

April 25, 2018

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: Takashi Ueno, Executive Director, CFO

TEL: +81-3-6632-5950

Notice Concerning Introduction of a Unitholder Benefits Program

MIRAI Corporation (hereinafter “MIRAI”) announces today that it has decided to introduce a Unitholder Benefits Program (hereinafter the “Benefits Program”) for a part of the facilities of MI-NARA in time with its grand reopening. With regard to a look of the grand reopening on April 24, 2018, please see attached.

1. Purpose of Introduction  
MIRAI will introduce the Benefits Program to increase unitholders’ profits, expand the unitholder base, and deepen unitholders’ understanding of owned properties.
2. Eligible Unitholders  
Unitholders who are listed or recorded on Unitholders’ Registry of MIRAI as of April 30, 2018 (base date). The last trading day with rights at the Tokyo Stock Exchange is scheduled to be April 24, 2018.
3. Details of the Benefits Program  
A Special Complimentary Ticket (hereinafter “Complimentary Ticket”) for “Nara Saito”, an amusement park planned to open in MI-NARA, will be sent to eligible unitholders in the middle of July 2018 (plan). Details of the Complimentary Ticket are described below. Under the Benefits Program, one Complimentary Ticket will be sent per one unitholder.

Applicable Properties	Contents	Valid Period
Nara Sight (Amusement park in MI-NARA)	Admission fee will be discounted to ¥500 for any visitor. (Regular fees) Adult: ¥1,000 Child/ Senior Citizen/ Disabled Person: ¥700	Until March 31, 2019

## <Overview of Nara sight>

It is one of the largest-scale indoor amusement parks in Kansai area. It includes permanently-installed Gold Fish (“Kingyo”) Muserm and NINJUKU\*, a ninja castle, and a space for Japanese festival stalls, which are designed to create a festive atmosphere in the overall facility.

(As of the reopening day)



\*NINJUKU is a ninja house where visitors are supposed to fulfill their missions. It is a completely new type of ninja house, which gives missions such as hiding, fighting, and solving mysteries, in addition to common gimmicks and training experience. It is planned and supervised by OBAKEN, a company which organizes various haunted houses and horror events in Japan and other countries.



<http://obakensan.com/>

### \*Notes for Complimentary Ticket users

- One Complimentary Ticket may be used by up to 5 persons.
- Please note that the Complimentary Ticket may not be used in combination with any other discount ticket.
- Please use the Complimentary Ticket when you enter the amusement park.
- While the Complimentary Ticket shall be used by the unitholder and their accompanying persons, in principle, it may also be used in other persons.
- Please note that the Complimentary Ticket will not be reissued in the case of its theft, loss, or the similar event.
- For details of the amusement park’s operations, please contact Yamaki Co., Ltd., which operates the park.

### 4. Cost Coverage

MIRAI will bear the cost related to operation of the Benefits Program such as fee for the printing of Complimentary Tickets and the notices to unitholders.

### 5. Personal Information Protection

MIRAI will not obtain any personal information by the Benefits Program.

### 6. Other

Implementation, details, etc. of the Benefits Program are subject to change.

### 7. Contact for Inquiries on the Benefits Program

Mitsui Bussan & IDERA Partners Co., Ltd. (TEL: +81-3-6632-5950)

### 8. Future Outlook

The cost burden of the introduction of the Benefits Program is minor. Accordingly, the forecasts for the fiscal period ending April 2018 (the 4<sup>th</sup> period) and the fiscal period ending October 2018 (the 5<sup>th</sup> period), which were announced officially in the “(REIT) Financial Report for the Fiscal Period ended October 31, 2017” dated December 11, 2017, remain unchanged.

(End)

\* Homepage address for MIRAI: <http://3476.jp/en>

※ Website of MI-NARA: <http://www.mina-ra.com/>

((QR code of teaser site))



**This press release is 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**

(Attachment)

The inside of MI-NARA as of the reopening day (April 24, 2018)

KOHYO (Supermarket)



Seria (Hundred-yen store)



Miyawaki Shoten (Bookstore)



EDION (Consumer electronics)



Issai Gassai (Amusement)



Nara Sight (Amusement)

