

May 16, 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 Pricing of the Issuance of New Investment Units  
and Secondary Offering of Investment Units

MIRAI Corporation (hereinafter “MIRAI”) announces that it has decided on the issue price and the selling price, etc., at its Board of Directors’ meeting held today in association with the issuing of new investment units and the secondary offering of investment units as resolved at its Board of Directors’ meeting held on May 8, 2018. Details are as follows.

1. Issue of new investment units (public offering)

- (1) Paid-in amount : ¥170,791 per unit
- (2) Total paid-in amount : ¥7,395,250,300
- (3) Issue price : ¥176,962 per unit  
(offer price)
- (4) Total amount of issue value : ¥7,662,454,600  
(offer price)
- (5) Subscription period : From May 17 (Thursday), 2018 to May 18(Friday), 2018
- (6) Payment date : May 23 (Wednesday), 2018
- (7) Settlement date : May 24 (Thursday), 2018

(Note) The underwriters will purchase and underwrite investment units at the amount of net proceeds and offer them to the public at the issue price.

2. Secondary offering of Investment Units by over-allotment

- (1) Number of investment units : 2,160 units  
to be offered
- (2) Selling price : ¥176,962 per unit
- (3) Total selling price : ¥382,237,920
- (4) Subscription period : From May 17 (Thursday), 2018 to May 18 (Friday), 2018
- (5) Settlement date : May 24 (Thursday), 2018

Note: This press release is a document that will be released publicly relating to the issue of new investment units of MIRAI and the sale of investment units and is not prepared for the purpose of solicitation for investment. Before initiating investments, MIRAI asks investors to ensure that they refer to the prospectus for the issuance of new investment units and the secondary offering of investment units and amendments thereto prepared by MIRAI, and that they undertake investment at their own discretion and responsibility.

3. Issue of new Investment Units through a third-party allotment

- (1) Paid-in amount : ¥170,791 per unit  
 (2) Total paid-in amount : ¥368,908,560  
 (upper limit)  
 (3) Subscription period : June 11 (Monday), 2018  
 (Subscription date)  
 (4) Payment date : June 12 (Tuesday), 2018

(Note) If an application is not made for investment units by the subscription period (Subscription date) stated in (3) above, the issue of the investment units will be terminated.

(Reference)

1. Calculation of Issue price and Selling price

(1) Calculation reference date and the investment unit price on the date	May 16 (Wednesday), 2018	¥181,500
(2) Discount rate	<u>2.50%</u>	

2. Syndicated cover transaction

From May 19 (Saturday), 2018 to June 5 (Tuesday), 2018

3. Specific use of the funds to be procured

Net proceeds from the public offering (¥7,395,250,300) will be used to fund part of the acquisition of “MI Terrace Nagoya Fushimi” which is a specified asset (Note 1) to be acquired listed in the press release “Notice Concerning Acquisition of Real Estate Trust Beneficiaries in Japan (“MI Terrace Nagoya-Fushimi” and “Hotel Wing International Select Ueno/Okachimachi”)” dated May 8, 2018. In case where residual cash occurs, such the cash will be retained with net proceeds from Third-Party Allotment Option (¥368,908,560) resolved on the same day of the resolution for the public offering as cash reserve to fund part of acquisition of specified assets or repayment of loans in the future.

(Note 1) “specified asset” is subject to Article 2, paragraph (1) of the Act on Investment Trusts and Investment Corporations of Japan

(Note 2) The proceeds will be deposited with financial institutions until the funds are paid out.

(End)

\* URL: <http://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.**

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