

December 15, 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: Kunihiro Ueda, Executive Director, CFO

TEL: +81-3-6632-5960

Notice Concerning Difference between Forecast of Distributions and Determined Amount
for the Fiscal Period Ending October 31, 2023

MIRAI Corporation (hereinafter “MIRAI”) announces that there is a difference of more than 5% between the forecast of distributions for the fiscal period ended October 31, 2023 (the 15th period from May 1, 2023 to October 31, 2023) that were previously published in “(REIT) Financial Report for the Fiscal Period ended April 30, 2023 (The 14th Period)” on June 14, 2023 and the determined amount announced today, and the reasons for this difference, etc. as follows.

1. Details of Difference

Record date for distribution definition: October 31, 2023

	Distributions per unit (including distributions in excess of earnings)	Distributions per unit (excluding distributions in excess of earnings)	Distributions in excess of earnings per unit	Total Distributions
Forecasts (A)	1,150 yen	1,150 yen	-	2,037 million yen
Determined amount (B)	1,215 yen	1,215 yen	-	2,152 million yen
Change in amount (B - A)	65 yen	65 yen	-	115 million yen
Percentage change	5.7%	5.7%	-	5.7%

(Information)

The fiscal period ended October 31, 2023: The number of investment units outstanding as of the end of the period: 1,771,440 units

Net profit per unit: 1,215 yen

2. Reasons for Difference

The reasons are due to higher-than-expected leasing business income and loss, including an improvement in the utilities balance due to lower fuel cost adjustment unit prices.

For details, please refer to the “(REIT) Financial Report for the Fiscal Period ended October 31, 2023 (the 15th Period)” released today.

(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.