

November 24, 2022

For Immediate Release

Real Estate Investment Trust:

MIRAI Corporation

Michio Suganuma, Executive Director

(Securities Code: 3476)

Asset Management Company:

Mitsui Bussan & IDERA Partners Co., Ltd.

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Notice Concerning Borrowing of Funds

MIRAI Corporation (hereinafter "MIRAI") announces that it has decided to borrow funds (hereinafter the "Loan"). Details are as follows.

1. Reason for Borrowing

MIRAI will borrow 7.0 billion yen as funds for part of loans to be repaid.

2. Details of New Loan

Lender	Borrowing amount	Interest rate	Borrowing date	Maturity date	Term of maturity	Interest payment	Remarks
Sumitomo Mitsui Trust Bank, Limited Shinsei Bank, Limited The Juhachi-Shinwa Bank, Ltd.	7.0 billion yen	Base rate (Note 1) +0.270%	November 30, 2022	November 30, 2027	5 years	(Note 2)	(Note 3)

(Note 1) The base rates are three-month Japanese yen TIBOR rates at two business days before every interest payment date published by the TIBOR Administration of the Japanese Banker Association (JBA). For fluctuations in JBA Japanese yen TIBOR rates, please check the website of the JBA TIBOR Administration (<http://www.jbatibor.or.jp/rate/>). MIRAI is planning to fix the interest rates by executing interest swap agreements and will announce the details when they are determined.

(Note 2) The initial interest payment date is set on January 31, 2023 and subsequent interest payment date are set at the end of January, April, July and October each year and on the principal maturity date (if each payment date is not a business day, and if the payment date falls in the following month, the immediately preceding business day shall be applied).

(Note 3) Unsecured, an unguaranteed, bullet repayment at maturity.

3. Details of Loan to be Repaid

Lender	Borrowing amount	Interest rate	Borrowing date	Maturity date	Term of maturity	Remarks
Sumitomo Mitsui Trust Bank, Limited Shinsei Bank, Limited	7.0 billion yen	0.3725% (Note 1)	December 16, 2016	November 30, 2022	6 years	(Note 2)

(Note 1) The loan has a floating interest rate, but fixed debt cost by concluding the interest rate swap agreement is stated.

(Note 2) Unsecured, an unguaranteed, bullet repayment at maturity.

4. Status of Loans, etc. after the Borrowing of Funds

(Unit: million yen)

	Before (Note 1)	After	Increase/Decrease
Short-term borrowings	-	-	-
Long-term borrowings	77,800	77,800	±0
Total borrowings	77,800	77,800	±0
Investment corporation bonds	6,200	6,200	±0
Total of borrowings and investment corporation bonds	84,000	84,000	±0
Other interest-bearing debt	-	-	-
Total interest-bearing debt	84,000	84,000	±0
LTV (based on total asset) (Note 2)	48.8%	48.8%	-

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

Total asset = Total asset as of end of April 2022 (the 12th fiscal period) (171,982 million yen)

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

The risks associated with the repayment of the Borrowing, etc. remain unchanged from the description in “3. Investment Risks” under “Section 1: Status of the Funds” of “Chapter 1: Information on the Funds” in the securities report submitted on July 29, 2022.

(End)

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

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

(Reference press release, etc.)

Dated 12/16/2016 “Notice Concerning Borrowing of Funds and Setting of Interest Rate Swaps”