

July 27, 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 Borrowing of Funds

MIRAI Corporation (hereinafter “MIRAI”) announces that it has decided to borrow of funds. Details are as follows.

#### 1. Reason for Borrowing

MIRAI announces that it has decided to execute borrowing of total 1.7 billion yen as fund for acquisition of real estate beneficiary interest and part of expenses pertaining to the acquisition as announced in “Notice Concerning Acquisition of Real Estate Trust Beneficiaries in Japan (“Orico Hakataeki Minami Building”)” dated today.

#### 2. Details of Loan

| Lender                           | Borrowing amount | Interest rate | Borrowing date | Maturity date | Term of Maturity | Interest payment | Remarks  |
|----------------------------------|------------------|---------------|----------------|---------------|------------------|------------------|----------|
| Mizuho Trust & Banking Co., Ltd. | 1.7 billion yen  | 0.62000%      | August 1, 2018 | July 31, 2028 | 10 years         | (Note 1)         | (Note 2) |

(Note 1) The initial interest payment date is set at the end of October 2018 and subsequent interest payment dates are set at the end of April and October each year and on the principal maturity date (if each payment date is not a business day, the following business day, and if the payment date falls in the following month, the immediately preceding business day shall be applied).

(Note 2) Unsecured an unguaranteed, bullet repayment at maturity.

### 3. Status of Loans, etc. after the Borrowing of Funds

(Unit: million yen)

|  | Before | After  | Increase/ Decrease |
|--|--------|--------|--------------------|
| Short-term borrowings                                | -      | -      | -                  |
| Long-term borrowings                                 | 61,500 | 63,200 | +1,700             |
| Total borrowings                                     | 61,500 | 63,200 | +1,700             |
| Investment corporation bonds                         | 1,000  | 1,000  | ±0                 |
| Total of borrowings and investment corporation bonds | 62,500 | 64,200 | +1,700             |
| Other interest-bearing debt                          | -      | -      | -                  |
| Total interest-bearing debt                          | 62,500 | 64,200 | +1,700             |
| LTV (based on total assets) (Note)                   | 48.2%  | 48.9%  | +0.7%              |

(Note) LTV (based on total asset) = Total interest-bearing debt / Total asset.

Total asset before the execution of above borrowing is 129,628 million yen which is the sum of 1) total asset as of end of April 2018 (4th fiscal period) and 2) total acquisition price of “Hotel Wing International Select Ueno/Okachimachi” and “MI Terrace Nagoya-Fushimi”, total asset after the execution of above borrowing is 131,308 million yen which is the sum of 1) total asset before the execution of above borrowing and 2) total acquisition price of “Orico Hakataeki Minami Building”.

4. Other Matters Required for Investors to Understand and Assess the Information Provided Appropriately  
The risks of associated with the repayment of the Borrowing, etc. remain unchanged from the description in “Section 2 Supplementary information, Part 2 Additional information for supplementary documents, 6 Investment risk” of the shelf registration supplements on July 19, 2018.

(End)

\* URL: <http://3476.jp/en>

**This press release is 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 7/27/2018 “Notice Concerning Acquisition of Real Estate Trust Beneficiaries in Japan (“Orico Hakataeki Minami Building”)