

December 16, 2024

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: Kunihiro Ueda, Executive Director, CFO

TEL: +81-3-6632-5960

**Notice Concerning Difference between Forecast of Distributions and Determined Amount
for the Fiscal Period Ending October 31, 2024**

MIRAI Corporation (hereinafter “MIRAI”) announces that there is a difference of more than 5% between the forecast of distributions for the fiscal period ended October 31, 2024 (the 17th period from May 1, 2024 to October 31, 2024) that were previously published in “(REIT) Financial Report for the Fiscal Period ended April 30, 2024 (The 16th Period)” on June 17, 2024 and the determined amount announced today, and the reasons for this difference, etc. as follows.

1. Details of Difference

Record date for distribution definition: October 31, 2024

	Distributions per unit (including distributions in excess of earnings)	Distributions per unit (excluding distributions in excess of earnings)	Distributions in excess of earnings per unit	Total Distributions
Forecasts (A)	1,185 yen	1,185 yen	-	2,260 million yen
Determined amount (B)	1,257 yen	1,257 yen	-	2,397 million yen
Change in amount (B - A)	72 yen	72 yen	-	137 million yen
Percentage change	6.1%	6.1%	-	6.1%

(Information)

The fiscal period ended October 31, 2024: The number of investment units outstanding as of the end of the period: 1,907,440 units

Net profit per unit: 1,257 yen

2. Reasons for Difference

The reasons are due to higher-than-expected leasing business income and loss, including an improvement in the utilities balance due to the switch of power suppliers.

For details, please refer to the “(REIT) Financial Report for the Fiscal Period ended October 31, 2024 (the 17th Period)” released today.

(End)

* URL: <https://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.