

October 26, 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 Completion of Property Acquisition

MIRAI Corporation (hereinafter “MIRAI”) announces today that it has completed the acquisition of the following two properties described in “Notice Concerning Acquisition and Start of Lease/Partial Transfer and Lease Cancellation of Real Estate Trust Beneficiaries in Japan” announced on October 23, 2017.

#### Details

Asset Category/Asset Type (Note 1)		Name	Location	Acquisition Price (million yen) (Note 2)
Core Asset	Office	Tokyo Front Terrace (50.2% quasi-co-ownership) (Note 3)	Shinagawa-ku, Tokyo	10,592
Growth Asset (Core-plus)	Retail	Nara Heijo Plaza (temporary name)	Nara, Nara	4,100 (Note 4)
			Total	14,692

(Note 1) “Asset Type” is a classification based on the usage of assets.

(Note 2) For “Acquisition Price,” the trading value of each acquired asset stated in the sale and purchase agreement of each asset is stated. The trading value does not include consumption tax, local consumption tax or expenses required for the acquisition, and it is rounded off to the nearest million yen.

(Note 3) This property is jointly acquired with JA Mitsui Leasing Tatemono Co., Ltd. (hereinafter “JA Mitsui Leasing Tatemono”). MIRAI acquired 50.2% of the quasi-co-ownership interest, and JA Mitsui Leasing Tatemono acquired the residual interest (49.8%) (hereinafter “residual quasi-co-ownership interest”). In principle, after the composition of the private REIT, which Mitsui & Co., Realty Management Ltd. (hereinafter “MBRM”) is considering, JA Mitsui Leasing Tatemono will transfer the residual quasi-co-ownership interest to the private REIT. MIRAI regards this acquisition as a joint acquisition with the Mitsui & Co. Group (Note 5).

(Note 4) The acquisition price of this property is 4,100 million yen. However, an additional investment is planned for the renovation of the facility after the acquisition by MIRAI, and the total investment including the additional investment is scheduled to be 5,050 million yen.

(Note 5) “Mitsui & Co. Group” means a corporate group comprised of Mitsui & Co., Ltd. (headquarters location: Chiyoda-ku, Tokyo; hereinafter “Mitsui & Co.”) and consolidated subsidiaries and affiliated companies accounted for by the equity method of Mitsui & Co. The same shall apply below.

(End)

\* Homepage address for MIRAI: <http://3476.jp/en>

\* The properties introduction video: [https://www.youtube.com/watch?time\\_continue=2&v=7IASgfsI4tc](https://www.youtube.com/watch?time_continue=2&v=7IASgfsI4tc)

**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 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 -”