

March 1, 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.

Michio Suganuma, Representative Director, President

Contact: Takashi Ueno, Executive Director, CFO

TEL: +81-3-6632-5950

Notice Concerning Change in Tenants (Shinjuku Eastside Square)

MIRAI Corporation (hereinafter “MIRAI”) announces that the new lease contract of a tenant in the property it owns has been decided as described below. The impact of this change of MIRAI will be extremely minor. However, we are disclosing it in a timely manner because the estimated amounts of increase in operating revenue, ordinary profit and net profit associated with this change will fall under the disclosure standards stipulated in the Securities Listing Regulations, since there is no record of the asset management in the portfolio in the fiscal period ended October 31, 2016 (the 1st period), which is the immediately preceding fiscal period of MIRAI.

1. Overview of the change in tenant (new lease contract)

Property Name	Shinjuku Eastside Square
Tenant	Not disclosed (Note 1)
Leased area	357.24 m ² (Note 2)
Ratio to total rentable area of the property	0.3% (as of January 1, 2017) (Note 3)
Ratio to total rentable area owned by MIRAI	0.0% (as of January 1, 2017)
Monthly rent	Not disclosed (Note 1)
Tenant leasehold and security deposits	Not disclosed (Note 1)
Scheduled commencement date of lease	April 1, 2017

(Note 1) Not disclosed, for unable to obtain the tenant’s consent.

(Note 2) The percentage of co-ownership interest that constitutes the trust pertaining to trust beneficial interests in this property is 10%, and MIRAI owns a quasi-co-ownership interest of 50% of this percentage. The value equivalent to the ownership ratio (5%) of MIRAI is 17.86 m².

(Note 3) The occupancy rate of this property as of today is 100%, and this change is based on the conclusion of a new lease contract for the leased area of the tenant who will vacate at the end of March 2017 (estimated occupancy rate after this change: 100%).

2. Reasons for making the timely disclosure

We are making the timely disclosure because this change will fall under the following standards based on Item 1-b of Article 1213, Paragraph 3 of the Securities Listing Regulations and Item 17 of Article 1229, Paragraph 1 of the Enforcement Rules for Securities Listing Regulations.

- (1) The estimated amount of increase in operating revenue resulting from the lease in any of the fiscal periods that begins within three years from the date of commencement of the fiscal period in which the scheduled date of the lease occurs is at least an amount equivalent to 5% of operating revenue in the immediately preceding fiscal period.
- (2) The estimated amount of increase or decrease in ordinary profit resulting from the lease in any of the fiscal periods that begins within three years from the date of commencement of the fiscal period in which the scheduled date of the lease occurs is at least an amount equivalent to 30% of ordinary profit in the immediately preceding fiscal period.
- (3) The estimated amount of increase or decrease in net profit in any of the fiscal periods that begins within three years from the date of commencement of the fiscal period in which the scheduled date of the lease occurs is at least an amount equivalent to 30% of net profit in the immediately preceding fiscal period.

This change falls under the disclosure standards above, given that there is no record of the asset management in the portfolio in the fiscal period ended October 31, 2016 (the 1st period), which is the immediately preceding fiscal period of MIRAI, and that operating revenue, ordinary profit and net profit are as described below. However, it is a minor change in the tenant that will not fall under the disclosure standards if it is compared to the expected values in the fiscal period ending April 30, 2017 (the 2nd period) and the fiscal period ending October 31, 2017 (the 3rd period).

Operating revenue	—
Ordinary profit	- 78 million yen
Net profit	- 78 million yen

3. Future outlook

This change will have no impact in the fiscal period ending April 30, 2017 (the 2nd period) and the fiscal period ending October 31, 2017 (the 3rd period).

(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.