

July 7, 2020

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: Nobuaki Takuchi, Executive Director, CFO

TEL: +81-3-6632-5950

Notice Concerning Issuance of Investment Corporation Bond and Repayment of Loans before Due Date

MIRAI Corporation (hereinafter “MIRAI”) announces that it has decided to issue investment corporation bond based on the comprehensive resolution made on June 29, 2020, as well as to repay loans before due date. Details are as follows.

1. Issuance of investment corporation bond

(1) Summary of investment corporation bond

- | | |
|----------------------------------|--|
| (i) Name of the bond | MIRAI Corporation. #2 nd Unsecured Bond (with special pari passu conditions among the specified investment corporation bond)
(Hereinafter “the Bond”) |
| (ii) Total amount of the bond | 1 billion yen |
| (iii) Form of bond certificate | Under the applicable Act on Book-Entry Transfer of Corporate Bonds and Shares. No bond certificate for the Bond will be issued. |
| (iv) Proceeds | 100 yen per face value of 100 yen |
| (v) Redemption price | 100 yen per face value of 100 yen |
| (vi) Coupon | 0.800% per annum |
| (vii) Denomination of each bond | 100 million yen |
| (viii) Subscription method | Public offering |
| (ix) Subscription period | July 7, 2020 (Tuesday) |
| (x) Payment date | July 13, 2020 (Monday) |
| (xi) Collateral/Guarantee. | Neither collateral nor guarantee is provided for the Bond, and no assets are reserved as security specifically for the Bond. |
| (xii) Redemption method and date | The entire amount will be redeemed on July 12, 2030. The Bond may be repurchased at any time after the date of payment unless otherwise specified by Japan Securities Depository Center. |
| (xiii) Interest payment date | The end of April and October each year. (The initial payment date is October 31, 2020. If the interest payment date is a bank holiday, then the bank business day preceding it shall be deemed to be the interest payment date.) |

- (xiv) Financial Covenants Negative pledge among unsecured bonds
- (xv) Credit rating A+ (Japan Credit Rating Agency, Ltd.)
- (xvi) Depository Japan securities Depository Center, Inc
- (xvii) Financial, issuing and MUFG Bank, Ltd.
paying agent
- (xviii) Underwriters SMBC Nikko Securities Inc.
Nomura Securities Co., Ltd.
Mizuho Securities Co., Ltd.

(2) Reasons for the issuance

Through the Bond issuance, MIRAI intends to lengthen long-term fixed interest debt ratio, flatten debt maturity ladder, and diversify financing instruments in order to build solid balance sheet.

(3) Amount of funds to be procured, use of proceeds, and scheduled expenditure date

(i) Amount of funds to be procured (approximate net proceeds)

987 million yen

(ii) Use of proceeds, and scheduled expenditure date

Repayment of the part of 3 billion short-term loan on July 31, 2020 that will come due on September 30, 2020.

2. Repayment of loans (before due date)

(1) Reason of repayment

MIRAI announces that it will complete repayment of 3 billion yen short-term loan prior to its due date by the funds of the Bond and the part of the proceeds from the disposition of “MIUMIU Kobe” announced in “Notice Concerning Disposition of Real Estate Trust Beneficiary in Japan (MIUMIU Kobe)” dated on June 21, 2019 (hereinafter “the repayment of loans before due date”).

(2) Details of loan to be repaid

Lender	Borrowing amount	Repayment amount (Balance after repayment)	Interest rate	Borrowing date	Maturity date	Term of maturity	Remarks
Mizuho Bank, Ltd. (Commitment line)	3 billion yen	3 billion yen (0 billion yen)	Base rate (Note 1) +0.500%	March 31, 2020	July 31, 2020 (Note 2)	6 months	(Note 3)

(Note 1) The base rates are one-month Japanese yen TIBOR rates published by the TIBOR Administration of the Japanese Banker Association (JBA). For fluctuations JBA Japanese yen TIBOR rates, please check the website of the JBA TIBOR Administration (<http://www.jbatibor.or.jp/rate/>).

(Note 2) The original maturity date is September 30, 2020.

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

3. Status of loans payable, etc. after the repayment before due date

(million yen)

	Before A	After B	Increase/ Decrease B-A
Short-term borrowings	3,000	-	(3,000)
Long-term borrowings	73,700	73,700	±0
Total borrowings	76,700	73,700	(3,000)
Investment corporation bonds	1,000	2,000	+1,000
Total of borrowings and investment corporation bonds	77,700	75,700	(2,000)
Other interest-bearing debt	-	-	-
Total interest-bearing debt	77,700	75,700	(2,000)
LTV (based on total asset) (Note)	48.3%	47.6%	(0.7%)

(Note) LTV (based on total asset) = Total interest-bearing debt / Total asset.

Total asset before the repayment before due date = Total asset as of end of April 2020 (the 8th fiscal period) (161,027 million yen)

Total asset after repayment before due date = Total asset before repayment before due date (161,027 million yen) + Amount of the bonds (1,000 million yen) – Amount of the repayment before due date (3,000 million yen)

(Reference) Situation of the commitment line after the repayment before due date

Lender	Limit amount	Outstanding loan commitments	Maturity date	Term	Remarks
Mizuho Bank, Ltd.	3 billion yen	3 billion yen	September 28, 2020	Within 6 months	Unsecured/Unguaranteed

4. Other matters required for investors to understand and assess the information provided appropriately

The risks of associated with the Issuance and repayment of the Bond, etc. remain unchanged from the description in “Section 2 Supplementary information, Part 2 Additional information for supplementary documents, 5 Investment risk” of the shelf registration supplements on July 7, 2020.

(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.

(Reference press release, etc.)

Dated 6/21/2019 “Notice Concerning Disposition of Real Estate Trust Beneficiary in Japan (MIUMIU Kobe)”

Dated 3/27/2020 “Notice Concerning Borrowing of Funds”

Dated 6/29/2020 “Notice Concerning Comprehensive Resolution on Issuance of Investment Corporation Bonds”