

April 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.

Michio Suganuma, Representative Director, President

Contact: Kunihiro Ueda, Executive Director, CFO

TEL: +81-3-6632-5960

**Notice Concerning Borrowing of Funds (Determination of Interest Rate)**  
**and Execution of Interest Rate Swap Agreement**

MIRAI Corporation (hereinafter “MIRAI”) announces today that interest rate of the loan, which is stated in the “Notice Concerning Borrowing of Funds” announced on April 24, 2024 has been determined and MIRAI will execute an interest rate swap agreement 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
MUFG Bank, Ltd	1.5 billion yen	0.82000%	3 years	April 30, 2024	April 30, 2027

2. Reason for Executing Interest Rate Swap Agreement

The reason for executing an interest rate swap is to hedge against the interest rate volatility risk by practically fixing the floating rate of long-term loans (total of 0.4 billion yen with maturity of 3 years and 1 month).

3. Details of Interest Rate Swap

Lender	Notional principal of loans	Counterparty	Interest rate (Note1)		Commencement	Termination date	Term of swaps
			Fixed rate paid	Floating rate received			
Kansai Mirai Bank, Limited	0.4 billion yen	Sumitomo Mitsui Trust Bank, Limited	0.66345% (Note 2)	JBA three-month Japanese Yen TIBOR	April 30, 2024	May 31, 2027	3 years 1 month

(Note 1) The initial interest payment date is set at the end of July 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 0.82345% due to the execution of the interest rate swap agreements.

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 “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 4/24/2024 “Notice Concerning Borrowing of Funds”