

April 25, 2017

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 Borrowing of Funds and Repayment of Loans before Due Date

MIRAI Corporation (hereinafter “MIRAI”) announces that it has decided to borrow of funds and repay loans before due date. Details are as follows.

1. Reason of Borrowing of Funds and Repayment

MIRAI has decided to repay existing short-term floating interest loan by borrowings new funds (long-term fixed interest loans) for the purpose to lengthen the borrowing periods, to fix the interest and diversify the debt maturity.

2. Details of the Borrowing of Funds

Lender	Borrowing amount	Interest rate	Borrowing date	Maturity date	Term of Maturity	Interest payment date	Remarks
Mizuho Trust & Banking Co., Ltd	2,000 million yen	Fixed rate (Note 1)	April 28, 2017	April 30, 2024	7 years	(Note 2)	(Note 3)

(Note 1) The applicable interest rate will be decided and noticed on April 26, 2017.

(Note 2) The initial interest payment date is set at the end of October 2017, and the subsequent interest payment dates are set at the end of April and October each year and the maturity date of the principal (however, if the relevant day is not a business day, the following business day shall be applied, and if the relevant day is in the following month, the immediately preceding business day in the same month shall be applied).

(Note 3) Unsecured and unguaranteed, bullet repayment at maturity.

3. Details of Loan to be repaid

Lender	Borrowing amount	Interest rate	Borrowing date	Maturity date	Term of Maturity	Interest payment date	Remarks
Mizuho Bank, Ltd	2,000 million yen	0.160% (Note 1)	December 16, 2016	April 28, 2017 (Note 2)	1 years (Note 2)	-	(Note 3)

(Note 1) As of April 25, 2017

(Note 2) Original maturity date is November 30, 2017.

(Note 3) Unsecured and unguaranteed, bullet repayment at maturity.

4. Status of Loans, etc. after the Borrowing of Funds

(Unit: million yen)

	Before	After	Increase/ Decrease
Short-term borrowings	9,000	7,000	(2,000)
Long-term borrowings	42,000	44,000	2,000
Total borrowings	51,000	51,000	±0
Investment corporation bonds	—	—	—
Total of borrowings and investment corporation bonds	51,000	51,000	±0
Other interest-bearing debt	—	—	—
Total interest-bearing debt	51,000	51,000	±0

5. Other matters necessary for investors to appropriately understand and assess the information provided

The risks involved in the debt repayment, etc. concerned will remain unchanged from the description in “3 Investment Risks” under “Section 1 Status of the Funds” of “Chapter 1 Information on the Fund” in the securities report submitted on January 30, 2017.

(End)

* Homepage address for MIRAI: <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.