

November 28, 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 (Determination of Interest Rate)
and Execution of Interest Rate Swap Agreements

MIRAI Corporation (hereinafter “MIRAI”) announces today that interest rate of the loan, which is stated in the “Notice Concerning Borrowing of Funds” announced on November 27, 2023 has been determined and MIRAI will execute interest rate swap agreements for a part of long-term loans with floating rates. Details are as follows.

1. Details of Borrowing Funds (Interest Rate)

Lender	Borrowing amount	Interest rate	Term of maturity	Borrowing date	Maturity date
Development Bank of Japan Inc.	1.5 billion yen	1.24375%	7 years	November 30, 2023	November 29, 2030

2. Reason for Executing Interest Rate Swap Agreements

The reason for executing interest rate swaps is to hedge against the interest rate volatility risk by practically fixing the floating rate of long-term loans (total of 2.5 billion yen with maturity of 3 years).

3. Details of Interest Rate Swaps

Lender	Notional principal of loans	Counterparty	Interest rate (Note1)		Commencement	Termination date	Term of swaps
			Fixed rate paid	Floating rate received			
Sumitomo Mitsui Banking Corporation The Bank of Fukuoka, Ltd	2.5 billion yen	Morgan Stanley MUFG Securities Co., Ltd.	0.46160% (Note 2)	JBA three-month Japanese Yen TIBOR	November 30, 2023	November 30, 2026	3 years

(Note 1) The initial interest payment date is set at the end of January 2024, and the subsequent interest payment dates are set at the end of January, April, July and October each year and the termination date (however, if each payment date is not a business day, the following business day, and if the payment day falls in the following month, the immediately preceding business day shall be applied)

(Note 2) Interest rate for the loans is practically fixed at 0.67160% due to the execution of the interest rate swap agreements.

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.

4. 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 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 11/27/2023 “Notice Concerning Borrowing of Funds”

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