

April 25, 2025

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 Execution of Interest Rate Swap Agreements

MIRAI Corporation (hereinafter “MIRAI”) announces today that it has executed the interest rate swap agreements that is stated in the “Notice Concerning Borrowing of Funds and Interest Rate Swap” announced on April 24, 2025, as the conditions have been determined. Details are as follows.

1. Details of Interest Rate Swap

Counterparty	Notional principal	Interest rate		Commencement	Termination date	Remarks
		Fixed rate paid	Floating rate received			
Sumitomo Mitsui Trust Bank, Limited	3.5 billion yen	1.18010% (Note 1)	JBA three-month Japanese Yen TIBOR	April 30, 2025	November 30, 2028	(Note 2)

(Note 1) Interest rate for the loan is practically fixed at 1.46010% due to the execution of the interest rate swap agreements.

(Note 2) The initial interest payment date is set at the end of July 2025, 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)

2. 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 “3. Investment risks” under “Section 1: Status of the Funds” of “Chapter 1: Information on the Funds” in the securities report submitted on January 31, 2025.

(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 11/27/2023 “Notice Concerning Borrowing of Funds”

Dated 4/24/2025 “Notice Concerning Borrowing of Funds and Interest Rate Swap”