

October 30, 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 (Determination of Interest Rate)  
and Execution of Interest Rate Swap Agreements**

MIRAI Corporation (hereinafter “MIRAI”) announces today that interest rate of the loan announced on October 16, 2018 has been determined 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	2.5 billion yen	0.68000%	8 years	November 1, 2018	October 30, 2026
MUFG Bank, Ltd.	1.5 billion yen	0.32000%	3 years		October 29, 2021

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 3.0 billion yen with maturity of 7 years and total of 3.5 billion yen with maturity of 5 years).

Note: This press release is a document that will be released publicly relating to borrowing of funds (determination of interest rate) & execution of interest rate swap agreements and is not prepared for the purpose of solicitation for investment. Before initiating investments, MIRAI asks investors to ensure that they refer to the prospectus for the issuance of new investment units and the secondary offering of investment units and amendments thereto prepared by MIRAI, and that they undertake investment at their own discretion and responsibility.

### 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			
Sumitomo Mitsui Banking Corporation	3.0 billion yen	Sumitomo Mitsui Trust Bank, Limited	0.26800% (Note 2)	JBA three-month Japanese Yen TIBOR	November 1, 2018	October 31, 2025	7 years
Sumitomo Mitsui Trust Bank, Limited Shinsei Bank, Limited	3.5 billion yen	Morgan Stanley MUFG Securities Co., Ltd	0.19180% (Note 3)	JBA three-month Japanese Yen TIBOR		October 31, 2023	5 years

(Note 1) The initial interest payment date is set at the end of January 2019, and the subsequent interest payment dates are set at the end of January, April, July and October 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 0.56800% due to the execution of the interest rate swap agreements.

(Note 3) Interest rate for the loans is practically fixed at 0.42180% 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 Section 2 Supplementary information, Part 2 Additional information for supplementary documents, 4 Investment risk” of the security registration statement on October 16, 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 10/16/2018” Notice Concerning Borrowing of Funds”

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