

June 14, 2023

For Immediate Release

Real Estate Investment Trust:

MIRAI Corporation

Michio Suganuma, Executive Director

(Securities Code: 3476)

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Notice Concerning Borrowing of Funds and Repayment of Loans before Due Date

MIRAI Corporation (hereinafter "MIRAI") announces today that it has decided to borrow funds (hereinafter the "Borrowing") and repay loans (hereinafter "Repayment") before due date. Details are as follows.

1. Reasons for Borrowing and Repayment

To achieve the long-term consolidation of interest-bearing liabilities and diversification of repayment deadlines, MIRAI has decided to execute borrowing of 1.5 billion yen and repayment of 1.5 billion yen in short-term loans by commitment line agreement (before due date) as announced in the "Notice Concerning Borrowing of Funds" dated on March 28, 2023.

2. Details of New Loan

Lender	Borrowing amount	Interest rate	Borrowing date	Maturity date	Term of maturity	Interest payment	Remarks
The Bank of Fukuoka, Ltd.	1.5 billion yen	Base rate +0.270% (Note 1)	June 19, 2023	May 31, 2028 年	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 July 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. Repayment of Loan (before Due Date)

Lender	Borrowing amount	Repayment amount (Balance after repayment)	Interest rate	Borrowing date	Repayment date	Term of maturity	Remarks
Mizuho Bank, Ltd (Commitment Line)	1.5 billion yen	1.5 billion yen (0 billion yen)	Base rate +0.500% (Note 1)	March 31, 2023	June 19, 2023 (Note 2)	1 year	(Note 3)

(Note 1) The base rate is one-month Japanese yen TIBOR rate 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/>).

(Note 2) The original maturity date is March 31, 2024.

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

4. Status of Loans, etc. after the Borrowing of Funds and Repayment of Loan

(Unit: million yen)

	Before	After	Increase/Decrease
Short-term borrowings	1,500	-	-1,500
Long-term borrowings	77,800	79,300	+1,500
Total borrowings	79,300	79,300	±0
Investment corporation bonds	6,200	6,200	±0
Total of borrowings and investment corporation bonds	85,500	85,500	±0
Other interest-bearing debt	-	-	-
Total interest-bearing debt	85,500	85,500	±0
LTV (based on total asset) (Note)	49.0%	49.0%	-

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

Total asset before the Loan = Total asset (174,479 million yen) as of April 30, 2023 (14th FP)

(Reference) Situation of the commitment line after the repayment before due date

Lender	Limit amount	Outstanding loan commitments	Maturity date	Term	Remark
Mizuho Bank, Ltd	3 billion yen	3 billion yen	September 28, 2023	With in 12 months	Unsecured/ Unguaranteed

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 January 27, 2023.

(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 3/28/2023 “Notice Concerning Borrowing of Funds”