

February 14, 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

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Notice Concerning Repayment of Loans before Due Date

MIRAI Corporation (hereinafter “MIRAI”) announces that it has decided to repay loans before due date. Please find the details below.

1. Reason of repayment

MIRAI Corporation (hereinafter “MIRAI”) announces that it will complete repayment of 10.0 billion yen short-term loan prior to its due date as the transfer date of interest in “Shinagawa Seaside Parktower” (36.6% quasi-co-ownership) has been finalized as previously announced in “Notice Concerning Acquisition and Start of Lease / Partial Disposition and Lease Cancellation of Real Estate Trust Beneficiaies in Japan” dated February 14, 2018.

2. Details of loan to be repaid

Lender	Borrowing Amount	Repayment Amount	Interest Rate	Borrowing Date	Maturity Date	Term of Maturity	Interest Payment Date	Remarks
Sumitomo Mitsui Banking Corporation	10 billion yen	10 billion yen	0.18545% (Note 1)	October 26, 2017	February 28, 2018 (Note 2)	6 months	-	(Note 3)

(Note 1) As of February 14, 2018

(Note 2) Original maturity date is April 26, 2018

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

3. Status of loans payable, etc. after the repayment

(Unit: million yen)

	Before	After	Increase/ Decrease
Short-term borrowings	10,000	—	(10,000)
Long-term borrowings	54,000	54,000	±0
Total borrowings	64,000	54,000	(10,000)
Investment corporation bonds	—	—	—
Total of borrowings and investment corporation bonds	64,000	54,000	(10,000)
Other interest-bearing debt	—	—	—
Total interest-bearing debt	64,000	54,000	(10,000)

4. 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 31, 2018.

(End)

* MIRAI Corporation’s website: <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.

(Reference press release, etc.)

Dated 10/23/2017 “Notice Concerning Borrowing of Funds and Repayment of Loans before Due Date”