

October 23, 2017

For Immediate Release

Real Estate Investment Trust:

MIRAI Corporation

Michio Suganuma, Executive Director

(Securities Code: 3476)

Asset Management Company:

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Notice Concerning Borrowing of Funds and Repayment of Loans before Due Date

Mirai Corporation (hereinafter “MIRAI”) announces that it has decided to borrow funds (hereinafter “Borrowing”) and repay current loans (hereinafter “Repayment”). Details are as follows.

1. Reasons for Borrowing and Repayment

MIRAI will take out new loans of 15.0 billion yen in total in order to provide for a portion of the funds for acquiring real estate trust beneficiary rights and their related acquisition expenses, which are stated in the “Notice Concerning Acquisition and Start of Lease/Partial Transfer and Lease Cancellation of Real Estate Trust Beneficiaries in Japan” announced on October 23, 2017.

Also, to fix interest-bearing debt in the long term and diversify repayment dates, MIRAI will take out a long-term loan of 5.0 billion yen with a fixed interest rate and repay a short-term loan of 5.0 billion yen with a variable interest rate before its due date.

2. Details of Borrowing

Lender	Amount borrowed	Interest rate	Borrowing date	Maturity date	Period	Interest payment date	Remarks
Resona Bank, Limited	1.0 billion yen	Base rate (Note 1) +0.420%	October 26, 2017	July 30, 2027	9 years and 9 months	(Note 4)	(Note 6) (Note 7)
Sumitomo Mitsui Trust Bank, Limited Shinsei Bank, Limited	3.0 billion yen	Base rate (Note 1) +0.330%		July 31, 2025	7 years and 9 months		
The Nanto Bank, Ltd.	1.0 billion yen						
Sumitomo Mitsui Banking Corporation	10.0 billion yen	Base rate (Note 2) +0.130%		April 26, 2018	6 months (Note 3)	(Note 5)	
Sumitomo Mitsui Banking Corporation The Bank of Fukuoka	5.0 billion yen	Base rate (Note 1) +0.420%	October 31, 2017	October 29, 2017	10 years	(Note 4)	(Note 6) (Note 8)

- (Note 1) The base rates are three-month Japanese yen TIBOR rates published by the TIBOR Administration of the Japanese Bankers Association (JBA) (if there is no period corresponding to the interest period concerned, an interest rate specified in the loan agreement). For fluctuations in JBA Japanese yen TIBOR rates, which are base rates, please check the website of the JBA TIBOR Administration (<http://www.jbatibor.or.jp/rate/>). We are planning to fix the interest rates by concluding interest swap contracts and will therefore announce the details when they are determined.
- (Note 2) The base rates are one-month Japanese yen TIBOR rates published by the TIBOR Administration of the Japanese Bankers Association (JBA) (if there is no period corresponding to the interest period concerned, an interest rate specified in the loan agreement). For fluctuations in JBA Japanese yen TIBOR rates, which are base rates, please check the website of the JBA TIBOR Administration (<http://www.jbatibor.or.jp/rate/>).
- (Note 3) This will be repaid with the proceeds from the transfer of Shinagawa Seaside Park Tower (quasi-co-ownership 36.6%) announced in the “Notice Concerning Acquisition and Start of Lease/Partial Transfer and Lease Cancellation of Real Estate Trust Beneficiaries in Japan” released on October 23, 2017.
- (Note 4) The interest shall initially be paid at the end of January 2018 and then at the end of every January, April, July and October, as well as on the principal maturity date (however, if the date concerned is not a business day, the following business day, and if the date concerned falls in the next month, the business day immediately before the date concerned shall be applied).
- (Note 5) The interest shall initially be paid at the end of November 2017 and then at the end of every month, as well as on the principal maturity date (however, if the date concerned is not a business day, the following business day, and if the date concerned falls in the next month, the business day immediately before the date concerned shall be applied).
- (Note 6) Unsecured, unguaranteed and repaid in full by the due date
- (Note 7) This will be provided for a portion of the funds for acquiring real estate trust beneficiary rights and their related acquisition expenses stated in the “Notice Concerning Acquisition and Start of Lease/Partial Transfer and Lease Cancellation of Real Estate Trust Beneficiaries in Japan” announced on October 23, 2017.
- (Note 8) This will be provided for the repayment of a 5-billion-yen short-term loan with a variable interest rate stated in “3. Details of Repayment Before Due Date” below.

3. Details of Repayment Before Due Date

Lender	Amount borrowed	Interest rate	Borrowing date	Maturity date	Period	Interest payment date	Remarks
Sumitomo Mitsui Banking Corporation	5.0 billion yen	0.160% (Note 1)	December 16, 2016	October 31, 2017 (Note 2)	1 year (Note 2)	-	(Note 3)

(Note 1) As of October 23, 2017

(Note 2) The original repayment date was November 30, 2017.

(Note 3) Unsecured, unguaranteed and repaid in full by the due date

(Note 4) For funds for repayment, see “2. Details of Borrowing” above.

4. Status of Loans, etc. after Borrowing and Repayment

(Unit: million yen)

	Before Borrowing and Repayment A	After Borrowing and Repayment B	Increase/Decrease B-A	After Repayment of Short-term Loans (Note) C	Increase/Decrease C-A
Short-term loans	5,000	10,000	+5,000	-	(5,000)
Long-term loans	44,000	54,000	+10,000	54,000	+10,000
Total loans	49,000	64,000	+15,000	54,000	+5,000
Investment corporation bonds	-	-	-	-	-
Total of loans and investment corporation bonds	49,000	64,000	+15,000	54,000	+5,000
Other interest-bearing debt	-	-	-	-	-
Total interest-bearing debt	49,000	64,000	+15,000	54,000	+5,000

(Note) The above figures are as of the date when a short-term loan of 10 billion yen is repaid with the proceeds from the transfer of Shinagawa Seaside Park Tower (quasi-co-ownership 36.6%).

5. 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 12/16/2016 “Notice Concerning Borrowing of Funds and Setting of Interest Rate Swaps”

Dated 10/23/2017 “Notice Concerning Acquisition and Start of Lease/Partial Transfer and Lease Cancellation of Real Estate Trust Beneficiaries in Japan”

Dated 11/10/2017 “Progress of Mid-Term Management Plan - Supplementary Material for the Press Release Dated October 23 and November 1, 2017 -”