

December 22, 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

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Notice Concerning Determination of the Number of Additional Issuance of
New Investment Units through Third-Party Allotment

MIRAI Corporation (hereinafter MIRAI) announces today that it has received the notice concerning the additional issuance of new investment units through a third-party allotment (hereinafter the “Third-Party Allotment”) from the Nomura Securities Co., Ltd. The allottee will subscribe the maximum number of the investment units allowed to issue through the Third-Party Allotment. The issuance of new investment units through the Third-Party Allotment was originally resolved, together with the resolution on the issuance of new investment units by public offering and the secondary offering of investment units by over-allotment, by Board of Directors held on November 14 and 21, 2023.

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|---|---|
| (1) Number of investment units to be issued | : 6,500 units
(Number of investment units scheduled to be issued: 6,500 units) |
| (2) Paid-in amount | : ¥266,038,500 (Issue price: ¥40,929 per unit) |
| (3) Subscription period | : December 25, 2023 (Monday) |
| (4) Payment date | : December 26, 2023 (Tuesday) |
| (5) Allottee | : Nomura Securities Co., Ltd. |

Note: This press release is a document that will be released publicly relating to the issue of new investment units through the Third-Party Allotment of MIRAI and is not prepared for the purpose of solicitation for investment.

<Reference>

1. The issuance of new investment units through the Third-Party Allotment was resolved by Board of Directors held on November 14 and 21, 2023, together with the issuance of new investment units by public offering and the secondary offering of investment units by over-allotment.

For details of the third-party allotment, please refer to “Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units” announced on November 14, 2023 and “Notice Concerning Pricing of the Issuance of New Investment Units and Secondary Offering of Investment Units” announced on November 21, 2023.

2. Changes in the total number of investment units issued due to the Third-Party Allotment

Current total number of investment units outstanding	:	1,900,940 units
Increase in the number of investment units by way of the Third-Party Allotment	:	6,500 units
Total number of investment units outstanding after the Third-Party Allotment	:	1,907,440 units

3. Specific use of the funds to be procured

Net proceeds from the Third-Party Allotment (¥266,038,500) will be retained as cash reserve to fund part of acquisition of specified assets (Note 1) (including “MI Cube Shinsaibashi”) or repayment of loans in the future.

(Note 1) “Specified asset” is subject to Article 2, paragraph (1) of the Act on Investment Trusts and Investment Corporations of Japan.

(Note 2) The proceeds will be deposited with financial institutions until the funds are to be expensed.

(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.

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