

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 Acquisition and Start of Lease /Partial Disposition and Lease Cancellation of Real Estate Trust Beneficiaries in Japan (Follow-up Report: Shinagawa Seaside Parktower)

MIRAI Corporation (hereinafter “MIRAI”) announces today that it has decided the disposition date and the buyer of Shinagawa Seaside Parktower (36.6% quasi-co-ownership) described in “Notice Concerning Acquisition and Start of Lease/ Partial Disposition and Lease Cancellation of Real Estate Trust Beneficiaries in Japan” announced on October 23, 2017.

Overview of the Disposition

Name	Agreement Date	Disposition Date	Buyer	Disposition Price (A) (million yen)	Assumed Book Value (B) (million yen)	Difference between (A) and (B) (million yen)
Shinagawa Seaside Parktower (36.6% quasi-co-ownership)	October 26, 2017	February 28, 2018 (Note 1)	Mitsui & Co., Private REIT Inc. (Note 2)	12,004	11,753	251

(Note 1) Original date is end of February 2018 or the date agreed separately.

(Note 2) The position of the buyer is to be transferred from GK SS2 (Limited Liability Company), the original buyer, to Mitsui & Co., Private REIT Inc., a private REIT established by Mitsui & Co., Realty Management Ltd. (hereinafter “MBRM”), on February 28, 2018, which is the expected date of disposition of interest.

Overview of buyer

Name	Mitsui & Co., Private REIT Inc.
Address	3-2-1, Nishi-Kanda, Chiyoda-ku, Tokyo
Representative	Executive Director, Takashi Oya
Business Description	Private REIT
Stated Capital	Not disclosed (Note)
Date of Establishment	December 19, 2017
Net Assets	Not disclosed (Note)
Total Assets	Not disclosed (Note)
Contributors	Not disclosed (Note)
Relationships between the company and MIRAI and the Asset Manager	
Capital	There is no capital relationship to state between the company and MIRAI and the Asset Manager.
Personnel	There is no personnel relationship to state between the company and MIRAI and the Asset Manager.
Business	There is no business relationship to state between the company and MIRAI and the Asset Manager.
Relevance to related party	The company does not fall under a related party of MIRAI and the Asset Manager. However, it has entered into a discretionary investment contract with Mitsui & Co., Realty Management Ltd. which is a 100% subsidiary of Mitsui & Co. Asset Management Holdings LTD, a major shareholder of the Asset Manager. It is therefore deemed to be a related party under the internal related party transaction rule of the Asset Manager.

(Note) Not disclosed due to the absence of an assignee's consent.

(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.

(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"