

October 24, 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 October 16, 2018. Details are as follows.

1. Issue of new investment units (public offering)

- (1) Paid-in amount : ¥167,581 per unit
- (2) Total paid-in amount : ¥8,965,583,500
- (3) Issue price : ¥173,452 per unit  
(offer price)
- (4) Total amount of issue value : ¥9,279,682,000  
(offer price)
- (5) Subscription period : From October 25, 2018 (Thursday) to October 26, 2018 (Friday)
- (6) Payment date : November 1, 2018 (Thursday)
- (7) Settlement date : November 2, 2018 (Friday)

(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 to : 2,700 units  
be offered
- (2) Selling price : ¥173,452 per unit
- (3) Total selling price : ¥468,320,400
- (4) Subscription period : From October 25, 2018 (Thursday) to October 26, 2018 (Friday)
- (5) Settlement date : November 2, 2018 (Friday)

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

- (1) Paid-in amount : ¥167,581 per unit
- (2) Total paid-in amount : ¥452,468,700  
(Upper limit)
- (3) Subscription period : November 26, 2018(Monday)  
(Subscription date)
- (4) Payment date : November 27, 2018(Tuesday)

(Note) The issue of Investment Units for which no subscription is submitted by the subscription period stated in (3) above will be cancelled.

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.

(Reference)

1. Calculation of Issue price and Selling price

(1) Calculation reference date and the investment unit price on the date	October 24, 2018 (Wednesday)	¥183,500
(2) Discount rate (Note)	2.50%	

(Note) Discount rate is calculated by subtracting planned distribution per unit of 5,600 yen from the closing price of the investment units of MIRAI on the calculation reference date.

2. Syndicated cover transaction

From October 27, 2018 (Saturday) to November 19, 2018 (Monday)

3. Specific use of the funds to be procured

Net proceeds to be procured from the public offering (¥8,965,583,500) will be used to fund part of the acquisition of specified assets to be acquired listed in the press release in “Notice Concerning Acquisition and Lease of Real Estate Trust Beneficiaries in Japan (“Smile Hotel Naha City Resort”, “Smile Hotel Hakataeki-Mae”, “Smile Hotel Nagoya-Sakae”, “Hotel WBF Yodoyabashi-Minami” and “Rokko Island DC”)” dated October 16, 2018. In case there are any cash remaining, such the cash will be retained along with net proceeds from the Third-Party Allotment Option (¥452,468,700) 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 to be expended.

(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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