

February 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 (Interest Rate) and Execution of Interest Rate Swap Agreements

MIRAI Corporation (hereinafter “MIRAI”) announces today that interest rate of the loan announced on February 26, 2018 has been set and MIRAI will execute interest rate swap agreements for long-term loans with floating rates. Details are as follows.

1. Details of Borrowing of Funds (Interest Rate)

Lender	Borrowing amount	Interest rate	Term of maturity	Borrowing date	Maturity date
Mizuho Bank, Ltd	1.0 billion yen	0.48000%	5 years 11months	March 1, 2018	January 31, 2024

2. Reason for executing Interest Rate Swap Agreements

The reason of for executing interest rate swaps is to hedge against the interest rate volatility risk by practically fixing the floating rate of long-term loans (total of 1.5 billion-yen, with maturity of 7 years 11months).

3. Details of Interest Rate Swaps

Lender	Notional principal of loans	Counterparty	Interest rate(Note1)		Commencement	Termination date	Term of swaps
			Fixed rate paid	Floating rate received			
Shinsei Bank, Limited	1.0 billion yen	Nomura Securities Co., Ltd.	0.24350% (Note 2)	JBA three-month Japanese Yen TIBOR	March 1, 2018	January 30, 2026	7 years 11months
Resona Bank, Limited	0.5 billion yen						

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

(Note 2) Interest rate for the loans is practically fixed at 0.57350% due to the execution of the interest rate swap agreements.

4. 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 January 31, 2018.

(End)

* Homepage address for MIRAI: <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 2/26/2018 “Notice Concerning Borrowing of Funds”