

February 28, 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.

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Notice Concerning Completion of Property Acquisition and Partial Disposition
(Nippo Hommachi Building / Shinagawa Seaside Parktower)

MIRAI Corporation (hereinafter “MIRAI”) announces today that it has completed the acquisition (Nippo Hommachi Building) and partial disposition (Shinagawa Seaside Parktower: quasi-co-ownership of 36.6%) announced in “Notice Concerning Acquisition and Start of Lease / Partial Disposition and Lease Cancellation of Real Estate Trust Beneficiaries in Japan” dated October 23, 2017.

1. Details of Acquisition and Partial Disposition

	Asset Category/ Asset Type (Note 1)		Name	Location	Acquisition/ Disposition Price
					(million yen) (Note 2)
Acquisition	Core Asset	Office	Nippo Hommachi Building	Osaka, Osaka	1,465
Disposition	Core Asset	Office	Shinagawa Seaside Parktower (36.6% quasi-co-ownership)	Shinagawa-ku, Tokyo	12,004

(Note1) “Asset Type” is a classification based on the usage of assets.

(Note2) “Acquisition/ Disposition Price” is the purchase and sales value of each asset stated in the sale and purchase agreement of each asset. The purchase and sales value does not include national or local consumption tax or expenses necessary for the acquisition / disposition, and it is rounded down to the nearest million yen.

2. Quasi-Co-Owner of Tokyo Front Terrace

MIRAI has completed acquisition of Tokyo Front Terrace (quasi-co-ownership of 50.2%) on October 26, 2017. The remainder of co-ownership (quasi-co-ownership of 49.8%) which was owned by JA Mitsui Leasing Tatemono Co., Ltd. was transferred today to Mitsui & Co., Private REIT Inc. as announced in “Notice Concerning Acquisition and Start of Lease / Partial Disposition and Lease Cancellation of Real Estate Trust Beneficiaries in Japan” dated October 23, 2017.

(Reference) Quasi-Co-Ownership after Completion of Transfer of Interest

Name	Before	After
Shinagawa Seaside Parktower	MIRAI : 100%	MIRAI : 63.4% Mitsui & Co., Private REIT Inc. : 36.6%
Tokyo Front Terrace	MIRAI : 50.2% JA Mitsui Leasing Tatemono Co., Ltd. : 49.8%	MIRAI : 50.2% Mitsui & Co., Private REIT Inc. : 49.8%

(End)

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

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.

(Reference press release, etc.)

Dated 10/23/2017 "Notice Concerning Acquisition and Start of Lease / Partial Disposition and Lease Cancellation of Real Estate Trust Beneficiaries in Japan"

Dated 10/26/2017 "Notice Concerning Completion of Property Acquisition"

Dated 2/9/2018 "Notice Concerning Acquisition and Start of Lease / Partial Disposition and Lease Cancellation of Real Estate Trust Beneficiaries in Japan (follow-up report)"

Dated 2/14/2018 "Notice Concerning Acquisition and Start of Lease / Partial Disposition and Lease Cancellation of Real Estate Trust Beneficiaries in Japan (follow-up report)"