

October 27, 2023

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.
Michio Suganuma, Representative Director, President
Contact: Kunihiko Ueda, Executive Director, CFO
TEL: +81-3-6632-5960

Notice Concerning Acquisition of DBJ Green Building Certification
(Tokyo Front Terrace and Kawasaki Tech Center)

MIRAI Corporation (hereinafter “MIRAI”) announces today that it has received DBJ Green Building Certification for Tokyo Front Terrace and Kawasaki Tech Center.

1. DBJ Green Building Certification Rank

Property Name	Address	Exterior View	Certification Rank
Tokyo Front Terrace	Shinagawa-ku, Tokyo		 DBJ Green Building 2023 ∞ Properties with excellent environmental and social awareness
Kawasaki Tech Center	Kawasaki-shi, Kanagawa		 DBJ Green Building 2023 ○ Properties with satisfactory environmental and social awareness

2. Points Commended in the Certification

(i) Tokyo Front Terrace

- The property is working on conserving energy and resources by installing LEDs, installing water-saving faucets, using recycled water, and the use of facilities that are more than 30 years old.
- The property provides convenience to users by introducing various facilities, such as the installation of powder corner and glove compartments in the women's restrooms, rental bicycles and Wifi service.
- The building is equipped with three power lines and an emergency generator capable of supplying power for approximately 72 hours in the tenant compartments to ensure business continuity for the tenants.

(ii) Kawasaki Tech Center

- In addition to the emergency generator, the property is equipped with two power lines and an emergency generator storage area for tenants to ensure business continuity.
- To facilitate convenience and promote diversity to users, the property has private office box in common areas, convenience stores, universal design elevators and toilets, etc.

*For more details, please refer to the operation site of DBJ Green Building Certification Program (<http://igb.jp/en/index.html>).

3. MIRAI's approach to ESG

MIRAI believes that it is essential to tackle Environment, Society and Governance initiatives so as to realize sustainable society and that those initiatives will lead to mid-to long-term improvement of unitholder value, based on our philosophy that "MIRAI creates the future of the world".

In terms of "Environment", MIRAI increases the proportion of assets with environmental certifications in its portfolio and continuously disclose our environmental performance results.

(End)

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

This press release is 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.