

November 14, 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.

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### Notice Concerning Borrowing of Funds (Including Green Loans)

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

#### 1. Reason for Borrowing

MIRAI has decided to execute borrowing of total 6.0 billion yen as fund for acquisition of real estate trust beneficiaries (hereinafter the "Assets to be acquired") and part of expenses pertaining to the acquisition as announced in "Notice Concerning Acquisition and Lease of Real Estate Trust Beneficiaries in Japan (Five Properties including "MI Terrace Hamamatsu")" dated today.

#### 2. Details of New Loan

Lender	Borrowing amount (Note 3)	Interest rate	Borrowing date	Maturity date	Term of maturity	Interest payment	Remarks
MUFG Bank, Ltd	1.0 billion yen	Fixed rate (Note 4)	December 1, 2023	November 30, 2028	5 years	(Note 6)	(Note 9)
SBI Shinsei Bank, Limited (Green Loan) (Note 2)	1.0 billion yen	Base rate (Note 5) +0.310%		November 30, 2030	7 years	(Note 7)	
Sumitomo Mitsui Banking Corporation	1.0 billion yen	Fixed rate (Note 4)				(Note 6)	
The 77 Bank, Ltd.	0.5 billion yen	Fixed rate (Note 4)					
The Nishi-Nippon City Bank, Ltd.	0.5 billion yen	Base rate (Note 5) +0.270%	March 1, 2024	February 28, 2029	5 years	(Note 8)	
Mizuho Bank, Ltd	1.0 billion yen	Base rate (Note 5) +0.310%		February 28, 2031	7 years		
Mizuho Trust & Banking Co., Ltd.	1.0 billion yen	Base rate (Note 5) +0.310%					

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

(Note 2) Please refer to "4. Overview of Green Loan" for details.

(Note 3) "Borrowing amount" may change by the borrowing date, taking into the amount of proceed from public offering and third-party allotment described

Note: This press release is a document that will be released publicly relating to borrowing of funds and is not prepared for the purpose of solicitation for investment. Before initiating investments, MIRAI asks investors to ensure that they refer to the prospectus for the issuance of new investment units and the secondary offering of investment units and amendments thereto prepared by MIRAI, and that they undertake investment at their own discretion and responsibility.

in “Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units” announced today.

- (Note 4) The applicable interest rate will be set and announced on November 29, 2023.
- (Note 5) 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/>).
- (Note 6) The initial interest payment date is set on April 30, 2024 and subsequent interest payment date are set at the end of April and October each year and on the principal maturity date (if each payment date is not a business day, and if the payment date falls in the following month, the immediately preceding business day shall be applied).
- (Note 7) The initial interest payment date is set on January 31, 2024 and subsequent interest payment date are set at the end of January, April, July and October each year and on the principal maturity date (if each payment date is not a business day, and if the payment date falls in the following month, the immediately preceding business day shall be applied).
- (Note 8) The initial interest payment date is set on April 30, 2024 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 9) Unsecured, an unguaranteed, bullet repayment at maturity.
- (Note 10) The proceeds will be used for the acquisition of the Assets to be acquired and part of expenses pertaining to the acquisition.
- (Note 11) During the period following the execution of the borrowing and the maturity, MIRAI can make a prepayment of the borrowings partially or in full if certain conditions such as prior written notice by MIRAI are met.
- (Note 12) MIRAI is able to make a prepayment of the borrowings partially or in full if certain conditions such as consents of the lenders under unavoidable circumstances are met.

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

(Unit: million yen)

	Before	After	Increase/Decrease
Short-term borrowings	-	-	-
Long-term borrowings	79,300	85,300	+6,000
Total borrowings	79,300	85,300	+6,000
Investment corporation bonds	6,200	6,200	±0
Total of borrowings and investment corporation bonds	85,500	91,500	+6,000
Other interest-bearing debt	-	-	-
Total interest-bearing debt	85,500	91,500	+6,000
LTV (based on total asset) (Note)	49.0%	49.1%	+0.1%

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

LTV (based on total asset) before the borrowing of funds = Total interest-bearing debt before the borrowing of funds / Total assets on the balance sheet as of the end of April 2023 (the 14<sup>th</sup> fiscal period) (174,479 million yen)

LTV (based on total assets) after the borrowing of funds = Total interest-bearing debt after the borrowing of funds / (Total assets on the balance sheet as of the end of April 2023 (the 14<sup>th</sup> fiscal period) 174,479 million yen) + amount of new equity (total expected paid-in amount from the public offering and third-party allotment\*) + amount of new borrowing)

\* ” Total expected paid-in amount from the public offering and third-party allotment” is the sum of total paid-in amount from the public offering (5,623,408,000 yen) and the total paid-in amount from the third-party allotment (282,256,000 yen). Both the total paid-in amount from the public offering and the total paid-in amount from the third-party allotment are based on assumed paid-in amount per unit of 43,424 yen based on the closing price of normal trading at Tokyo Stock Exchange on November 2, 2023. For the third-party allotment, it is assumed that all the investment units to be issued are subscribed by Nomura Securities Co., Ltd and payment made in full. Actual paid-in amount from public offering and third-party allotment may vary if total paid-in amount from the public offering and the third-party allotment is different from the assumption above or if the third-party allotment is not subscribed in whole or in part. Therefore, if actual total paid-in amount from the public offering and third-party allotment is less than assumption above or if the third-party allotment is not subscribed in whole or in part, actual LTV (based on total assets) may be higher than the above. Also, if the total paid-in amount from the public offering and third-party allotment is larger than the assumption above, actual LTV (based on total asset) may be lower than the above.

### 4. Overview of Green Loan

A portion of the Loan will be procured as a green loan (hereinafter the "Green Loan"). The entire amount of Green Loan will be used to partially acquire eligible green assets that meet the Eligibility Criteria (MI Terrace

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Hamamatsu) set forth in the Green Finance Framework established by MIRAI. For details of the Green Finance Framework and Eligibility Criteria, please refer to the MIRAI's website.

(<https://3476.jp/en/esg/greenfinance.html>)

5. Other Matters Required for Investors to Understand and Assess the Information Provided Appropriately  
 The risks associated with the repayment of the Borrowing, etc. remain unchanged from the description in Section 2 Supplementary information, Part 2 Additional information for supplementary documents, 4 Investment risk” of the security registration statement (Japanese version only) on November 14, 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.)

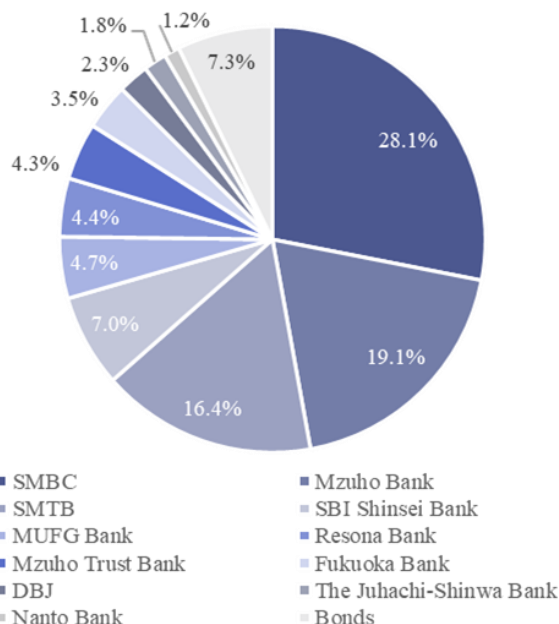
Dated 11/14/2023 “Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units”

Dated 11/14/2023 “Notice Concerning Acquisition and Lease of Real Estate Trust Beneficiaries in Japan (Five Properties including “MI Terrace Hamamatsu)””

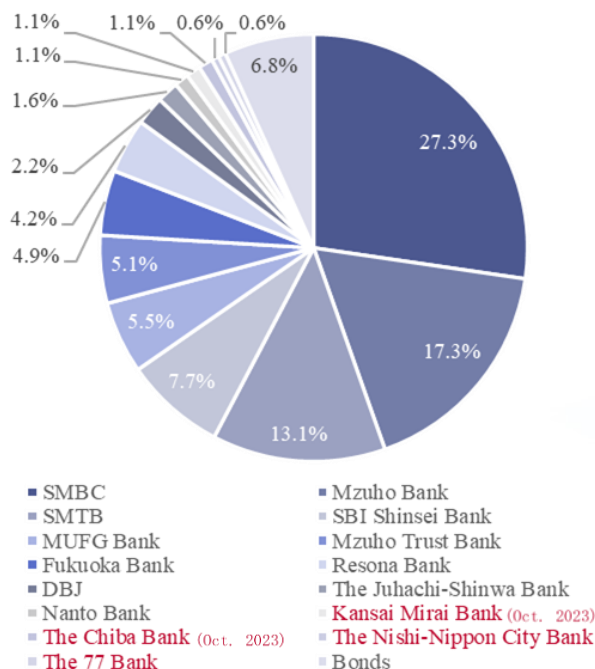
Dated 11/14/2023 ”Notice Concerning Revisions to Forecasts for the Fiscal Period Ending April 30, 2024 and Summary of Forecasts for the Fiscal Period Ending October 31, 2024”

(Reference information: diversification of lenders after borrowing the Loan)

As of April 30, 2023



After borrowing the Loan



(Note) “After borrowing the Loan” represents the diversification as of today plus the Loan.

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