

October 27, 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.

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### **Notice Concerning Setting of Interest Rate Swaps**

MIRAI Corporation (hereinafter “MIRAI”) announces today that it has set interest rate swaps for long-term loans in floating rates, which are stated in the “Notice Concerning Borrowing of Funds and Repayment of Loans before Due Date” announced on October 23, 2017. Details are as follows.

1. Reasons for the Setting of Interest Rate Swaps

The reason for the setting of interest rate swaps is to avoid the interest volatility risk by practically fixing the floating rates of long-term loans (a total of 5.0 billion yen), which was announced in the “Notice Concerning Borrowing of Funds and Repayment of Loans before Due Date” announced on October 23, 2017.

2. Details of Interest Rate Swaps

Lender	Notional principal of loans	Counterparty	Interest rate (Note 1)		Commencement date	Termination date	Term of swaps
			Fixed rate paid	Floating rate received			
Sumitomo Mitsui Banking Corporation/ The Bank of Fukuoka	5.0 billion yen	Morgan Stanley MUFG Securities Co., Ltd.	0.30750% (Note 2)	JBA three-month Japanese Yen TIBOR	October 31, 2017	October 29, 2027	10 years

(Note 1) The initial interest payment date is set at the end of January 2018, and the subsequent interest payment dates are set at the end of January, April, July and October each year and the termination date (however, if the relevant day is not a business day, the following business day, and if the relevant day is in the following month, the immediately preceding business day)

(Note 2) Interest rate for the loans is practically fixed at 0.72750% due to the setting of the interest rate swap.

3. Other Matters Required for Investors to Understand and Assess the Information Provided Appropriately

The risks associated with the repayment of the Borrowing, etc. remain unchanged from the description in “3. Investment Risks” under “Section 1: Status of the Funds” of “Chapter 1: Information on the Funds” in the securities report submitted on July 28, 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.**

(Reference press release, etc.)

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