

January 29, 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 Execution of Interest Rate Swap Agreements

MIRAI Corporation (hereinafter “MIRAI”) announces today that it has executed interest rate swap agreements for long-term loans with floating rates, which is stated in the “Notice Concerning Borrowing of Funds” announced on January 25, 2024. Details are as follows.

1. 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 1.0 billion yen with maturity of 7.5 years) .

2. 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			
Mizuho Bank, Ltd	1.0 billion yen	Sumitomo Mitsui Trust Bank, Limited	0.84770% (Note 2)	JBA three-month Japanese Yen TIBOR	January 31, 2024	July 31, 2031	7.5 years

(Note 1) The initial interest payment date is set at the end of April 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 1.18770% due to the execution of the interest rate swap agreements.

3. 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 “3. Investment risks” under “Section 1: Status of the Funds” of “Chapter 1: Information on the Funds” in the securities report submitted on January 26 ,2024.

(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 1/25/2024 “Notice Concerning Borrowing of Funds”