

January 25, 2024

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

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

1. Reasons for Borrowing

MIRAI has decided to execute borrowing of 1.0 billion yen as funds for loans to be repaid.

2. Details of New Loan

| Lender | Borrowing amount | Interest rate | Borrowing date | Maturity date | Term of maturity | Interest payment | Remarks |
|------------------|------------------|-------------------------------|----------------------|------------------|---------------------|------------------|----------|
| Mizuho Bank, Ltd | 1.0 billion yen | Base rate (Note 1) +0.340% | January, 31, 2024 | July 31, 2031 | 7 years 6 months | (Note 2) | (Note 3) |

(Note 1) 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/>). MIRAI is planning to fix the interest rates by executing interest swap agreements and will announce the details when they are determined.

(Note 2) 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 3) Unsecured, an unguaranteed, bullet repayment at maturity.

3. Repayment of Loan

| Lender | Borrowing amount | Interest rate | Borrowing date | Repayment date | Term of maturity | Remarks |
|------------------|------------------|---------------|----------------|------------------|-------------------|---------|
| Mizuho Bank, Ltd | 1.0 billion yen | 0.480% | March 1, 2018 | January 31, 2024 | 5 years 11 months | (Note) |

(Note) Unsecured, an unguaranteed, bullet repayment at maturity.

4. Status of Loans, etc. after the Borrowing of Funds and Repayment of Loan

(Unit: million yen)

| | Before | After | Increase/Decrease |
|--|--------|--------|-------------------|
| Short-term borrowings | 500 | 500 | ±0 |
| Long-term borrowings | 84,800 | 84,800 | ±0 |
| Total borrowings | 85,300 | 85,300 | ±0 |
| Investment corporation bonds | 6,200 | 6,200 | ±0 |
| Total of borrowings and investment corporation bonds | 91,500 | 91,500 | ±0 |
| Other interest-bearing debt | - | - | - |
| Total interest-bearing debt | 91,500 | 91,500 | ±0 |
| LTV (based on total asset) (Note) | 49.1% | 49.1% | - |

(Note) LTV (based on total asset) = Total interest-bearing debt * / (Total asset (174,746 million yen) as of October 31, 2023 + amount of equity (total paid-in amount from the public offering and third-party allotment) (5,566 million yen) announced on November 14, 2023 + amount of borrowing announced on November 14, 2023)

* “Total interest-bearing debt” is included the loan announced on November 14, 2023

5. 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 2/26/2018 ”Notice Concerning Borrowing of Funds”