentage of equity ownership]	(mwh)	—	—	[86,429]
<b>Intensity</b>	(mwh/m <sup>2</sup> )	0.22	0.21	0.19
<b>Data Coverage</b>	—	—	100%	100%
<b>Rate of Change (% of Base Year)</b>	—	—	96%	85%
<b>Water</b>	(m <sup>3</sup> )	176,789	410,089	431,398
[Reference: adjusted by percentage of equity ownership]	(m <sup>3</sup> )	—	—	[340,999]
<b>Intensity</b>	(m <sup>3</sup> /m <sup>2</sup> )	1.24	0.77	0.81

	(Unit)	2018/4~2019/3 (Base year)	2020/4~2021/3 Actual	2021/4~2022/3 Actual
<b>Data Coverage</b>	—	—	100%	100%
<b>Waste</b>	(t)	—	2,722	3,608
[Reference: adjusted by percentage of equity ownership]	(t)	—	—	[2,834]
<b>Recycling Rate</b>	—	—	30%	33%
<b>Data Coverage</b>	—	—	97%	98%

(Note 1) The performance data is from April of each year to March of the following year.

(Note 2) Actual figures are rounded down to the first decimal place, and percentages are rounded to the first decimal place.

(Note 3) The performance data covers properties held as of the end of March each year. Properties that were sold or acquired during the period and for which data is difficult to obtain are excluded from the calculations.

(Note 4) The emission factors used in the calculations are based on the "List of Calculation Methods and Emission Factors under the Calculation, Reporting and Publication System" (<https://ghg-santeikohyo.env.go.jp/calc>) published by the Ministry of the Environment.

(Note 5) Intensity = Total consumption / (gross floor \* Occupancy rate(annual average))

(Note 6) "Energy" excludes consumption of renewable energy.

(Note 7) Some data for the period ending March 31, 2022 have received a limited assurance by a third-party organization. The figures in the assurance report do not include energy data related to Scope 3, and therefore differ from the actual figures above.



## (2) Environmental Initiatives in Real Estate Investment and Management

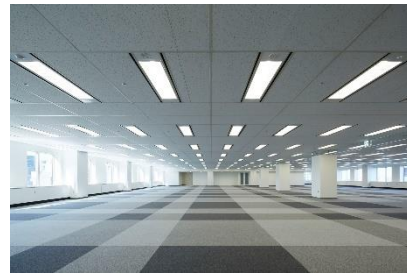
MIRAI is implementing various environmentally friendly initiatives to achieve its environmental performance targets.

### <Conversion of Lighting Equipment to LED>

From the viewpoint of energy efficiency, MIRAI promotes the use of LED lighting in the properties MIRAI owns.



Shinagawa Seaside Parktower (Entrance)



Tokyo Front Terrace (Office area)

### <Conservation of Electricity>

To reduce electricity consumption, lighting with motion and daylight sensors, use of sunlight through light ducts, and ambient cooling systems are adopted. Escalators are partially stopped at several properties except during busy times. In addition, MIRAI participates in energy conservation awareness events.



Kawasaki Tech Center (Energy-saving events)



Shinjuku Eastside Square (Escalators partially stopped)

### <Introduction of Environmentally Friendly Equipment>

When updating or installing new air conditioning equipment, power generation equipment, etc., MIRAI installs equipment with high energy efficiency and CO<sub>2</sub> reduction effects. MIRAI also actively utilize subsidies from public entities that support its efforts to reduce its environmental impact.

#### 【Case】

Eligible construction: Renewal of inverter for interior air conditioning

Property: Kawasaki Tech Center

CO<sub>2</sub> reduction: 62.6 t-CO<sub>2</sub> Annually (provisional calculation)

Subsidy received: 8 million yen

### <Switching to Renewable Energy>

Some of properties have switched from conventional electricity to electricity derived from renewable energy sources, and MIRAI will continue to consider the introduction of renewable energy sources while taking costs into account.

#### 【Case】

Property: Shinjuku Eastside Square

CO2 reduction: 19,000 t-CO2 Annually

(provisional calculation for the entire property)

Renewable energy use results

22,144 mwh (April 2021 – March 2022)

### <Green Lease Agreement>

MIRAI has clauses in lease agreements with some tenants regarding energy consumption and appropriate waste disposal and is working with tenants to reduce their environmental impact.

Proportion of Green Lease Agreement: 22% (Note 1) (Note 2)

(Note 1) Total area with executed green lease contracts as of March 31, 2022 divided by the total leasable area of the entire portfolio

(Note 2) Calculated excluding land assets.

### <Educational Activities on Sustainable Procurement>

The Asset Manager has established a “Sustainable Procurement Manual” and is working with suppliers to reduce their environmental impact. As a specific measure, the Asset Manager provides information and conducts educational activities on sustainability by displaying posters and broadcasting movies in the properties.



Poster on environmental certification



Shinjawa Seaside Parktower  
(Broadcasting educational movies)

### <Consideration for Biodiversity>

At some of the properties, MIRAI is taking biodiversity into consideration through the preservation of green and natural areas and the improvement of ecosystems on the premises or in adjacent commercial facilities.



Shinjuku Eastside Square



Mi-Nara

### <Reduction of Water Consumption>

In some of the properties owned, water resources are being effectively utilized through the use of gray water and rainwater. In addition, water-saving devices and leak detection systems are being installed.



Shinjuku Eastside Square



Tokyo Front Terrace

### <Waste>

MIRAI works with property management companies and tenants to promote continuous monitoring of waste and recycling activities to reduce environmental impact through appropriate sorting and disposal.

Recycling Rate for All Properties owned: 33%
--

### <Environmental Survey at Acquisition>

As part of its due diligence at the time of asset acquisition, the Asset Manager conducts surveys on the history of use, usage and storage of hazardous substances such as asbestos and PCBs, geological conditions, land use history, soil contamination, etc. After acquiring an asset, MIRAI investigates whether there are any violations of environmental laws and regulations through periodic legal inspections and third-party investigations (reacquisition of engineering reports, etc.) to ensure the ongoing legal compliance of the land and buildings.

### (3) Improvement of Environmental Performance Through Value Enhancement and Conversion

IDERA Capital, one of the sponsors, has the "value-adding capability for real estate" to maintain and improve real estate profitability by maximizing and realizing the potential value of real estate. Properties owned are also undergoing value enhancement and conversion (change of usage) to improve environmental performance as well as real estate value. At Tokyo Front Terrace, a value enhancement work was implemented prior to acquisition by MIRAI to install environmentally friendly equipment such as energy-efficient air-conditioning equipment and LED lighting. In addition, BizMiiX Yodoyabashi has been transformed into a property that provides wellness to employees of tenants, with installation of a high quality ventilation equipment with an awareness for the need to respond to COVID-19 infection as standard equipment, as well as a touchless entry/exit system during the converting from a hotel to an office.

#### 【Case 1】 Tokyo Front Terrace

##### Entrance

Before



After



##### 1F Entrance Lobby

Before



After



## 【Case 2】 BizMiiX Yodoyabashi

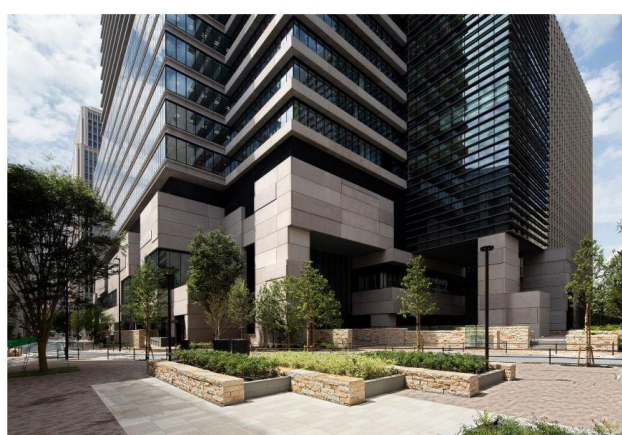
After (Office area)



After (1F Co-working space)



Mitsui & Co. Group is engaged in office redevelopment projects such as "Otemachi One" and "Hibiya Fort Tower" (Mitsui & Co. Real Estate Ltd.), and is developing properties that take sustainability into consideration <sup>(Note)</sup>. "Hibiya Fort Tower" offers state-of-the-art specifications, as well as SOHO (co-working space) and childcare facilities to accommodate for the more flexible work styles of office workers. The property is designed to be a sustainable space with the latest specifications, including 3,000 m<sup>2</sup> of green space on the site, a 2.8-meter-long eave to keep direct sunlight out, and motorized blinds that automatically change angles in response to the movement of the sun. In order to leverage upon the developer function of the Mitsui & Co. group, MIRAI holds regular meetings with group companies, etc., and aims to manage assets sustainably by utilizing the know-how of each company in future joint ventures.



Hibiya Fort Tower

(Note) There is no plan for MIRAI to acquire the asset. There is no assurance that MIRAI will be able to acquire this property in the future.

## (4) Acquisition of Environmental Certification

MIRAI aims to construct portfolio with excellent environmental performance and is actively acquiring green certifications that evaluate the environmental performance of properties.

Proportion of Assets with Environmental  
Certifications: 55.4%  
(As of end of April 2022)  
\*Based on acquisition price

Proportion of Assets with Environmental  
Certifications: 74.4%  
(As of end of April 2022)  
\*Based on gross floor area

### <DBJ Green Building certification>



DBJ Green Building

DBJ Green Building Certification Program was launched by DBJ for the purpose of supporting the properties which give proper care to environment and society. The program evaluates, certifies and supports properties which are required by society and economy. It makes comprehensive assessment of properties, while evaluating various factors which range from properties' environmental features to their communication with stakeholders, such as disaster prevention and proper care for surrounding communities.

### List of Certified Properties (As of End of April 2022)

Rating	Property
★★★★	Shinjuku Eastside Square (Office)
★★★★	Shinagawa Seaside Parktower (Office)
★★★★	Tokyo Front Terrace (Office)
★★★★	Mi-Nara (Retail)
★★★★	Rokko Island DC (Industrial)
★	Kawasaki Tech Center (Office)
★	MI Terrace Nagoya Fushimi (Office)



Shinagawa Seaside  
Parktower



Kawasaki Tech Center



Mi-Nara



Rokko Island DC

## (5) Green Finance

MIRAI is working on green finance in order to further promote ESG-conscious asset management and to strengthen its fundraising capabilities by expanding the investor base interested in ESG investment.

### <Green Finance Framework>

MIRAI has established “Green Finance Framework” (hereinafter the “Framework”) for the implementation of green finance in accordance with international principles on green finance<sup>(Note)</sup>. MIRAI also received “Green 1(F) rating” in the “JCR Green Finance Framework Evaluation” of Japan Credit Rating Agency, Ltd. in October 2021.

(Note) “Green Bond Principles(2021)”, “Green Loan Principles(2021)”, “Green Bond Guidelines (2020)” and the “Green Loan and Sustainability Linked Loan Guidelines (2020)”

### Use of Funds Procured

Net proceeds from green finance will be used for the acquisition of green buildings and renovation that meet the following eligibility criteria, as well as for the repayment and redemption of loans or investment corporation bonds required for these projects.

<b>Green Eligibility Criteria 1</b>	Assets that have achieved or will achieve any following certification: (a) Five, four, three stars in DBJ Green Building Certification (b) S, A, B+ rank in CASBEE for Real Estate (c) Platinum, Gold, Silver rank in LEED Certification (d) Five, four, three stars in BELS Certification
<b>Green Eligibility Criteria 2</b>	Renovation work for environmental improvements: (expected to reduce consumption or emissions by 30 % or more compared to previous levels)

### Process for Evaluation and Selection of Projects

Finance and Planning Div. of the Asset Manager selects the project for which the procured funds will be used, and Sustainability Committee deliberates and confirms compliance with the eligibility criteria. Subsequently, the Board of Directors resolves the implementation of green finance in accordance with the rules of MIRAI and the Asset Manager.

### Management of Procured Funds

MIRAI will manage the procured funds in the following ways if there is any green finance outstanding under the Framework.

<b>Upper Limit of Green Finance</b>	MIRAI will manage the balance of green finance outstanding so that it will not exceed the upper limit of green finance, which is calculated by multiplying the total amount of eligible green projects (the total acquisition price of assets that meet Green Eligibility Criteria 1 + the total expenditure for renovations that meet Green Eligibility Criteria 2) by LTV as of end of most recent fiscal period.
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<b>Use of Procured Funds</b>	MIRAI will manage the use of the procured funds for eligible green projects. Unappropriated funds raised will be held in cash and cash equivalents.
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## Reporting

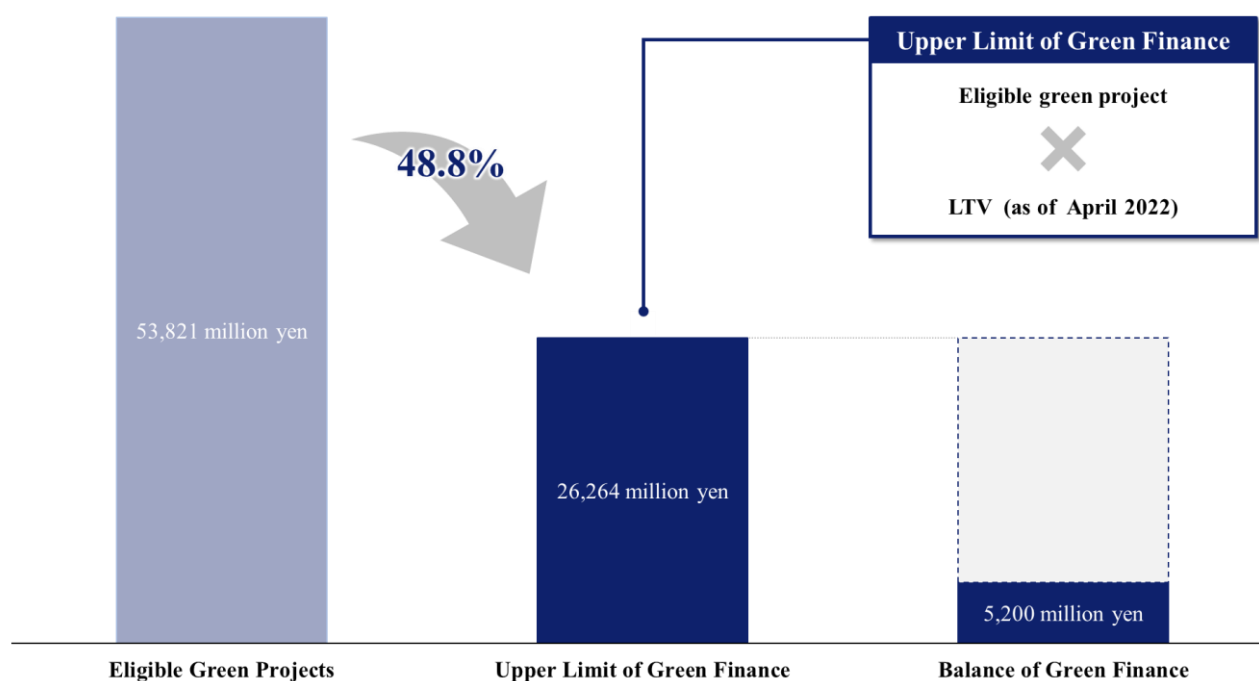
MIRAI will disclose following information at least once a year regarding the management of procured funds and the environmental impact as long as there is any green finance outstanding under the Framework.

<b>Reporting of the Use of Funds</b>	<ol style="list-style-type: none"> <li>1. Allocation of the procured funds until the entire balance is allocated to the eligible green project under the Framework.</li> <li>2. That the balance of the green finance outstanding does not exceed the upper limit of the green finance.</li> </ol>
<b>Impact Reporting</b>	<p>MIRAI will disclose the indicators below as far as practically possible.</p> <ol style="list-style-type: none"> <li>(a) Acquisition of environmental certifications</li> <li>(b) Energy consumption</li> <li>(c) GHG emission/ GHG emission intensity</li> <li>(d) Water consumption</li> <li>(e) Waste volume</li> </ol>



**<Status of Green Finance> (As of end of April 2022)**

Total Amount of Eligible Green Projects	53,821 million yen
Green Eligibility Criteria 1	53,821 million yen
Green Eligibility Criteria 2	-
LTV(as of end of April 2022)	48.8%
Upper Limit of Green Finance	26,264 million yen

**List of Green finance**

Lender/Bond Name	Borrowing/Issuance Date	Amount	Term of Maturity	Interest Rate
#5 Investment Corporation Bond (Green Bond)	November 30, 2021	1,200 million yen	10 years	0.70%
Mizuho Bank (Green Loan)	November 30, 2021	4,000 million yen	8 years	0.51%
Total	-	5,200 million yen	-	-

## Society

### (1) Provide Safe and Comfortable Space for Tenants

MIRAI conducts studies for disaster prevention and installs equipment to provide safe and comfortable spaces for tenants who use the properties under management.

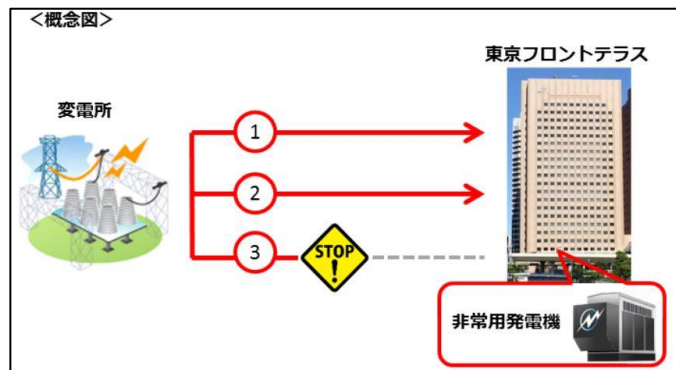
#### <Preparing for Disasters>

The Asset Manager has a Business Continuity Plan (BCP) in place and has built a system that enables it to continue important operations even in the event of a disaster, and is promoting efforts to ensure the continuous operation.

- Installation of emergency power generators (Shinagawa Seaside Parktower and Tokyo Front Terrace)
- Introduction of a spot network (3 lines) distribution system that maintains power supply from another line even if one line is down (Shinagawa Seaside Parktower and Tokyo Front Terrace)
- Securing disaster preparedness reserves
- Introduction of earthquake-resistant and vibration-control structures in high-rise offices (Shinagawa Seaside Parktower and Shinjuku Eastside Square)
- Survey of surrounding area at the time of property acquisition (Identify hazard maps and adverse environmental impacts)
- Conduct disaster drills and anti-terrorism drills in cooperation with fire departments, etc. in the area



Emergency power generator



Spot network distribution system



Securing disaster preparedness reserve



Anti-terrorism drills

**<Health Considerations for Tenant Employees>**

As part of due diligence at the time of property acquisition, surveys are conducted on materials that are harmful to the human body, such as asbestos, and soil contamination. In addition, AEDs are installed and equipment to prevent the spread of COVID-19 is introduced (e.g., a touchless entry/exit system at BizMiiX Yodoyabashi).



AED



Non-contact entry/exit system

**<Aiming for Comfortable Property for Everyone>**

MIRAI aims to manage its properties in a manner that is comfortable for any tenants and users. Many of the properties under management are equipped with universal design facilities such as restrooms, elevators, and ramps for the physically challenged, and in one case it has attracted a nursery school that employees can also use (Mi-Nara). In addition, some properties have guides available in multiple languages, including English, to accommodate diversity.



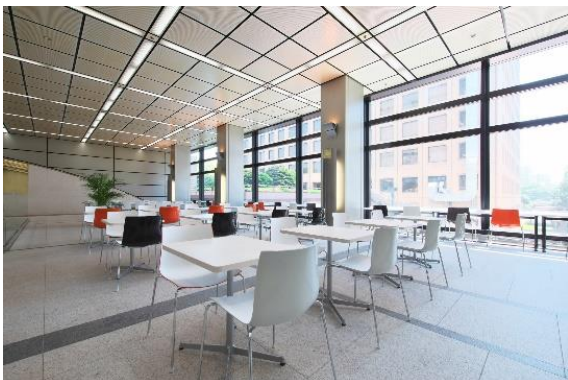
Nursery school (in Mi-Nara)

**<Renovation to a Wellness Property>**

To improve convenience for tenants, MRIAI implement renovation, etc. of common facilities.

**【Case 1】 Attracting Convenience Stores (Kawasaki Tech Center)**

Before



After



【Case 2】 Installation of Digital Signage

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Shibuya World East Building



Mi-Nara

【Case 3】 Establishment of Private Working Booth

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Shinjuku Eastside Square etc.

## (2) Initiatives for Sustainable Supply Chain

The Asset Manager has set standards for sustainable procurement and is promoting the establishment of a sustainable supply chain by working with suppliers and others to reduce environmental impact.

### < Standards for Sustainable Procurement >

Mitsui & Co. Group has established the "Sustainable Supply Chain Policy" as its basic policy for sustainable procurement, and requires its suppliers to understand and practice the policy. The Asset Manager's basic procurement policy is to satisfy the following criteria as much as possible in accordance with the above policy.

#### **Respect for International Standards**

To ensure compliance with applicable laws and regulations of relevant countries, fair transactions in accordance with international rules and practice, and corruption prevention.

#### **Respect for Human Rights**

To strive not to infringe on human rights in our business activities, nor to contribute to human rights infringements by others through our business relationships, including supply chains.

- **Forced Labor**

Not to tolerate forced labor or any forms of modern slavery, including bonded labor or human trafficking.

- **Child Labor**

Not to tolerate child labor and to comply with the minimum working age stipulated by the law. Not to hire individuals that are under the age of 18 for roles requiring hazardous work.

- **Discrimination**

To prohibit any form of discrimination in employment.

- **Harassment and Inhumane Treatment**

Not to tolerate any form of harassment, irrespective of whether it is physical or mental harassment.

- **Freedom of Association and Right to Collective Bargaining**

To respect the rights of employees to associate freely and bargain collectively in our labor-management relations.

- **Working Hours and Wages**

To properly manage employees' working hours, holidays, leaves of absence, and wages in accordance with applicable laws and regulations.

- **Occupational Health and Safety**

To secure the health and safety of employees in the work environment.

- **Community Impact**

To conduct human rights impact assessments, covering issues such as prevention of pollution and water stress, for prevention of adverse impacts on the safety and health of local communities. To implement necessary measures in line with international standards to avoid risks and mitigate negative impacts.

#### **Reduction of Environmental Impact**

To reduce the burden on the environment through efficient use of resources, energy, and water, and through control, reuse and recycling of waste, including hazardous waste, as well as its proper disposal. To exercise appropriate influence, not only to prevent pollution, but also to assess the impact on our impact on the environment, including climate change and biodiversity conservation, and to give the utmost consideration to the environment to the extent technically and economically feasible.

#### **Safety and Security of Products and Services**

To ensure safety and security of products and services.

#### **Information Disclosure**

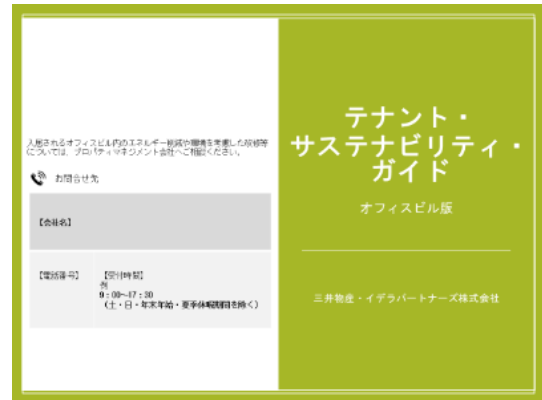
We will properly disclose information related to the above principles in a timely manner.

### <Initiatives with Property Management Company>

The Asset Manager also holds regular discussions with property management companies of each property, and engages in reciprocal activities with respect to promotion of sustainability initiatives. The Asset Manager makes proposals as well as jointly implements initiatives proposed by the property management companies.

### <Distribution of Sustainability Guides>

A Sustainability Guide with guidelines for resource conservation and for renovations has been published and distributed to tenants.



### (3) Community Support Activities

MIRAI supports the local community by holding events at its properties and sponsoring local events, and promotes cooperation with the local government.

#### <Achievements of Local Events>



Blind football WGP  
(Shinagawa-ku, Tokyo)



Toukae  
(Nara-shi, Nara)



Cycle & Bus Rides  
cooperation in  
demonstration experiments  
(Nara-shi, Nara)

#### <Track Record of Initiatives with Local Governments>

MIRAI provides support related to public administrative activities in cooperation with the regional government.



Provided as a recovery accommodation facility  
for patients with mild case of COVID-19  
(Smile Hotel Naha City Resort)



Provided as vaccination site  
(Mi-Nara)



Broadcast government public  
announcements, etc.  
(Shibuya World East Building, etc.)

#### <Investment in Educational Facilities/ Collaboration with Educational Institutions>

MIRAI has invested in Tokyo Eiseigakuen Senmongakko, a training school for medical professionals, indirectly supporting the social issue of securing medical professionals. In addition, MIRAI collaborates with university seminars to study measures to improve the attractiveness at some commercial facilities.



Tokyo Eiseigakuen Senmongakko

## <Unitholder Benefit Program>

MIRAI has introduced the Benefit Program to increase unitholders' profits, expand the unitholder base and support the hotel industry, which continues to be affected by COVID-19.

<b>Applicable Hotels and Details of the Benefit Program</b>	<p><b>(1) Each hotel brand operated by Greens, Co., Ltd</b></p> <p><b>a. Hotels in the “Greens Hotels” business</b> Unitholders can stay at a fixed, members-only rate for each hotel throughout the year.</p> <p><b>b. Hotels in the “Choice Hotels” business</b> Unitholders can stay at a “premium rate” for each hotel throughout the year.</p> <p><b>(2) Hotel Wing International operated by Minacia Co., Ltd</b> Unitholders can stay at a preferential rate offered in the website for corporate clients (10% discount from the official website rates).</p>
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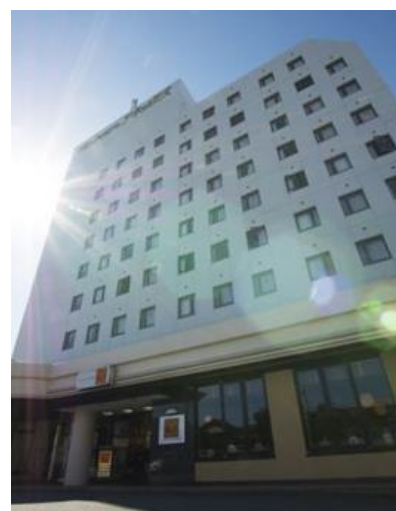
(Note) Eligible hotels and benefits are actual results for the fiscal period ended April 30, 2022.



Comfort Hotel Kitakami  
(Operated by Choice Hotels)



Hotel Wing International  
Ueno/Okachimachi  
(Operated by Minacia)



Ise City Hotel Annex  
(Operated by Greens Hotels)



## (4) Initiatives for Employees

MIRAI does not have any employees (Includes contract employees. The same applies hereinafter.) by institutional design. The Asset Manager's initiatives for employees are provided instead.

The Asset Manager strives to create a workplace environment in which employees can work comfortably and to build a system that enables each employee to fully demonstrate his or her abilities through career development by providing training support, etc.

### <Personnel System Overview>

The Asset Manager conducts personnel evaluations through trait and behavior-based appraisal, which measures the degree of commitment, motivation, and ability to perform duties, and a performance-based appraisal, which measures the degree of achievement and execution of duties. Specifically, the Asset Manager has established a system in which all employees are required to set goals, report results, and receive feedback on the results of their evaluations, so that employee goals are appropriately aligned with future career development and the fairness of personnel evaluations is ensured. The Asset Manager provides the employees with opportunities for continuing education and skills development, and offer them opportunities to participate in various training programs, including those offered by the sponsors and external organizations, in order to improve their professional knowledge and abilities and to establish awareness for compliance. In addition, as part of the human resource development efforts, the Asset Manager has established a system to assist employees in acquiring professional qualifications with the aim of improving their skills and ensuring the development of the company and its credibility.

### <Training Program>

<b>In-house Training</b>	<ul style="list-style-type: none"> <li>● Onboarding training</li> <li>● Compliance training</li> <li>● Sustainability training</li> <li>● BCP training</li> </ul>
<b>Training Program by Sponsor Groups</b>	<ul style="list-style-type: none"> <li>● Compliance training (Risk management training, Harassment prevention training, etc.)</li> <li>● Management training (Training for executives and managers of group companies, Anger management training, etc.)</li> <li>● Sustainability training (ESG training, Environmental Law Training, etc.)</li> <li>● Training on digital technologies (IT management training, DX skills training, etc.)</li> <li>● Training for young employees (Training for young employees of the sponsor group, business communication training, seminars on work style reform, etc.)</li> </ul> <p style="text-align: right;">etc.</p>

### <System to Assist Employees in Acquiring Professional Qualifications>

The Asset Manager has a system in place to support acquisition of qualifications such as Real Estate Transaction Specialist, ARES Certified Master, and Certified Building Administrator by providing financial assistance (course fees, examination fees, registration fees, etc.).

#### Main Qualifications Held (As of End of August 2022)

Qualification	Number of Holders
Real Estate Transaction Specialist	13
ARES Certified Master	12
Certified Member Analyst of SAAJ	2
1st Class Architect	2
Certified Internal Auditor	1
Small and Medium sized Enterprise Consultant	1

(Note) Including those who have passed the exam.

### <Work Arrangements>

The Asset Manager strives to expand and improve work arrangements and support measures that take into consideration the work-life balance of its employees. In addition to the introduction of leave and vacation systems such as childcare leave and volunteer leave, staggered working hours, system that sets minimum interval between the time employees leave and return the following day, and post-retirement reemployment system, the Asset Manager also has a teleworking system in place and strive to build a work arrangement that suits individual lifestyles. In addition, the Asset Manager has submitted targets to the Tokyo Metropolitan Government regarding the paid leave utilization ratio and annual overtime hours and is striving to improve the working environment.

#### Example of Leave System

- Long-term sick leave
- Marriage leave
- Maternity leave
- Nursing leave
- Elderly care leave
- Volunteer leave
- Anniversary leave
- Long-service leave
- Jury duty leave

## (5) Benefits and Welfare

The Asset Manager is constantly striving to improve the work environment so that employees can work comfortably and has established various benefit programs.

### <Employee Health and Safety>

The Asset Manager strives to ensure the safety and health of its employees in accordance with its “Safety and Health Rules”, and requires all employees to undergo periodic medical examinations once a year. In addition, in light of the spread of the COVID-19, the Asset Manager takes measures against infectious diseases and introduced teleworking arrangements.



Splash-guard plastic shield

### <Office Environment>

Mitsui & Co. Asset Management Holdings Group, including the Asset Manager, has installed a communication space that can be used by the entire group and vending machines that employees can enjoy free of charge. In addition, the Group strive to create an office environment that is easy to work in, such as by installing new dedicated individual booths to accommodate the increasing number of web conferences.



Communication space



Free vending machine/confectionery service for employees

### <Asset Building, etc.>

The Asset Manager has established a system for asset building for its employees, including a cumulative investment plan for MIRAI investment units and a corporate defined contribution pension plan (401K). In addition, employees can enroll in insurance for Mitsui & Co. group employees.

### < Consultation Counter >

The Asset Manager has established a hotline for anonymous reporting and consultation with outside attorneys and third-party organizations in the event of internal or external problems or harassment. The Asset Manager has also made known the reporting contact points in the Mitsui & Co. group, and has multiple consultation channels.



Posters with information on reporting and consultation services (Posted within the company)

### < Employee Satisfaction Survey >

The Asset Manager conducts an annual satisfaction survey of all employees, which is used as a reference for improving the workplace environment.

#### Latest Survey

Survey Date	March 2022
Target Group	All employees except directors
Response Rate	100%

\*Percentage of Respondents Satisfied with Their Current Workplace: 92%.

### < Respect for Human Rights >

The Asset Manager, in accordance with its Sustainability Policy, will not tolerate human rights abuses such as forced labor, child labor, discrimination, and harassment in its business activities, and will respect basic human and labor rights. MIRAI and The Asset Manager's business partners that infringe on the above rights will be required to review their transactions and correct the infringing acts. In addition, from the perspective of diversity, the Asset Manager will continue to strive to create a work environment in which executives and employees of all backgrounds can fully demonstrate their abilities.

The Mitsui & Co. group, the sponsor of MIRAI, conducts its business globally in countries and regions all over the world and believes that consideration for human rights in accordance with international standards is the foundation of sustainable management, and promotes efforts to respect human rights as stated by the Mitsui & Co. group.

([https://www.mitsui.com/jp/en/sustainability/social/human\\_rights/index.html](https://www.mitsui.com/jp/en/sustainability/social/human_rights/index.html))

**(6) Employee Data**

Item	As of End of March 2022
Number of Director and Employees <sup>(Note 1)</sup>	16
Directly Employed Employees	9
Seconded Employees	7
Percentage of Female Employees	31%
Number of New Hires <sup>(Note 2)</sup>	None
Job Turnover Rate <sup>(Note 3)</sup>	0%
Average Paid Leave Utilization Rate <sup>(Note 2) (Note 4)</sup>	65%
Average Monthly Overtime Hours	About 8 hours
Percentage of Employees Receiving Physical Examinations / Personal Health Checkups	100%
Percentage of Employees Taking Parental Leave	100% (Eligible employees: 1)
Average Training Program Hours per Employee <sup>(Note 5)</sup>	About 8 hours
Number of Occupational Accidents	None
Number of Employees on leave due to illness, etc.	None

(Note 1) Excluding part time directors and employees

(Note 2) Actual from April 2021 to March 2022.

(Note 3) Number of directors and employees who left the Asset Manager from April 2021 to March 2022 ÷ Number of directors and employees as of April 1, 2021

(Note 4) Number of paid days for all employees used from April 2021 to March 2022 ÷ Number of paid annual days for all employees granted as of April 1 2021

(Note 5) Total training hours provided to employees from April 2021 to March 2022 ÷ Number of directors and employees

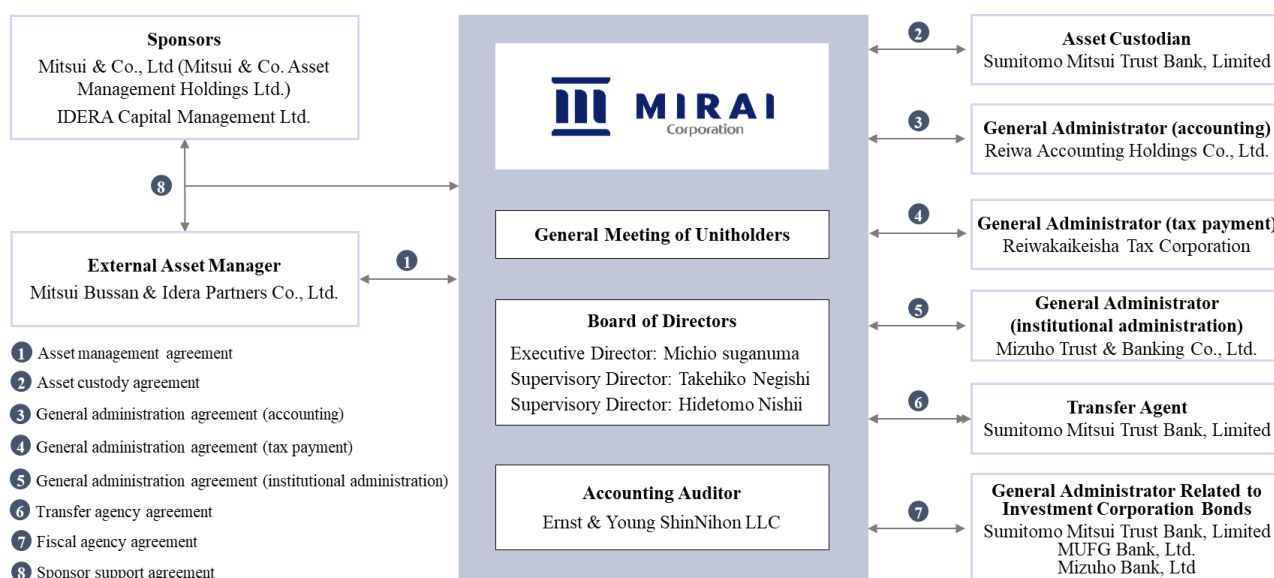
## Governance

When managing assets, MIRAI aims to align the interests of sponsors, Mitsui & Co. Group and IDERA Capital Management, with the interests of unitholders and to adopt an operating structure that ensures conflicts of interest are handled fairly.

### (1) Overview of the Organization

In addition to the General Meeting of Unitholders, which is composed of unitholders, MIRAI has one Executive Director, two Supervisory Directors, a Board of Directors composed of Executive Director and Supervisory Directors, and an accounting auditor. MIRAI entrusts its asset management operations to the Asset Manager and its asset custody operations to the asset custodian in accordance with the Act on Investment Trusts and Investment Corporations. Administrative operations other than those related to asset management and custody, which are required to be entrusted to a third party by the Act on Investment Trusts and Investment Corporations, are also entrusted to a third party.

#### < Governance Structure Chart >



For details, refer to the Securities Report of “Chapter 1 Information of the Fund, Section 1 Status of the Funds/ 1 Overview of Investment Corporation/ (4) Governance Structure of Investment Corporation” (Japanese only).

## &lt; Overview of Major Governance Structures &gt;

<b>General Meeting of Unitholders</b>	<ul style="list-style-type: none"> <li>● Matters required by the Act on Investment Trusts and Investment Corporations and the Articles of Incorporation are decided at the General Meeting of Unitholders, which is composed of unitholders.</li> <li>● Resolutions are adopted by a majority of the voting rights of the unitholders present at the meeting where the unitholders holding a majority of the issued investment units are in attendance. (Exceptions are made for certain matters)</li> <li>● The meeting must be held at least once every two years.</li> </ul>
<b>Board of Directors</b>	<ul style="list-style-type: none"> <li>● The Board of Directors is composed of the Executive Director and the Supervisory Directors.</li> <li>● It has the authority to approve the execution of important duties and to supervise the execution of duties by the Executive Officer.</li> <li>● Resolutions are adopted by a majority of the votes of those present at the meeting where a majority of the members who are authorized to vote are in attendance. In principle, the chairperson is the Executive Director, but in cases where the chairperson has a conflict of interest, the Supervisory Director will serve as chairperson.</li> <li>● It must be held at least once every three months.</li> </ul>
<b>Executive Director and Supervisory Directors</b>	<ul style="list-style-type: none"> <li>● The Executive Director is appointed by the General Meeting of Unitholders (for a term of two years) and has the authority to execute MIRAI's business affairs. (Approval of the Board of Directors is required for some matters.)</li> <li>● The Supervisory Directors are appointed at the General Meeting of Unitholders (for a term of two years) and have the authority to supervise the duties of the Executive Director.</li> <li>● The number of Supervisory Directors shall be two or more (but not less than the number of Executive Director plus one).</li> <li>● The remuneration for each Executive Director and Supervisory Director shall be up to 500,000 yen per person per month, which shall be determined by the Board of Directors (Article 18 of MIRAI's Articles of Incorporation).</li> <li>● Substitute executive director and substitute supervisory director are appointed to prevent the incident where the number of Executive Directors and Supervisory Directors is insufficient.</li> </ul>

## &lt; Overview of Current Executive and Supervisory Directors &gt;

Title	Name	Reason for Election	Executive Compensation (Note 1)	Inauguration Date	Attendance at Board of Directors Meeting
Executive Director	Michio Suganuma	Michio Suganuma is expected to demonstrate his extensive knowledge and experience in the real estate finance industry he accumulated over the years.	-	September 2016	100% (13/13)
Supervisory Directors	Takehiko Negishi	Takehiko Negishi is expected to demonstrate his expertise as an attorney-at-law. He has no vested interest in MIRAI or the Asset Manager.	11 <sup>th</sup> FP: 3,696 thousand yen  12 <sup>th</sup> FP: 3,683	September 2016	100% (13/13)

Supervisory Directors	Hidetomo Nishii	Hidetomo Nishi is expected to demonstrate expertise as a certified public accountant and tax accountant. He has no vested interest in MIRAI or the Asset Manager.	thousand yen	December 2015	100% (13/13)
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(Note 1) Actual results for the 11th FP (May 2021 to October 2021) and 12th FP (November 2021 to April 2022). The figures are the sum of the compensation of the two supervisory directors.

(Note 2) Please refer to MIRAI's website (<https://3476.jp/en/about/profile.html>) for biographies of each officer.

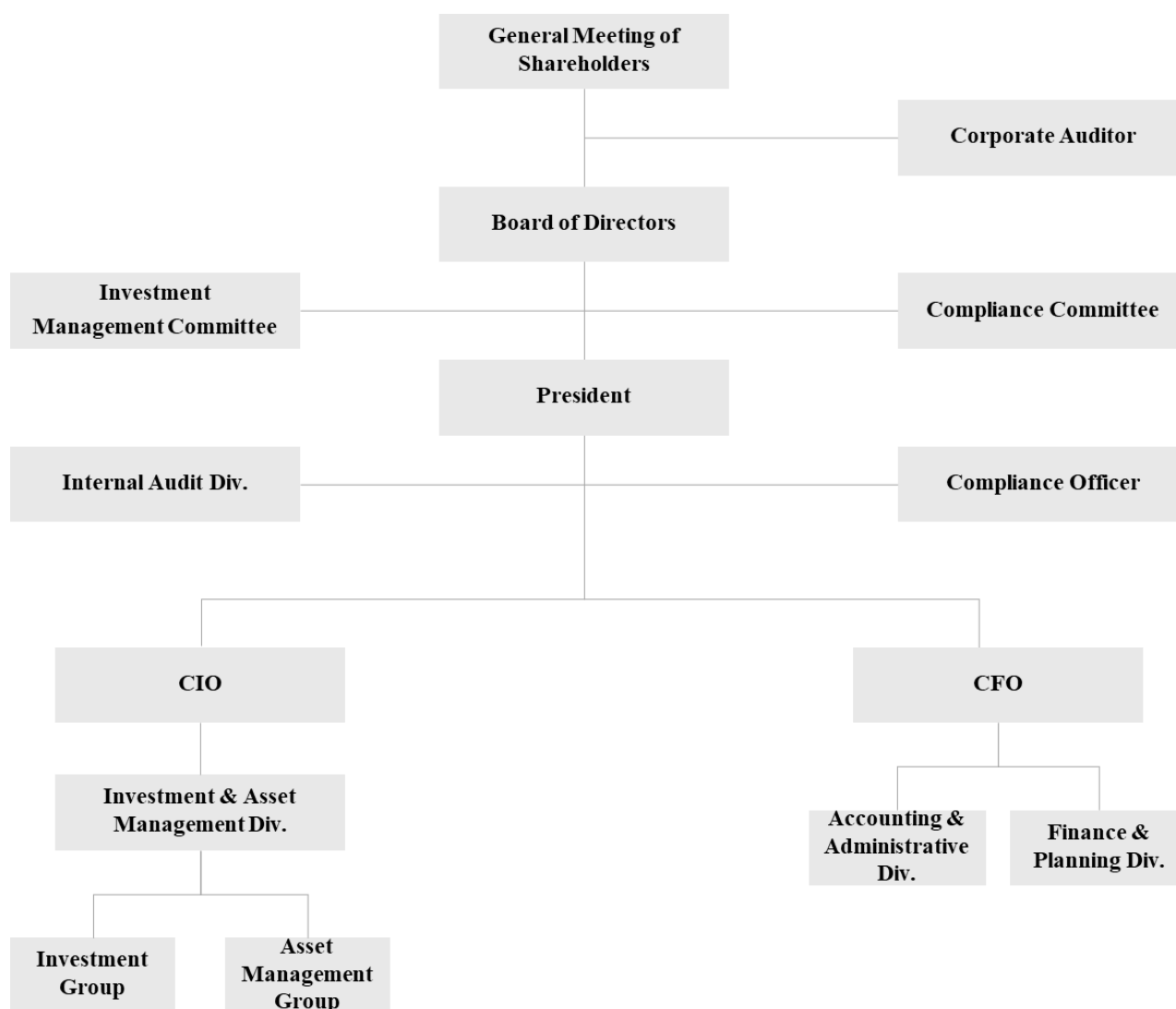
### <Accounting Auditor>

Name	Appointment Period	Fee (Note 1)(Note 2)
Ernst & Young ShinNihon LLC.	December 2015 to present	11 <sup>th</sup> FP: 17,300 thousand yen 12 <sup>th</sup> FP: 17,000 thousand yen

(Note 1) Actual results for the 11th FP (May 2021 to October 2021) and 12th FP (November 2021 to April 2022).

(Note 2) Includes fees for the audit of English financial statements and fees for the preparation of comfort letters for the issuance of new investment units and investment corporation bonds.

### <The Asset Manager's Management Structure>





## &lt;Asset Management Fee&gt;

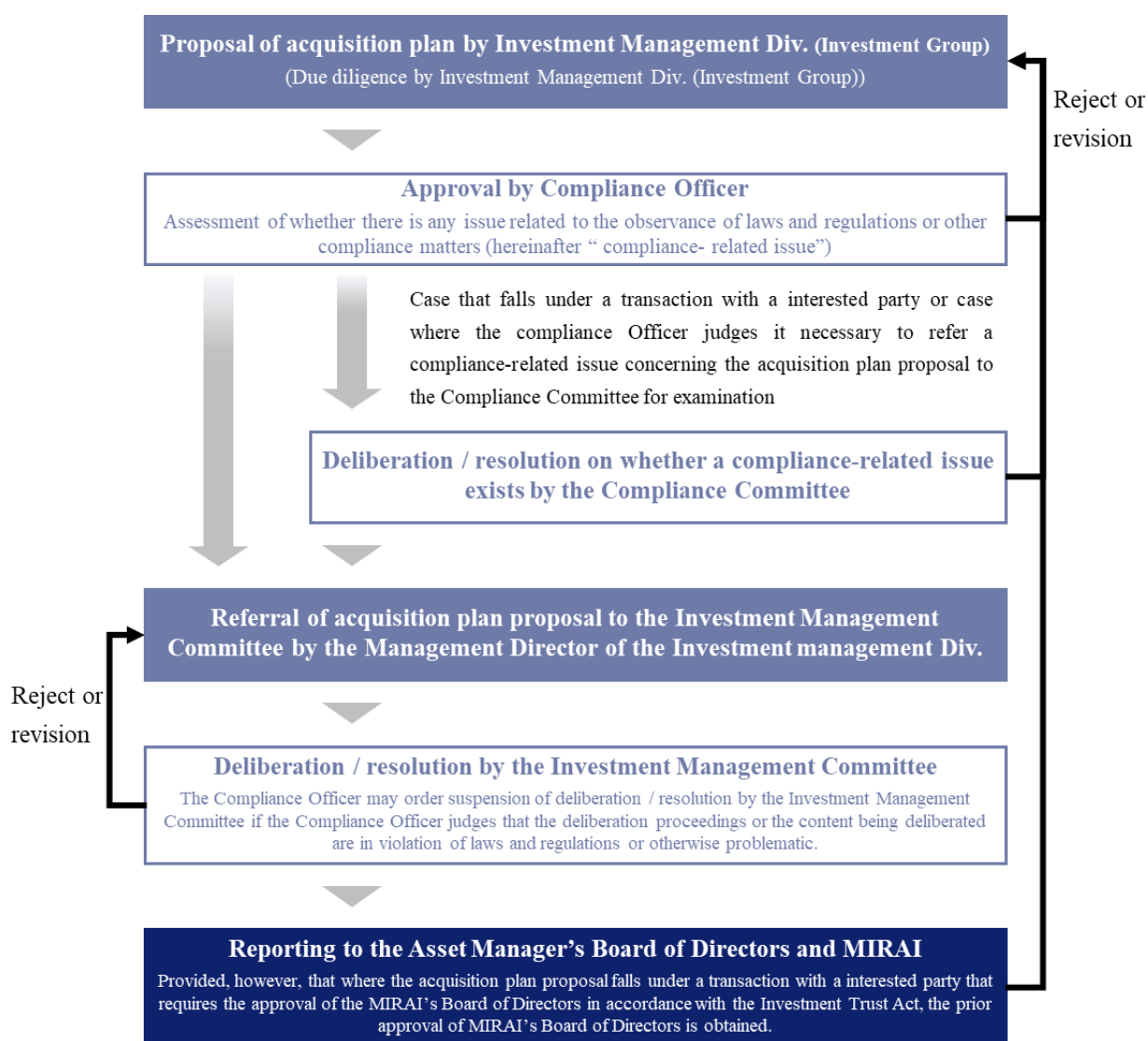
		11 <sup>th</sup> FP	12 <sup>th</sup> FP
<b>AM Fee I</b>	Up to 0.5% per year x total assets <sup>(Note)</sup>	407 million yen	399 million yen
<b>AM Fee II</b>	Up to 0.001% × DPU before AM Fee II × NOI after depreciation	33 million yen	34 million yen
<b>Acquisition Fees</b>	Up to 1.0% × the acquisition price	-	106 million yen
<b>Disposition Fees</b>	Up to 1.0% × the disposition price	-	-
<b>Merger Fees</b>	Up to 1.0% the appraisal value of real estate related assets the counterparty of the merger holds at the time of merger to be transferred to and to be held by the new merged entity	-	-

(Note) Daily calculation based on actual days in the period on 365 days a year basis, rounded down to the nearest yen.

## (2) Efforts against Conflicts of Interest

MIRAI must pay special attention to transparency and fairness when conducting transactions with interested parties. The Asset Manager has established "Related-Party Transaction Rules" and "Conflict of Interest Transaction Management Manual" to prevent MIRAI's interests from being impaired in the event that a transaction creates a conflict of interest between an interested party and MIRAI. In addition to prior examination by the Compliance Officer, the Asset Manager has also eliminated harmful effects of conflicts of interest by requiring deliberation and resolution by the Committee, which requires the attendance and approval of third-party external committee members, and by stipulating that reports be made without delay to the Board of Directors of MIRAI/the Asset Manager.

### Example of Decision-Making Flow



### Scope of Interested Parties as Voluntarily Determined by The Asset Manager

MIRAI applies broader definition for interested parties than specified under Act on Investment Trusts and Investment Corporations in order to ensure prevention of conflict of interest.

<b>(1)</b>	The Asset Manager, the Asset Manager's officers and employees, and the Asset Manager's shareholders
<b>(2)</b>	Subsidiaries and related companies of (1) above.

<b>(3)</b>	Interested person, etc. defined under Article 201 (1) of Act on Investment Trusts and Investment Corporations in addition to person defined in (1) and (2) above.
<b>(4)</b>	(a) Special purpose companies (in any format such as special purpose company, limited liability company, corporation, investment corporation. The same applies hereinafter.) for which a person classified as (1) to (3) above has investment advisory contract, discretionary investment contract, or asset management contract; (b) Special purpose companies in which a person classified as (1) to (3) above holds majority stake, invests in silent partnership or preferred equity; (c) Special purpose companies that was established for the purpose of temporarily holding an asset with the assumption that the asset be sold to MIRAI and for which a person classified as (1) to (3) above was a founder or shareholder at the time of establishment; or (d) Special purpose companies whose majority officers are officers and employees of (1) to (3) above. (Excludes when person classified as (1) to (3) above invests less than 20% stake in (b) to (d))

### The Asset Manager's voluntary standards for related-party transactions

<b>Acquisition of Property</b>	When acquiring asset from an interested party, the maximum acquisition price (defined as the price of property itself and excludes tax and acquisition expenses that are not part of the appraisal value as well as expenses related to set up of trust, reserves in trust account, profit from trust and settlement amount of pro-rata property tax) shall be appraisal value (includes value derived by price survey method conducted the same way as appraisal. The same applies hereinafter). When an interested party temporarily bears additional cost such as set up of SPC with the assumption that the asset be sold to MIRAI, such cost may be added on the appraisal value and set as the maximum acquisition price.
<b>Disposition of Property</b>	When disposing an asset to an interested party, the minimum disposition price (defined as the price of property itself and excludes tax and acquisition expenses that are not part of the appraisal value as well as expenses related to set up of trust, reserves in trust account, profit from trust and settlement amount of pro-rata property tax) shall be the appraisal value by a property appraiser.
<b>Lease of Property</b>	When concluding a lease contract of a property with an interested party, the terms of the lease contract with the interested party or between a customer and interested party must be reasonable based on the prevailing market condition and general terms of lease of the property.
<b>Consignment of Property Management Services, etc.</b>	An interested party may be mandated to manage a property after comprehensive consideration including comparing it against other companies that specialize in property management business (the "Property Management Company" hereinafter) not only on fees but also to ensure that it is equipped with standards required in property management (including when the interested party already manages the property thereby building the expertise, etc.) as well as the fee level and after negotiating for reduction of fees if necessary.
<b>Entrustment of Brokerage of Sale and Lease of Property</b>	Brokerage fee for acquisition, disposition and lease in relations to property acquisition, disposition, lease brokered by an interested party shall be within the fee level stipulated under Real Estate Brokerage Act. (In case of trust, it is based on underlying land or building.)

<b>Ordering of Construction Work, etc.</b>	A construction order (excluding when the contract value is less than 10 million yen, emergency repair, or restoration work) may be placed with an interested party only when the quote provided by the interested party does not significantly deviate from the quote obtained from unrelated third party considering the content of the service offered. A construction order may be placed with an interested party without obtaining a third party quote when 1) it is practically difficult to obtain third party quote due to specific characteristics of the property or 2) the work is continuous work and changing the contractor may obscure where the responsibility lies.
<b>Fundraising</b>	Terms of fundraising from an interested party shall be reasonable upon considering market condition.

### (3) Compliance Structure

MIRAI and the Asset Manager recognize the social responsibility and public mission that MIRAI's asset management business is an act of managing the funds of MIRAI's unitholders, and in order to establish the trust of society at large by contributing to economic and social development through sound business operations, MIRAI and the Asset Manager shall establish an appropriate management system to promote management that places the highest priority on compliance. In order to achieve the above, the Asset Manager has established "Compliance Rules" and "Compliance Manual" to ensure thorough compliance, as well as formulated a "Compliance Program," which is a specific implementation plan to achieve compliance. MIRAI and the Asset Manager will strive to achieve compliance in accordance with these.

#### Compliance Policy (of the Asset Manager)

##### 1. Basic Principles

- The Asset Manager and its directors and employees shall conduct their business with high ethical standards, legal compliance, integrity, and fairness.
- The Asset Manager and its directors and employees will respect fundamental human rights and diverse values, individuality, and privacy, and will not engage in any discriminatory language or conduct concerning human rights, beliefs, gender, nationality, age, etc., or any act that disregards individuality, including acts of violence, harassment, or bullying.

##### 2. Pursuit of Corporate Social Responsibility

- The Asset Manager, as a corporation, will strive to be an economic entity that pursues profits through fair competition, and at the same time, to continue to be useful to society at large.
- The Asset Manager expects its directors and employees to be aware of this serious social responsibility, to comply with various laws and regulations, fair customs and the spirit of such laws and regulations, and to act in a socially sensible manner.
- The Asset Manager and its directors and employees shall not, in the course of performing their duties, give or receive any money or goods beyond the scope of social etiquette, shall not provide or receive excessive entertainment that may cause distrust, and shall not, under any circumstances, provide illegal benefits, make illegal political contributions, or engage in bribery, etc.
- The Asset Manager's directors and employees will maintain an appropriate cost awareness at all times and avoid confusion between public and private matters.

##### 3. Compliance Management as an Asset Manager

- The Asset Manager, as a Financial Instruments Business Operator and a Building Lots and Building Business Operator licensed to provide Entrustment-Based Agency Services for Transactions, etc., will strive to promptly provide accurate, fair, transparent and objective information to investors and pay utmost attention to the

preservation of investors' assets. In addition, it conducts its business with an awareness of its responsibility to protect investors and create a fair real estate investment market.

- The Asset Manager regards compliance as its most important management issue and requires its officers and employees to be aware of their responsibilities as investment management professionals and to comply with their duty of loyalty and duty of care.
- The Asset Manager will perform its duties with integrity and will not engage in any conduct that is contrary to the interests of investors or the Asset Manager.

#### 4. Compliance with Laws and Regulations

- The Asset Manager shall not only comply with the Financial Instruments and Exchange Act, Real Estate Brokerage Act, Act on Investment Trusts and Investment Corporations, and all other laws and regulations, but also conduct its business activities in accordance with sound business practices and socially accepted ideas.

#### 5. Prohibition of Provision of Benefits, etc. to Antisocial Forces

- The Asset Manager will take a firm stand against antisocial activities and forces, and will not have any business or other relationships with them.

#### 6. Appropriate Management of Information

- The Asset Manager and its directors and employees shall take the utmost care to protect and maintain the confidentiality of confidential information, personal information and other trade secrets disclosed by third parties in the course of conducting MIRAI's asset management business and other operations and shall strive to prevent the loss or leakage of such information.

#### 7. Work Environment

- The Asset Manager will comply with the Labor Standards Act and other employment-related laws and regulations and will maintain a comfortable working environment.

### <Organizations Related to the Compliance System>

<b>Board of Directors (of the Asset Manager)</b>	<ul style="list-style-type: none"> <li>● As the body ultimately responsible for the execution of the Asset Manager's operations, it shall ensure compliance, receive reports on matters approved by the Compliance Committee, etc., and pass resolutions on important matters related to compliance at the Asset Manager.</li> <li>● Members are all directors and auditors of the Asset Manager.</li> </ul>
<b>Compliance Committee</b>	<ul style="list-style-type: none"> <li>● The Compliance Committee shall deliberate and decide on matters concerning compliance issues, etc. of MIRAI and the Asset Manager.</li> <li>● The committee is convened by the Compliance Officer, who is the chairperson of the committee, and is held at least once every three months in principle.</li> <li>● The committee is composed of the Compliance Officer, Representative Director President, Representative Director Executive Vice President &amp; CIO, Executive Director CFO, and outside committee members (attorneys with no vested interest), and the decision is made by unanimous vote of all committee members present.</li> </ul>
<b>Investment Management Committee</b>	<ul style="list-style-type: none"> <li>● The Investment Management Committee deliberates and decides on matters related to MIRAI and the Asset Manager's asset management guidelines and acquisition and disposition of assets under management.</li> <li>● In principle, the committee is held at least once every three months.</li> <li>● The committee is composed of the Representative Director President, Representative Director Executive Vice President &amp; CIO, Executive Director CFO, General Manager of the Investment &amp; Management Division, Compliance Officer, and an outside member (a property appraiser with no vested interest).</li> </ul>

<b>Compliance Officer</b>	<ul style="list-style-type: none"> <li>● The Asset Manager understands the importance of MIRAI's asset management operations as an act of managing the funds of MIRAI's unitholders, and in order to establish an appropriate management system, the Asset Manager has appointed a Compliance Officer to be responsible for matters related to compliance at the Asset Manager. By appointing the Compliance Officer, the Asset Manager ensures the effectiveness of the internal checks and balances function with respect to other divisions.</li> </ul>
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### <Compliance Training>

The Asset Manager conducts compliance training for all directors and employees on a regular basis, in addition to compliance training at the time of hiring, in order to ensure that directors and employees are fully aware of compliance.

#### Training Achievements

<b>Training Conducted (April 2021 to March 2022)</b>	4 times
<b>Training Topics</b>	<ul style="list-style-type: none"> <li>● Related Party Transactions</li> <li>● Anti-Social Forces</li> <li>● Insider Trading Prevention</li> <li>● Information Management            etc.</li> </ul>
<b>Participation Ratio</b>	100%

### <Prohibition of Provision of Benefits, etc. to Antisocial Forces /Anti Money Laundering>

MIRAI and the Asset Manager have clearly stipulated the prohibition of providing benefits, etc. to antisocial forces. It is essential for a company to block any relationship with antisocial forces in order to maintain sound management, and the Asset Manager has established "Rules for Exclusion of Antisocial Forces" and "Manual for Dealing with Antisocial Forces," which stipulate to this effect. From the perspective of countermeasures against money laundering and terrorist financing, it appropriately confirms when customers, etc. transact, preserves transaction records, etc., and reports suspicious transactions in accordance with the Act on Prevention of Transfer of Criminal Proceeds and other laws and regulations, guidelines issued by relevant authorities and self-regulatory organizations, etc. In addition, the matters necessary to prevent the transfer of proceeds from crimes are established in the "Anti-Money Laundering Rules".

### <Corruption and Fraud Prevention>

Articles 166 and 167 of the Financial Instruments and Exchange Act prohibit a person related to a listed company, etc. or a takeover bidder, etc. from buying, selling, etc. or purchasing shares, etc. of such listed company, etc. before material information that the person has learned about its duties or exercise of rights is made public (prohibition of insider trading). The Asset Manager has established "Rules for Prevention of Insider Trading" and "Guidelines for Handling Corporate Relationship Information" to prevent directors and employees from violating laws and regulations, etc. and to maintain a relationship of trust with clients and has established a method for handling corporate relationship information, insider information, and tender offer information. In addition, the Asset Manager is committed to compliance with laws and regulations by establishing separate rules for entertainment and gift-giving.

### <Internal Reporting System>

The Asset Manager has established a contact point for reporting, informing, or consulting concerning any act by its directors and employees that violates or may violate laws, regulations, and rules and notifications established by it

while they are engaged in the Asset Manager or its business. In addition, the Asset Manager has also made known the reporting contact point in the Mitsui & Co. to prevent problems and to detect and correct them at an early stage.

### <Internal Audit>

The Asset Manager has established an Internal Audit Division and conducts an internal audit once a year, led by the General Manager of the Internal Audit Division. Internal audits are conducted using outside experts and other measures to enhance effectiveness. After an audit is conducted, a report is made to the Board of Directors and the status of improvement is monitored. Mitsui & Co. Group also conducts operational audits on an irregular basis to detect and correct problems as early as possible.

### <Risk Management>

The Asset Manager has established "Risk Management Rules" in order to properly manage various risks and has stipulated that any major risk must be reported to the Board of Directors without delay. Risks that directly or indirectly affect the execution of the Asset Manager's operations due to uncertainty in the execution of its operations or the achievement of its objectives are selected and classified and managed according to the characteristics of each risk. Risk monitoring is reviewed once a year to ensure an appropriate understanding of the risk environment in which the Asset Manager finds itself. In addition, a system is in place to ensure that accidents and other incidents are reported to the Board of Directors without delay in accordance with established processes.

### <Information Security>

The Asset Manager has formulated the "Basic Rules for Information Security Management" and the "Information Management Manual" to systematically manage information assets and maintain and improve information security levels in order to appropriately protect information assets at MIRAI and the Asset Manager. In addition, it has established a separate "Personal Information Protection Rules" for personal information, which is an important asset, and have established a management system and basic rules for the handling of personal information to ensure that information can be used smoothly and efficiently in its operations, and to prevent information leaks and other risks.

### <Customer-first Business Practices Policy>

The Asset Manager has adopted the "Principles for Customer-first Business Practices" published by the Financial Services Agency on March 30, 2017, and has established "Policy for Investment Corporation-first Business Practices". The Asset Manager will continue to revise this policy as necessary, and will periodically announce the specific efforts and performance indicators (KPIs) related to this policy. (<https://www.mitsui-idera.com/ja/policy/>)

### <Compliance with Environmental Laws and Regulations>

MIRAI also updates itself on laws and regulations related to the environment together with outside experts, and strives to ensure that procedures and operations are in compliance with laws and regulations.

## (4) Disclosure

### <IR>

MIRAI and the Asset Manager strive to provide easy-to-understand information to investors. In addition to the financial statements and securities reports that are legally required disclosure materials, MIRAI publishes financial results briefing materials, press releases, etc. on its website. MIRAI also discloses movies and other materials that provide an easy-to-understand overview of MIRAI's property and financial results for individual investors.

### Various IR materials



Presentation Material



Summary of Financial Results with Cartoon Content



Property introduction movies (YouTube)

### IR for Analysts and Institutional Investors

A briefing by the Representative Director, President of the Asset Management Company is held for each fiscal period. Individual meetings with domestic and foreign institutional investors are held after the announcement of financial results.

IR meetings held (including telephone and online) from April 2021 to March 2022  
**133 meetings**



## IR for Individual Investors

MIRAI actively disseminate information through participation in IR events and briefings for individual investors hosted by securities firms.

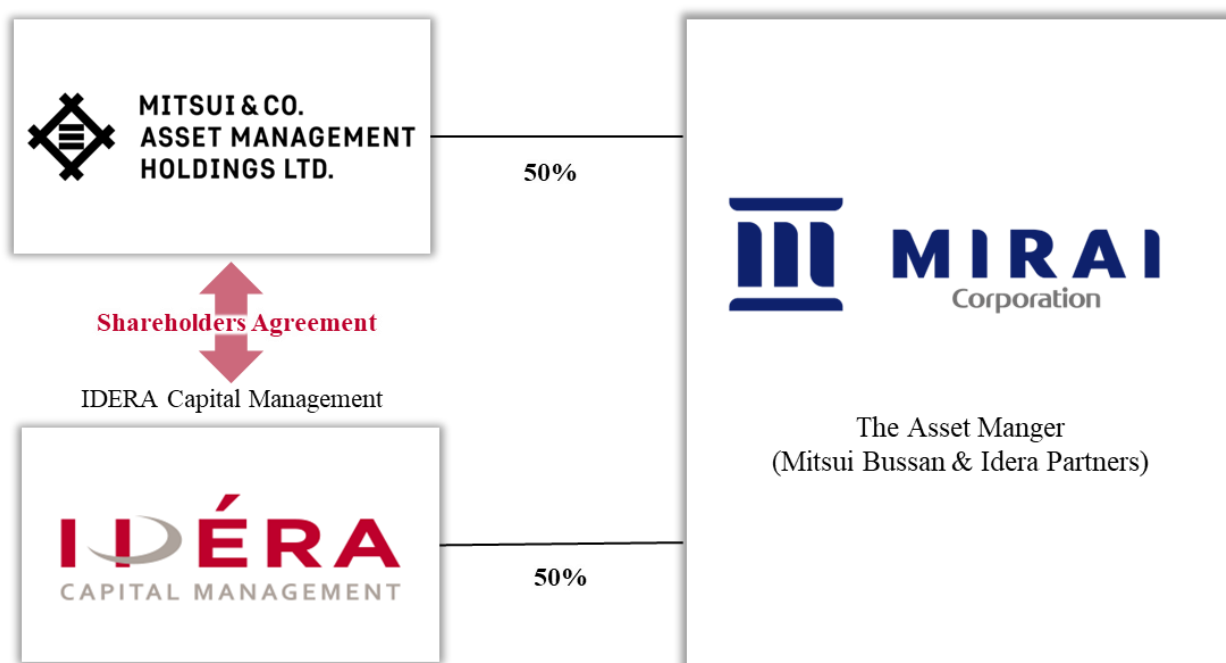
IR meetings held (including movies and online) from April 2021 to March 2022  
**3 meetings**

## (5) Governance Regarding Sponsors

### <Governance through Equal Partnership>

The Asset Manager's ownership ratio by Mitsui & Co. group and IDERA Capital Management is 50:50, making it the first listed J-REIT Asset Manager in the industry to be established as an equal partnership. The check-and-balance function of the equal partnership further strengthens the governance system to prevent conflicts of interest.

Mitsui & Co. Asset Management Holdings Ltd.



### <Equity Co-investments by Sponsors>

MIRAI aims to align the interests of unitholders, sponsors and the Asset Manager and achieve medium and long-term improvement in unitholders' value through Equity Co-investments adopted as a governance initiative. Both sponsors have expressed their strong commitment to enhancing MIRAI's unitholder value through their Equity Co-investments. In addition, a cumulative investment plan for MIRAI investment units has been established for employees of the Asset Manager as part of its welfare program, and a system has also been established for employees to make a commitment to the business operations of the Asset Manager and MIRAI's interests.

Number of units held by sponsors (as of end of April 2022)  
**40,000 units (2.3%)**

GRI Standards Reference Table

GRI Index		Pages of the Sustainability Report (October 2022 Edition)	Location on MIRAI's web site	
<b>GRI 102: General Disclosures 2016</b>				
<b>1. Organizational profile</b>		<a href="#">Pages of the Sustainability Report</a>		
102-1	Name of the organization	P.4 Overview of MIRAI (2) Organization	<a href="#">About MIRAI</a>	
102-2	Activities, brands, products, and services	P.5 Overview of MIRAI (3) Features of MIRAI	<a href="#">Our Story</a>	
102-3	Location of headquarters	P.4 Overview of MIRAI (2) Organization	<a href="#">About MIRAI</a>	
102-4	Location of operations	P.4 Overview of MIRAI (2) Organization	<a href="#">About MIRAI</a>	
102-5	Ownership and legal form	P.4 Overview of MIRAI (2) Organization	<a href="#">About MIRAI</a>	
102-6	Markets served	P.5 Overview of MIRAI (3) Features of MIRAI	<a href="#">Our Story</a>	
			<a href="#">Portfolio</a>	
102-7	Scale of the organization	P.35 Society (6) Employee Data	<a href="#">Employee initiative</a>	(Note 1)
		P.4 Overview of MIRAI (2) Organization	<a href="#">About MIRAI</a>	
		P.5 Overview of MIRAI (3) Features of MIRAI	<a href="#">Portfolio</a>	
		-	<a href="#">Financial Highlights</a>	
102-8	Information on employees and other workers	P.35 Society (6) Employee Data	<a href="#">Employee initiative</a>	(Note 1)
102-9	Supply chain	P.10 Sustainability Policy and Management Framework (3) Stakeholder Engagement	-	
		P.36 Governance (1) Overview of the Organization <Governance Structure Chart>	<a href="#">Governance Structure</a>	
102-10	Significant changes to the organization and its supply chain	No applicable matters.		
102-11	Precautionary Principle or approach	P.7 Sustainability Policy and Management Framework (1) Sustainability Policy	<a href="#">Sustainability Policy</a>	
102-12	External initiatives	P.20 Environment (4) Acquisition of Environmental Certification	<a href="#">Third-party Accreditation</a>	
		P.12 Sustainability Policy and Management Framework (5) Participation in Initiatives/ Third-party Accreditation	<a href="#">Participation in Initiatives</a>	
102-13	Membership of associations	P.4 Overview of MIRAI (2) Organization	<a href="#">Corporate Profile</a>	(Note 1) (Note 2)

GRI Standards Reference Table

GRI Index		Pages of the Sustainability Report (October 2022 Edition)	Location on MIRAI's web site		
<b>2. Strategy</b>					
	102-14	Statement from senior decision-maker	P.3 Overview of MIRAI (1) Philosophy of MIRAI <Top Message>	<a href="#">Top Message</a>	
	102-15	Key impacts, risks, and opportunities	P.11 Sustainability Policy and Management Framework (4) Materiality (Material Issues) & SDGs	<a href="#">Materiality (Material Issues) &amp; SDGs</a>	
<b>3. Ethics and integrity</b>					
	102-16	Values, principles, standards, and norms of behavior	P.3 Overview of MIRAI (1) Philosophy of MIRAI	<a href="#">Philosophy</a>	
	102-17	Mechanisms for advice and concerns about ethics	P.36 Governance (1) Overview of the Organization P.40 Governance (2) Efforts against Conflicts of Interest P.42 Governance (3) Compliance Structure	<a href="#">Governance structure</a> <a href="#">Governance</a>	
<b>4. Governance</b>					
	102-18	Governance structure	P.36 Governance (1) Overview of the Organization P.40 Governance (2) Efforts against Conflicts of Interest  P.9 Sustainability Policy and Management Framework (2) Sustainability Management Framework	<a href="#">The securities report "(4) Structure of the Investment Corporation" of "1. Overview of the Investment Corporation" under "Section 1: Status of the Funds" of "Chapter 1: Information on the Funds"</a> <a href="#">Governance</a> <a href="#">Sustainability Management Framework</a>	(Note 2)
	102-19	Delegating authority	P.9 Sustainability Policy and Management Framework (2) Sustainability Management Framework	<a href="#">Sustainability Management Framework</a>	
	102-20	Executive-level responsibility for economic, environmental, and social topics	P.9 Sustainability Policy and Management Framework (2) Sustainability Management Framework	<a href="#">Sustainability Management Framework</a>	
	102-21	Consulting stakeholders on economic, environmental, and social topics	P.10 Sustainability Policy and Management Framework (3) Stakeholder Engagement	-	
	102-22	Composition of the highest governance body and its committees	P.36 Governance (1) Overview of the Organization	<a href="#">About MIRAI</a> <a href="#">The securities report "(4) Structure of the Investment Corporation (2) Executive Director, Supervisor and Board of Directors" of "1. Overview of the Investment Corporation" under "Section 1: Status of the Funds" of "Chapter 1: Information on the Funds"</a>	(Note 2)
	102-23	Chair of the highest governance body	P.36 Governance (1) Overview of the Organization	<a href="#">About MIRAI</a>	
	102-24	Nominating and selecting the highest governance body	P.36 Governance (1) Overview of the Organization	<a href="#">The securities report "(4) Structure of the Investment Corporation (2) Executive Director, Supervisor and Board of Directors" of "1. Overview of the Investment Corporation" under "Section 1: Status of the Funds" of "Chapter 1: Information on the Funds"</a>	(Note 2)
	102-25	Conflicts of interest	P.36 Governance (1) Overview of the Organization P.40 Governance (2) Efforts against Conflicts of Interest P.42 Governance (3) Compliance Structure P.47 Governance (5) Governance Regarding Sponsors	<a href="#">The securities report "(1) Investment Policy (6) Strong Financial Base and Equity Co-Investment by Sponsors" of "2. Investment Policy" under "Section 1: Status of the Funds" of "Chapter 1: Information on the Funds"</a>	(Note 2)
	102-26	Role of highest governance body in setting purpose, values, and strategy	P.9 Sustainability Policy and Management Framework (2) Sustainability Management Framework	<a href="#">Sustainability Management Framework</a>	
	102-27	Collective knowledge of highest governance body	P.31 Society (4) Initiatives for Employees <Training Program> P.44 Governance (3) Compliance Structure <Compliance Training>	-	

GRI Standards Reference Table

GRI Index		Pages of the Sustainability Report (October 2022 Edition)	Location on MIRAI's web site	
102-28	Evaluating the highest governance body's performance	MIRAI has not conducted an evaluating the highest governance body's performance.		
102-29	Identifying and managing economic, environmental, and social impacts	P.11 Sustainability Policy and Management Framework (4) Materiality (Material Issues) & SDGs	Materiality (Material Issues) & SDGs	
102-30	Effectiveness of risk management processes	P.36 Governance (1) Overview of the Organization P.40 Governance (2) Efforts against Conflicts of Interest P.45 Governance (3) Compliance Structure <Risk Management>	The securities report "(2) Management System (Risk Management System)" of "1. Overview of the Asset Manager" under "Section 4: Status of the Related Corporations" of "Chapter 1: Information on the Funds"	(Note 2)
102-31	Review of economic, environmental, and social topics	P.9 Sustainability Policy and Management Framework (2) Sustainability Management Framework	Sustainability Management Framework	
102-32	Highest governance body's role in sustainability reporting	P.9 Sustainability Policy and Management Framework (2) Sustainability Management Framework	Sustainability Management Framework	
102-33	Communicating critical concerns	P.36 Governance (1) Overview of the Organization P.40 Governance (2) Efforts against Conflicts of Interest P.45 Governance (3) Compliance Structure <Risk Management>	The securities report "(2) Management System (Risk Management System)" of "1. Overview of the Asset Manager" under "Section 4: Status of the Related Corporations" of "Chapter 1: Information on the Funds"	(Note 2)
102-34	Nature and total number of critical concerns	No applicable matters.		
102-35	Remuneration policies	P.36 Governance (1) Overview of the Organization	The securities report "(3) Management Remuneration, etc. (Remuneration of Directors)" of "4. Fee and Tax" under "Section 1: Status of the Funds" of "Chapter 1: Information on the Funds"	(Note 2)
102-36	Process for determining remuneration	P.36 Governance (1) Overview of the Organization	The securities report "(3) Management Remuneration, etc. (Remuneration of Directors)" of "4. Fee and Tax" under "Section 1: Status of the Funds" of "Chapter 1: Information on the Funds"	(Note 2)
102-37	Stakeholders' involvement in remuneration	P.36 Governance (1) Overview of the Organization	-	
102-38	Annual total compensation ratio	-	-	
102-39	Percentage increase in annual total compensation ratio	-	-	
<b>5. Stakeholder engagement</b>				
102-40	List of stakeholder groups	P.10 Sustainability Policy and Management Framework (3) Stakeholder Engagement	-	
102-41	Collective bargaining agreements	MIRAI does not have any employees; therefore, not applicable. The Asset Manager respects freedom of association as stipulated by law, but does not have a labor union.		
102-42	Identifying and selecting stakeholders	P.10 Sustainability Policy and Management Framework (3) Stakeholder Engagement	-	
102-43	Approach to stakeholder engagement	P.10 Sustainability Policy and Management Framework (3) Stakeholder Engagement	-	
102-44	Key topics and concerns raised	No applicable matters.		

GRI Standards Reference Table

GRI Index		Pages of the Sustainability Report (October 2022 Edition)		Location on MIRAI's web site
<b>6. Reporting practice</b>				
102-45	Entities included in the consolidated financial statements	P.4 Overview of MIRAI (2) Organization P.36 Governance (1) Overview of the Organization		<a href="#">Governance Structure</a>
102-46	Defining report content and topic Boundaries	P.1 Editorial Policy		-
102-47	List of material topics	P.11 Sustainability Policy and Management Framework (4) Materiality (Material Issues) & SDGs		<a href="#">Materiality (Material Issues) &amp; SDGs</a>
102-48	Restatements of information	No applicable matters.		
102-49	Changes in reporting	No applicable matters.		
102-50	Reporting period	P.1 Editorial Policy		-
102-51	Date of most recent report	P.1 Editorial Policy		-
102-52	Reporting cycle	P.1 Editorial Policy		-
102-53	Contact point for questions regarding the report	P.1 Editorial Policy		<a href="#">Contact</a>
102-54	Claims of reporting in accordance with the GRI Standards	-		-
102-55	GRI content index	This Reference Table		
102-56	External assurance	No external guarantee is obtained.		

**GRI Standards Reference Table**

GRI Index		Pages of the Sustainability Report (October 2022 Edition)		Location on MIRAI's web site
<b>GRI 103: Management Approach</b>				
2016	103-1	Explanation of the material topic and its Boundary	P.11 Sustainability Policy and Management Framework (4) Materiality (Material Issues) & SDGs	<a href="#">Materiality (Material Issues) &amp; SDGs</a>
			P.7 Sustainability Policy and Management Framework (1) Sustainability Policy	<a href="#">Sustainability Policy</a>
	103-2	The management approach and its components	P.7 Sustainability Policy and Management Framework (1) Sustainability Policy	<a href="#">Sustainability Policy</a>
			P.9 Sustainability Policy and Management Framework (2) Sustainability Management Framework	<a href="#">Sustainability Management Framework</a>
			P.13 Environment	<a href="#">Environmental Measures</a>
			P.24 Society	<a href="#">Social Responsibility</a>
		P.36 Governance	<a href="#">Governance</a>	
103-3	Evaluation of the management approach	-	-	

**Topic Specific Standards**

<b>Economic</b>				
<b>GRI 201: Economic Performance</b>				
2016	201-1	Direct economic value generated and distributed	-	<a href="#">Financial Highlights</a> The securities report "1. Financial Statements" under "Section 5: Status of Accounting on the Investment Corporation" of "Chapter 2: Detailed information on the Investment Corporation" (Note 2)
	201-2	Financial implications and other risks and opportunities due to climate change	-	-
	201-3	Defined benefit plan obligations and other retirement plans	-	-
	201-4	Financial assistance received from government	-	-
<b>GRI 202: Market Presence</b>				
2016	202-1	Ratios of standard entry level wage by gender compared to local minimum wage	-	-
	202-2	Proportion of senior management hired from the local community	No applicable matters.	

**GRI Standards Reference Table**

GRI Index		Pages of the Sustainability Report (October 2022 Edition)	Location on MIRAI's web site
<b>GRI 203: Indirect Economic Impacts</b>			
2016	203-1	Infrastructure investments and services supported	-
	203-2	Significant indirect economic impacts	-
<b>GRI 204: Procurement Practices</b>			
2016	204-1	Proportion of spending on local suppliers	No applicable matters.
<b>GRI 205: Anti-corruption</b>			
2016	205-1	Operations assessed for risks related to corruption	The Asset Manager conducts risk assessment at its head office. The Asset Manager does not have any sales offices or branches.
	205-2	Communication and training about anti-corruption policies and procedures	P.44 Governance (3) Compliance Structure <Compliance Training> <Corruption and Fraud Prevention>
	205-3	Confirmed incidents of corruption and actions taken	No applicable matters.
<b>GRI 206: Anti-competitive Behavior</b>			
2016	206-1	Legal actions for anti-competitive behavior, anti-trust, and monopoly practices	No applicable matters.
<b>GRI 207: Tax</b>			
2019	207-1	Approach to tax	-
	207-2	Tax governance, control, and risk management	-
	207-3	Stakeholder engagement and management of concerns related to tax	-
	207-4	Country-by-country reporting	-

GRI Standards Reference Table

GRI Index		Pages of the Sustainability Report (October 2022 Edition)		Location on MIRAI's web site	
<b>Environmental</b>					
<b>GRI 301: Materials</b>					
2016	301-1	Materials used by weight or volume	-	-	
	301-2	Recycled input materials used	-	-	
	301-3	Reclaimed products and their packaging materials	-	-	
<b>GRI 302: Energy</b>					
2016	302-1	Energy consumption within the organization	P.13 Environment (1) Target of Environmental Performance <Performance Data>	<a href="#">Performance Data</a>	
	302-2	Energy consumption outside of the organization	-	-	
	302-3	Energy intensity	P.13 Environment (1) Target of Environmental Performance <Performance Data>	<a href="#">Performance Data</a>	
	302-4	Reduction of energy consumption	P.13 Environment (1) Target of Environmental Performance <Performance Data>	<a href="#">Performance Data</a>	
	302-5	Reductions in energy requirements of products and services	-	-	
<b>GRI 303: Water and Effluents</b>					
2018	303-1	Interactions with water as a shared resource	-	-	
	303-2	Management of water discharge-related impacts	-	-	
	303-3	Water withdrawal	-	-	
	303-4	Water discharge	-	-	
	303-5	Water consumption	P.13 Environment (1) Target of Environmental Performance <Performance Data>	<a href="#">Performance Data</a>	
<b>GRI 304: Biodiversity</b>					
2016	304-1	Operational sites owned, leased, managed in, or adjacent to, protected areas and areas of high biodiversity value outside protected areas	-	-	
	304-2	Significant impacts of activities, products, and services on biodiversity	-	-	
	304-3	Habitats protected or restored	-	-	
	304-4	IUCN Red List species and national conservation list species with habitats in areas affected by operations	-	-	



GRI Standards Reference Table

GRI Index		Pages of the Sustainability Report (October 2022 Edition)		Location on MIRAI's web site		
<b>GRI 305: Emissions</b>						
2016	305-1	Direct (Scope 1) GHG emissions	P.13 Environment (1) Target of Environmental Performance <Performance Data>	<a href="#">Performance Data</a>		
	305-2	Energy indirect (Scope 2) GHG emissions	P.13 Environment (1) Target of Environmental Performance <Performance Data>	<a href="#">Performance Data</a>		
	305-3	Other indirect (Scope 3) GHG emissions	-	-		
	305-4	GHG emissions intensity	P.13 Environment (1) Target of Environmental Performance <Performance Data>	<a href="#">Performance Data</a>		
	305-5	Reduction of GHG emissions	P.13 Environment (1) Target of Environmental Performance <Performance Data>	<a href="#">Performance Data</a>		
	305-6	Emissions of ozone-depleting substances (ODS)	No applicable matters.			
	305-7	Nitrogen oxides (NOx), sulfur oxides (SOx), and other significant air emissions	No applicable matters.			
<b>GRI 306: Effluents and Waste</b>						
2020	306-1	Waste generation and significant waste-related impacts	-	-		
	306-2	Management of significant waste-related impacts	-	-		
	306-3	Waste generated	P.13 Environment (1) Target of Environmental Performance <Performance Data>	<a href="#">Performance Data</a>		
	306-4	Waste diverted from disposal	-	-		
	306-5	Waste directed to disposal	-	-		
<b>GRI 307: Environmental Compliance</b>						
2016	307-1	Non-compliance with environmental laws and regulations	No applicable matters.			
<b>GRI 308: Environmental Assessment</b>						
2016	308-1	New suppliers that were screened using environmental criteria	-	-		
	308-2	Negative environmental impacts in the supply chain and actions taken	-	-		

**GRI Standards Reference Table**

GRI Index		Pages of the Sustainability Report (October 2022 Edition)	Location on MIRAI's web site	
<b>Social</b>				
<b>GRI 401: Employment</b>				
2016	401-1	New employee hires and employee turnover	P.35 Society (6) Employee Data <a href="#">Employee initiative</a>	(Note 1)
	401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees	P.31 Society (4) Initiatives for Employees	(Note 1)
	401-3	Parental leave	P.32 Society (4) Initiatives for Employees <Work Arrangements> P.35 Society (6) Employee Data	(Note 1)
<b>GRI 402: Labor/Management Relations</b>				
2016	402-1	Minimum notice periods regarding operational changes	-	
<b>GRI 403: Occupational Health and Safety</b>				
2018	403-1	Occupational health and safety management system	-	
	403-2	Hazard identification, risk assessment, and incident investigation	-	
	403-3	Occupational health services	P.33 Society (5) Benefits and Welfare <Employee Health and Safety>	(Note 1)
	403-4	Worker participation, consultation, and communication on occupational health and safety	-	
	403-5	Worker training on occupational health and safety	-	
	403-6	Promotion of worker health	P.33 Society (5) Benefits and Welfare <Employee Health and Safety> P.34 Society (5) Benefits and Welfare <Consulation Counter>	(Note 1)
	403-7	Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	-	
	403-8	Workers covered by an occupational health and safety management system	-	
	403-9	Work-related injuries	No applicable matters.	(Note 1)
	403-10	Work-related ill health	No applicable matters.	(Note 1)
<b>GRI 404: Training and Education</b>				
2016	404-1	Average hours of training per year per employee	P.35 Society (6) Employee Data	(Note 1)
	404-2	Programs for upgrading employee skills and transition assistance programs	P.31 Society (4) Initiatives for Employees	(Note 1)
	404-3	Percentage of employees receiving regular performance and career development reviews	P.31 Society (4) Initiatives for Employees	(Note 1)

**GRI Standards Reference Table**

GRI Index		Pages of the Sustainability Report (October 2022 Edition)	Location on MIRAI's web site		
<b>GRI 405: Diversity and Equal Opportunity</b>					
2016	405-1	Diversity of governance bodies and employees	P.35 Society (6) Employee Data	<a href="#">Employee initiative</a>	(Note 1)
	405-2	Ratio of basic salary and remuneration of women to men	-	-	
<b>GRI 406: Non-discrimination</b>					
2016	406-1	Incidents of discrimination and corrective actions taken	No applicable matters.		
<b>GRI 407: Freedom of Association and Collective Bargaining</b>					
2016	407-1	Operations and suppliers in which the right to freedom of association and collective bargaining may be at risk	No applicable matters.		
<b>GRI 408: Child Labor</b>					
2016	408-1	Operations and suppliers at significant risk for incidents of child labor	No applicable matters.		
<b>GRI 409: Forced or Compulsory Labor</b>					
2016	409-1	Operations and suppliers at significant risk for incidents of forced or compulsory labor	No applicable matters.		
<b>GRI 410: Security Practices</b>					
2016	410-1	Security personnel trained in human rights policies or procedures	-	-	
<b>GRI 411: Rights of Indigenous Peoples</b>					
2016	411-1	Incidents of violations involving rights of indigenous peoples	No applicable matters.		
<b>GRI 412: Incidents of violations involving rights of indigenous peoples</b>					
2016	412-1	Operations that have been subject to human rights reviews or impact assessments	-	-	
	412-2	Employee training on human rights policies or procedures	-	-	
	412-3	Significant investment agreements and contracts that include human rights clauses or that underwent human rights screening	-	-	
<b>GRI 413: Local Communities</b>					
2016	413-1	Operations with local community engagement, impact assessments, and development programs	-	-	
	413-2	Operations with significant actual and potential negative impacts on local communities	No applicable matters.	-	

**GRI Standards Reference Table**

GRI Index		Pages of the Sustainability Report (October 2022 Edition)	Location on MIRAI's web site
<b>GRI 414: Supplier Social Assessment</b>			
2016	414-1	New suppliers that were screened using social criteria	-
	414-2	Negative social impacts in the supply chain and actions taken	-
<b>GRI 415: Public Policy</b>			
2016	415-1	Political contributions	No applicable matters.
<b>GRI 416: Customer Health and Safety</b>			
2016	416-1	Assessment of the health and safety impacts of product and service categories	-
	416-2	Incidents of non-compliance concerning the health and safety impacts of products and services	No applicable matters.
<b>GRI 417: Marketing and Labeling</b>			
2016	417-1	Requirements for product and service information and labeling	-
	417-2	Incidents of non-compliance concerning product and service information and labeling	No applicable matters.
	417-3	Incidents of non-compliance concerning marketing communications	No applicable matters.
<b>GRI 418: Customer Privacy</b>			
2016	418-1	Substantiated complaints concerning breaches of customer privacy and losses of customer data	No applicable matters.
<b>GRI 419: Socioeconomic Compliance</b>			
2016	419-1	Non-compliance with laws and regulations in the social and economic area	No applicable matters.

(Note 1) As the Investment Corporation does not have any employees under its system, the information is based on the Asset Manager, Mitsui & IDERA Partners Co.,Ltd.

(Note 2) The securities report and the Asset manger's web site are Japanese only.

## Independent Assurance Statement

June 20, 2022

Mr. Michio Suganuma  
Executive Director  
MIRAI Corporation

### 1. Purpose

We, Sustainability Accounting Co., Ltd., have been engaged by MIRAI Corporation ("the Investment Corporation") to provide limited assurance on the Investment Corporation's following data during April, 2021 to March, 2022, 29.6GWh of energy consumption, 0.974kt-CO<sub>2</sub> (Scope 1), 9.58kt-CO<sub>2</sub> (Scope 2, location-based), 341thousand m<sup>3</sup> of water use (collectively, "the Environmental performance data"). The purpose of this process is to express our conclusion on whether the Environmental performance data were calculated in accordance with the Investment Corporation's standards. The Investment Corporation's management is responsible for calculating the Environmental performance data. Our responsibility is to independently carry out a limited assurance engagement and to express our assurance conclusion.

### 2. Procedures Performed

We conducted our assurance engagement in accordance with International Standard on Assurance Engagement 3000 (ISAE 3000) and International Standard on Assurance Engagement 3410 (ISAE 3410). The key procedures we carried out include:

- Interviewing the Investment Corporation's responsible personnel to understand the Investment Corporation's standards and reviewing the Investment Corporation's standards.
- Performing cross-checks on a sample basis and performing a recalculation to determine whether the Environmental performance data were calculated in accordance with the Investment Corporation's standards.

### 3. Conclusion

Based on the procedures performed, nothing has come to our attention that causes us to believe that the Environmental performance data have not been calculated in all material respects in accordance with the Investment Corporation's standards.

We have no conflict of interest relationships with the Investment Corporation.



Takashi Fukushima  
Representative Director  
Sustainability Accounting Co., Ltd.