

# **MIRAI Corporation**

## **Semi Annual Report**

For the Fiscal Period ended April 30, 2024 (The 16<sup>th</sup> Period)

## 1 Overview of Asset Management

### (1) Operating Results of MIRAI Corporation (hereinafter “MIRAI”)

Period		The 12 <sup>th</sup> Period From Nov. 1, 2021 to Apr. 30, 2022	The 13 <sup>th</sup> Period From May 1, 2022 to Oct. 31, 2022	The 14 <sup>th</sup> Period From Nov. 1, 2022 to Apr. 30, 2023	The 15 <sup>th</sup> Period From May 1, 2023 to Oct. 31, 2023	The 16 <sup>th</sup> Period From Nov. 1, 2023 to Apr. 30, 2024
Operating revenue	(Million yen)	5,275	5,666	6,308	5,744	5,887
Operating expenses	(Million yen)	2,727	3,054	3,488	3,276	3,227
Operating income	(Million yen)	2,547	2,611	2,820	2,467	2,660
Ordinary income	(Million yen)	2,245	2,324	2,521	2,160	2,273
Net income	(Million yen)	2,244	2,324	2,447	2,153	2,244
Total assets	(Million yen)	171,982	172,792	174,479	174,746	187,562
[Changes from the previous period]	(%)	[6.7]	[0.5]	[1.0]	[0.2]	[7.3]
Net assets	(Million yen)	80,743	81,028	81,077	81,393	86,986
[Changes from the previous period]	(%)	[7.2]	[0.4]	[0.1]	[0.4]	[6.9]
Interest-bearing debt	(Million yen)	84,000	84,000	85,500	85,500	91,900
Unitholders' capital (Note 3)	(Million yen)	78,499	78,499	78,499	78,499	84,066
Total number of outstanding investment units	(Units)	1,771,440	1,771,440	1,771,440	1,771,440	1,907,440
Net assets per unit	(Yen)	45,580	45,741	45,769	45,947	45,603
Total distributions	(Million yen)	2,244	2,325	2,311	2,152	2,193
Distributions per unit	(Yen)	1,267	1,313	1,305	1,215	1,150
Of which, profit distribution per unit	(Yen)	1,267	1,313	1,305	1,215	1,150
Of which, distributions in excess of earnings per unit	(Yen)	-	-	-	-	-
Ordinary income to total assets (Note 4)	(%)	1.3	1.3	1.5	1.2	1.3
Net income to net assets (Note 4)	(%)	2.9	2.9	3.0	2.7	2.7
Net assets to total assets at end of period (Note 4)	(%)	46.9	46.9	46.5	46.6	46.4
[Changes from the previous period]	(%)	[0.2]	[(0.1)]	[(0.4)]	[0.1]	[(0.2)]
Payout ratio (Note 4)	(%)	100.0	100.1	94.4	100.0	97.7

(Note 1) The fiscal period of MIRAI is six months from May 1 to October 31 and from November 1 to April 30 of the following year.

(Note 2) Unless otherwise stated, all figures are rounded down to the nearest million yen, and percentages are rounded to the first decimal place.

(Note 3) Unitholders' capital does not take into account changes in unitholders' capital due to the implementation of distributions in excess of earnings related to the reserve for adjustment of temporary differences, etc.

(Note 4) Calculated based on the following formula.

Ordinary income to total assets	$\text{Ordinary income} / \{(\text{Total assets at beginning of period} + \text{Total assets at end of period}) / 2\} * 100$
Net income to net assets	$\text{Net income} / \{(\text{Net assets at beginning of period} + \text{Net assets at end of period}) / 2\} * 100$
Net assets to total assets at end of period (%)	$\text{Net assets at end of period} / \text{Total assets at end of period} * 100$
Payout ratio	$\text{Total distributions (excluding distributions in excess of earnings)} / \text{Net income} * 100$

### (2) Summary of Operating Results for the Fiscal Period under Review

#### (i) Main History of MIRAI

MIRAI is diversified J-REIT. Based on the Act on Investment Trusts and Investment Corporations of Japan (Act No. 198 of 1951; including revisions enforced thereafter) (hereinafter “AITIC”), MIRAI was founded on December 4, 2015 with a capital contribution of 150 million yen (750 units), by Mitsui Bussan & IDERA Partners Co., Ltd. (hereinafter the “Asset manager”) as the founding planner and was listed on the REIT section of the Tokyo Stock Exchange on December 16, 2016 (securities code: 3476). During the fiscal period under review, MIRAI conducted a public offering in November 2023 and a third-party allotment in December 2023. As of April 30, 2024, the total number of outstanding investment units are 1,907,440 and MIRAI owns 43 properties (total acquisition price of 178,217 million yen).

MIRAI positions assets located in the three major metropolitan areas of Japan with high population concentrations as its main investment targets and aims to obtain mid-to-long term stable cash flows and sustained growth in unitholders' value by building a portfolio centered on its “Core Assets” (Note).

(Note) “Core Assets” means the assets that constitute the core of MIRAI's portfolio. Specifically, among traditional investment properties such as offices, retail properties, hotels, residential and logistics properties. Occupancy rates of 80% or more must be secured in principle (including cases where such occupancy rates are expected) with MIRAI to determine a stable rental income to be expected.

#### (ii) Operating Environment and Business Performance

Real GDP growth in the January-March period of 2024 declined by 0.5% from the previous year due to special factors such as a significant decrease in production by some automakers as a result of the certification fraud issue, as well as a reactionary decline in some service exports from the previous year. However, in line with the improving trend in corporate earnings, there were signs of improvement in the employment situation, and consumer prices rose moderately. In MIRAI's operations, in addition to a further recovery in the hotel sector due to the inbound effect, we have also succeeded in increasing rents in the retail facility sector for urban properties with a high level of prosperity, and we are strengthening management of properties that are expected to have upside toward the arrival of full-fledged inflation. In the office leasing market, there was a trend of rent recovery in the three major metropolitan areas, and backfilling progressed steadily even in large-scale offices in the Tokyo area where a large tenant had moved out.

Under such circumstances, MIRAI acquired “MI Terrace Hamamatsu (acquisition price: 2,603 million yen), “Kuretake Inn Premium Nagoya Nayabashi (acquisition price: 2,470 million yen), “Hotel Wing International Select Nagoya Sakae (acquisition price: 1,700 million yen)” and “Hotel Kuretakeso Hiroshima Otemachi (acquisition price: 2,540 million yen) on December 1, 2023, and “MI Cube Shinsaibashi (acquisition price: 2,644 million yen) on March 1, 2024.

As a result, as of the end of this fiscal period, MIRAI had 43 properties under management, with a total acquisition price of 178,217 million yen, a total leasable area of 393,899.17 sqm, and occupancy rate of 98.3%.

### (iii) Overview of Fund Procurement

During this fiscal period under review, MIRAI raised 5,300 million yen by issuance of new investment units through a public offering (129,500 units) on November 28, 2023 and 266 million yen by a third-party allotment (6,500 units) on December 26, 2023. As a result, the balance of unitholders’ capital as of the end of this fiscal period was 84,066 million yen and the total number of outstanding investment units was 1,907,440 units.

MIRAI borrowed the short-term debt of 500 million yen and the long-term debt of 11,500 million yen on November 30, 2023 to repay 12,000 million yen in loans maturing on the same date, and borrowed the long-term debt of 1,000 million yen on January 31, 2024 to repay 1,000 million yen in loans maturing on the same date, and the long-term debt of 3,500 million yen on April 30, 2024 to repay 3,500 million yen in loans maturing on the same date. In addition, MIRAI borrowed the long-term debt of 3,500 million yen on December 1, 2023 and 2,500 million yen on March 1, 2024 to fund the acquisition of real estate trust beneficiaries, and borrowed the long-term debt of 400 million yen on April 30, 2024 to fund cash reserves reduced by the acquisition of a real estate trust beneficiary in March 2024.

The balance of borrowings and investment corporation bonds as of the end of this fiscal period was 91,900 million yen (of which 500 million yen was the short-term debt, 11,000 million yen was the current portion of the long-term debt, 74,200 million yen was the long-term debt and 6,200 million yen was investment corporation bonds).

For the purpose of securing flexible and stable fund procurement and structuring an even stronger financial base, MIRAI has established a commitment line with a maximum borrowing amount of 3,000 million yen (the balance of unexercised credit line as of the date of this document is 2,500 million yen).

### (iv) Operating Results and Distributions

As a result of the above operation, MIRAI recorded operating revenue of 5,887 million yen, operating income of 2,660 million yen, ordinary income of 2,273 million yen and net income of 2,244 million yen for this fiscal period.

Profit distributions for the current fiscal period (excluding distributions in excess of earnings) shall be made in accordance with the distribution policy set forth in the Articles of MIRAI and in accordance with Article 67.15 of the Act on Special Measures Concerning Taxation (Law No. 26 of 1957, including subsequent amendments. Hereinafter the “Act on Special Measures Concerning Taxation”), 188,765,096 yen is retained internally to stabilize future distributions per unit, and 2,193,556,000 yen, which is the total amount of unappropriated retained earnings after deduction of the amount equivalent to internal reserves, as distributions from earnings, will be paid as distribution (exclusive of distributions in excess of earnings), in an attempt to make profit distributions tax-deductible. As a result of the above, the distributions per investment units for the fiscal period under review (excluding distributions in excess of earnings) was 1,150 yen.

### (3) Status of Capital Increase, etc.

Changes in the total number of outstanding investment units and unitholders’ capital over the past five years are as follows.

Date	Summary	Total number of outstanding investment units (units)		Unitholders' capital (Thousand yen) (Note 1)		Remarks
		Changes	Balance	Changes	Balance	
May 1, 2019	Split of investment units	1,186,230	1,581,640	-	69,074,546	(Note 2)
December 24, 2019	Capital increase through public offering	76,500	1,658,140	4,215,609	73,290,155	(Note 3)
January 21, 2020	Capital increase through third-party allotment	4,100	1,662,240	225,934	73,516,089	(Note 4)
December 24, 2021	Capital increase through public offering	104,000	1,766,240	4,746,456	78,262,545	(Note 5)
January 25, 2022	Capital increase through third-party allotment	5,200	1,771,440	237,322	78,499,868	(Note 6)
November 28, 2023	Capital increase through public offering	129,500	1,900,940	5,300,305	83,800,173	(Note 7)
December 26, 2023	Capital increase through third-party allotment	6,500	1,907,440	266,038	84,066,212	(Note 8)

(Note 1) Changes in unitholders’ capital due to the implementation of distributions in excess of earnings related to the reserve for adjustment of temporary differences, etc. have not been taken into account.

(Note 2) MIRAI conducted a four-for-one unit split with April 30, 2019 as the record date and May 1, 2019 as the effective date.

(Note 3) New investment units were issued at the price of 57,037 yen per unit (paid-in amount of 55,106 yen) through a public offering for the acquisition of new properties, etc.

(Note 4) New investment units were issued at the price of 55,106 yen per unit through third-party allotment in connection with a public offering for the acquisition of new properties, etc.

(Note 5) New investment units were issued at the price of 47,238 yen per unit (paid-in amount of 45,639 yen) through a public offering for the acquisition of new properties, etc.

(Note 6) New investment units were issued at the price of 45,639 yen per unit through third-party allotment in connection with a public offering for the acquisition of new properties, etc.

(Note 7) New investment units were issued at the price of 42,363 yen per unit (paid-in amount of 40,929 yen) through a public offering for the acquisition of new properties, etc.

(Note 8) New investment units were issued at the price of 40,929 yen per unit through third-party allotment in connection with a public offering for the acquisition of new properties, etc.

#### <Changes in Market Prices of Investment Securities>

The market price of MIRAI's investment securities listed on the Tokyo Stock Exchange REIT Market changed during each fiscal period as follows:

Period	The 12 <sup>th</sup> Period From Nov. 1, 2021 to Apr. 30, 2022	The 13 <sup>th</sup> Period From May 1, 2022 to Oct. 31, 2022	The 14 <sup>th</sup> Period From Nov. 1, 2022 to Apr. 30, 2023	The 15 <sup>th</sup> Period From May 1, 2023 to Oct. 31, 2023	The 16 <sup>th</sup> Period From Nov. 1, 2023 to Apr. 30, 2024
Maximum (Yen)	56,100 yen	51,700 yen	48,350 yen	47,750 yen	46,500 yen
Minimum (Yen)	46,650 yen	46,550 yen	42,750 yen	45,150 yen	42,550 yen

#### (4) Results of Distributions, etc.

In accordance with the distribution policy set forth in Article 36 (1) of the Articles of Incorporation of MIRAI, the distribution amount is to exceed 90% of the distributable income of MIRAI as stipulated in Article 67.15 Paragraph (1) of the Act on Special Measures Concerning Taxation. Based on this policy, 188,765,096 yen is retained internally to stabilize future distributions per unit, and 2,193,556,000 yen, which is the total amount of unappropriated retained earnings after deduction of the amount equivalent to internal reserves, as distributions from earnings, will be paid as distribution (exclusive of distributions in excess of earnings), in an attempt to make profit distributions tax-deductible.

Period		The 12 <sup>th</sup> Period From Nov. 1, 2021 to Apr. 30, 2022	The 13 <sup>th</sup> Period From May 1, 2022 to Oct. 31, 2022	The 14 <sup>th</sup> Period From Nov. 1, 2022 to Apr. 30, 2023	The 15 <sup>th</sup> Period From May 1, 2023 to Oct. 31, 2023	The 16 <sup>th</sup> Period From Nov. 1, 2023 to Apr. 30, 2024
Unappropriated retained earnings	(Thousand yen)	2,597,360	2,328,117	2,448,202	2,289,760	2,382,321
Retained earnings	(Thousand yen)	3,984	445	136,473	137,460	188,765
Total amount of cash distributions	(Thousand yen)	2,244,414	2,325,900	2,311,729	2,152,299	2,193,556
[Distributions per unit]	(Yen)	[1,267]	[1,313]	[1,305]	[1,215]	[1,150]
Of which, total amount of profit distributions	(Thousand yen)	2,244,414	2,325,900	2,311,729	2,152,299	2,193,556
[Profit distributions per unit]	(Yen)	[1,267]	[1,313]	[1,305]	[1,215]	[1,150]
Of which, total amount of investment refunds	(Thousand yen)	-	-	-	-	-
[Refund of investment per unit]	(Yen)	[-]	[-]	[-]	[-]	[-]
Total amount of distributions from the allowance for temporary differences out of the total amount of refunds of investments	(Thousand yen)	-	-	-	-	-
[Distribution of allowance for temporary differences per unit out of refund of investment per unit]	(Yen)	[-]	[-]	[-]	[-]	[-]
Total amount of distributions from distribution for reduction of investment, etc. under the tax law out of total amount of withdrawal of investment	(Thousand yen)	-	-	-	-	-
[Distribution from reduction of investment, etc. under the tax law out of the amount of refund of investment per unit]	(Yen)	[-]	[-]	[-]	[-]	[-]

#### (5) Future Management Policy and Other Issues

##### (i) Future Management Environment

Going forward, the Japanese economy is expected to continue to grow faster than its potential growth rate, supported by moderate growth in overseas economies and an accommodative financial environment, as the positive cycle from income to spending strengthens. Consumer prices are expected to be in the upper 2% range year-on-year in FY2024, and the underlying price inflation rate is expected to gradually increase due to the improvement in the macro supply-demand gap and the strengthening of the virtuous cycle between wages and prices, as prices are pushed up by the rise in oil prices and the reaction to the government's economic stimulus measures. As for risk factors, uncertainties surrounding the Japanese economy, such as trends in overseas economies and prices, resource prices, and corporate wage and pricing behavior, remain high, and we need to closely monitor developments in the financial and foreign exchange markets and their impact on the economy and prices.

##### (ii) Future Management Policy and Other Issues

MIRAI has implemented specific measures, such as strategic asset replacements and acquisition of Growth Assets with high profitability and land assets with defensiveness, with the aim of increasing unitholders' value based on sustainable growth in distributions per unit and strategic management of the portfolio. In November 2023, MIRAI acquired prime assets with high unrealized gains through the issuance of new investment units for the first time in two years. MIRAI plans to promote the following measures going forward that will contribute to growth, aiming to achieve the quantitative targets set forth in the Mid-term Management Plan "Smart Defense & Offense with Aligned Interest" through 2025, while continuing to be conscious of progress in risk diversification and securing profitability and stability, under the theme of "Smart Defense & Offense with Aligned Interest".

- External growth strategy

Since the formulation of this Mid-term Management Plan, MIRAI has continued to closely monitor the characteristics of asset classes and trends in the real estate leasing market, and has continued to consider acquisitions of various asset types in line with the "Smart Defense & Offense with Aligned Interest" concept. Going forward, we intend to build a portfolio not only by investment ratio by asset type, but also by being aware of the cash flow characteristics of lease agreements with a view to responding to rising interest rates and cost inflation, and increase the ratio of variable rent and short-term contracts that can be expected to have upside.

- Portfolio management

In the office leasing market, vacancy rates in central Tokyo have peaked out and rents are bottoming out. With the convergence of the COVID-19 disaster, a trend toward a return to offices is becoming apparent, and a shift from cautious management that

placed the highest priority on maintaining and improving occupancy rate to a phase of raising rents in light of inflation trends is expected in the future.

In the retail sector, we will continue our efforts to improve the performance of some Neighborhood type properties with sales-linked contracts, and we will also aggressively aim to increase rents in urban retail facilities, where demand is increasing significantly due to inflation and the expansion of inbound consumption.

Hotels are also expected to continue to serve as growth drivers, as fixed rent hotels whose contracts have expired have been switched to variable rents, increasing upside potential, and some existing properties have recorded variable rents that exceed those before COVID-19.

- Financial strategy

MIRAI's interest-bearing debt financing is partially managed at floating interest rates in light of the recent rise in interest rates, while taking into consideration the balance between stabilizing the level of distributions per unit for the time being and increasing costs over the long term. We intend to continue sound financial management while controlling the risk of long-term cost increases and being aware of a certain fixed ratio. In addition, we are aiming for continuous external growth to achieve the AUM target set in the Mid-term Management Plan, and will consider conducting a public offering if we judge that it will contribute to improving unitholder value, based on the level of NAV multiple, growth rate of distribution per unit, and other factors.

(6) Significant Events after the Balance Sheet Date

Not applicable.

## 2 Overview of MIRAI

### (1) Status of Unitholders' Capital

Period		The 12 <sup>th</sup> Period (Apr. 30, 2022)	The 13 <sup>th</sup> Period (Oct. 31, 2022)	The 14 <sup>th</sup> Period (Apr. 30, 2023)	The 15 <sup>th</sup> Period (Oct. 31, 2023)	The 16 <sup>th</sup> Period (Apr. 30, 2024)
Total number of investment units authorized	(Units)	20,000,000	20,000,000	20,000,000	20,000,000	20,000,000
Total number of investment units outstanding	(Units)	1,771,440	1,771,440	1,771,440	1,771,440	1,907,440
Total unitholders' capital	(Million yen)	78,499	78,499	78,499	78,499	84,066
Number of unitholders	(Persons)	33,485	36,015	38,099	37,058	41,116

### (2) Matters Concerning Investment Units

Major unitholders as of April 30, 2024 are as follows:

Name	Number of units owned (Units)	Ratio to total units outstanding (%)
Custody Bank of Japan, Ltd. (Trust account)	266,324	13.96
The Master Trust Bank of Japan, Ltd. (Trust account)	229,090	12.01
The Nomura Trust and Banking Co., Ltd. (Investment trust account)	94,461	4.95
STATE STREET BANK WEST CLIENT-TREATY 505234	30,856	1.62
JP MORGAN CHASE BANK 385771	30,753	1.61
SSBTC CLIENT OMNIBUS ACCOUNT	22,104	1.16
THE NOMURA TRUST AND BANKING CO., LTD. AS THE TRUSTEE OF REPURCHASE AGREEMENT MOTHER FUND	21,600	1.13
MITSUI & CO. ASSET MANAGEMENT HOLDINGS LTD.	20,000	1.05
IDERA Capital Management Ltd.	20,000	1.05
STATE STREET BANK AND TRUST COMPANY 505103	18,428	0.97
Total	753,616	39.51

### (3) Matters Concerning Officers, etc.

(i) The Executive Director, Supervisory Director and Accounting Auditor for the current period are as follows:

Title	Name	Major concurrent posts outside MIRAI (Note 1)	Total compensation or fee for six-month period ended April 30, 2024 (Thousand yen)
Executive Director	Michio Suganuma	Representative Director, Mitsui Bussan & IDERA Partners Co., Ltd.	-
Supervisory Directors	Takehiko Negishi	Lawyer, Vanderfalke Law Office	3,676
	Hidetomo Nishii	CEO of Accel Partners, Inc. Certified Public Accountant, Tax Accountant	
Accounting Auditor	Ernst & Young ShinNihon LLC	-	14,800

(Note 1) The Executive Director and Supervisory Directors do not own investment units of MIRAI under their own name or other names.

(Note 2) Supervisory Directors may be directors of other corporations not listed above, but do not have any interest in MIRAI including the above.

(Note 3) Remuneration for the accounting auditor includes remuneration for audit of financial statements in English (1,600 thousand yen) and remuneration for the preparation of the comfort letter in connection with the issuance of investment units (3,000 thousand yen). There are no amounts paid to persons belonging to the same network as the accounting auditor for non-audit services.

#### (ii) Policy on Dismissal and Non-reappointment of the Accounting Auditor

The dismissal of the accounting auditor shall be in accordance with the provisions of the AITIC, and the non-reappointment of the accounting auditor shall be considered by the Board of Directors of MIRAI in comprehensive consideration of the quality of the audit, the amount of audit fees and other various circumstances.

#### (4) Matters Concerning Directors' Liability Insurance Contracts

The directors' liability insurance policies that MIRAI has in place are as follows:

Scope of Insured	Summary of Contract
Executive Director and Supervisory Directors	<p>(Summary of insured accidents to be covered) MIRAI has concluded a directors' liability insurance policy with an insurance company as stipulated in Article 116-3, Paragraph 1 of the AITIC, and the policy will cover certain damages to be borne by the insured due to claims for damages arising from acts committed by the insured in the course of their duties as directors of MIRAI</p> <p>(Percentage of premiums paid) The policy includes an insurance rider pertaining to unitholders' representative lawsuits, and the premiums for the rider portion are borne by the insured, while other premiums are borne by MIRAI.</p> <p>(Measures to ensure that the appropriateness of the execution of duties is not compromised) The coverage does not apply to damages, etc. incurred by the insured due to criminal acts or acts committed while being aware of the violation of laws and regulations.</p>

#### (5) Asset Management Company, Asset Custodian and General Administrators

The asset management company, asset custodian and general administrators as of April 30, 2024 are as follows:

Business	Name
Asset management company	Mitsui Bussan & IDERA Partners Co., Ltd.
Asset custodian	Sumitomo Mitsui Trust Bank, Limited
Transfer agent	Sumitomo Mitsui Trust Bank, Limited
General administrator (institutional administration)	Mizuho Trust & Banking Co. Ltd.
General administrator (accounting)	Reiwa Accounting Holdings Co., Ltd.
General administrator (tax payment)	Reiwakaikeisha Tax Corporation
General administrator related to investment corporation bonds	Sumitomo Mitsui Trust Bank, Limited, MUFG Bank, Ltd. and Mizuho Bank, Ltd.

### 3 Status of MIRAI's Assets under Management

#### (1) Composition of Assets of MIRAI

MIRAI's assets composition is as follows:

Asset type	Category	The 15 <sup>th</sup> Period As of October 31, 2023		The 16 <sup>th</sup> Period As of April 30, 2024	
		Total amount held (Million yen)	Ratio to total assets (%)	Total amount held (Million yen)	Ratio to total assets (%)
Real estate	Office	2,274	1.3	2,288	1.2
	Industrial	2,423	1.4	2,423	1.3
	Total of real estate	4,697	2.7	4,712	2.5
Real estate in trust	Office	86,254	49.4	89,272	47.6
	Retail	35,634	20.4	38,273	20.4
	Hotel	25,718	14.7	32,873	17.5
	Residence	2,300	1.3	2,291	1.2
	Industrial	9,084	5.2	9,032	4.8
	Educational	4,109	2.4	4,099	2.2
	Total of real estate in trust	163,101	93.3	175,843	93.8
Deposits and other assets		6,947	4.0	7,007	3.7
Total assets		174,746	100.0	187,562	100.0

(Note) Total amount held is based on the balance sheet carrying amount (book value after depreciation in the case of real estate in trust) as of the end of the period.

## (2) Major Assets

The outline of major assets owned by MIRAI (top 10 assets in terms of book value) as of April 30, 2024 is as follows:

Name of real estate, etc.	Book value (Million yen)	Leasable area (sqm) (Note 1)	Leased area (sqm) (Note 2)	Occupancy rate (%) (Note 3)	Portion of real estate leasing business revenue (%)	Primary use
Kawasaki Tech Center	24,209	22,737.07	22,449.98	98.7	16.6	Office
Shinagawa Seaside Parktower	19,983	22,205.78	22,205.78	100.0	11.9	Office
Tokyo Front Terrace	11,047	9,703.87	9,020.73	93.0	4.5	Office
Shinjuku Eastside Square	9,637	5,774.45	5,774.45	100.0	4.6	Office
AEON Kasai	9,577	28,338.45	28,338.45	100.0	Not disclosed (Note 4)	Retail
MI Terrace Nagoya Fushimi	8,844	11,625.38	11,625.38	100.0	5.2	Office
Rokko Island DC	7,518	15,563.37	15,563.37	100.0	Not disclosed (Note 4)	Industrial
Tsurumi Fuga 1	5,489	9,578.60	9,578.60	100.0	Not disclosed (Note 4)	Retail
Mi-Nara	5,045	43,383.01	40,299.08	92.9	9.5	Retail
Tokyo Eiseigakuen Senmongakko	4,099	4,220.46	4,220.46	100.0	Not disclosed (Note 4)	Educational
Total	105,451	173,130.44	169,076.28	97.7	65.4	

(Note 1) For "Leasable area", the area that is rentable based on the lease contract or the building drawings of the building pertaining to each asset is stated. In case of land asset, the area of the land is listed. However, the area of incidental areas such as parking lots and warehouses is not included.

(Note 2) For "Leased area" is the total area actually leased for each asset. However, the area of incidental areas such as parking lots and warehouses is not included.

(Note 3) "Occupancy rate" is calculated based on the formula of leased area divided by leasable area. The figures are rounded to one decimal place.

(Note 4) Not disclosed due to the absence of a tenant's consent.



### (3) Details of Real Estate and Other Assets

The following is a summary of the assets owned by MIRAI as of April 30, 2024.

Name of real estate, etc.	Location (Note 1)	Type of ownership	Leasable area (sqm) (Note 2)	Book value at end of period (Million yen)	Appraisal value at end of period (Million yen) (Note 3)
Shinagawa Seaside Parktower	4-12-4, Higashi-Shinagawa, Shinagawa-ku, Tokyo	Trust beneficiaries	22,205.78	19,983	22,063
Kawasaki Tech Center	580-16, Horikawa-cho, Saiwai-ku, Kawasaki-shi, Kanagawa	Trust beneficiaries	22,737.07	24,209	25,000
Shinjuku Eastside Square	6-27-30, Shinjuku, Shinjuku-ku, Tokyo	Trust beneficiaries	5,774.45	9,637	10,900
Tokyo Front Terrace	2-3-14, Higashi-Shinagawa, Shinagawa-ku, Tokyo	Trust beneficiaries	9,703.87	11,047	10,692
MI Terrace Nagoya Fushimi	1-10-1, Nishiki, Naka-ku, Nagoya-shi, Aichi	Trust beneficiaries	11,625.38	8,844	10,800
Hiroshima Rijo-dori Building	3-1-9, Otemachi, Naka-ku, Hiroshima-shi, Hiroshima	Trust beneficiaries	3,611.85	2,358	2,520
BizMiiX Yodoyabashi	3-1-6, Hirano-machi, Chuo-ku, Osaka-shi, Osaka	Trust beneficiaries	1,005.20	1,977	2,230
TCA Building	2-3-19, Motomachi, Naniwa-ku, Osaka-shi, Osaka	Real estate	3,212.81	2,288	2,210
Ehime Building/Hiroshima	2-10, Naka-ku Mikawa-cho, Hiroshima-shi, Hiroshima	Trust beneficiaries	4,700.45	2,947	3,040
MI Terrace Sendai Hirose-dori	1-6-9, Kokubuncho, Aoba-ku, Sendai-shi, Miyagi	Trust beneficiaries	3,804.07	2,036	2,320
MI Terrace Kita-Ueno	2-18-4, Kita-Ueno, Taito-ku, Tokyo	Trust beneficiaries	3,551.61	3,597	4,100
MI Terrace Hamamatsu	312-32, Tenma-cho, Chuo-ku, Hamamatsu-shi, Shizuoka	Trust beneficiaries	4,977.55	2,631	2,770
Shibuya World East Building	1-23-18, Shibuya, Shibuya-ku, Tokyo	Trust beneficiaries	1,701.55	3,364	5,640
THINGS Aoyama	4-10-15, Minami-Aoyama, Minato-ku, Tokyo	Trust beneficiaries	997.62	2,971	3,330
MI Cube Sendai Clisroad	2-2-30, Chuo, Aoba-ku, Sendai-shi, Miyagi	Trust beneficiaries	1,023.76	1,375	1,450
MI Cube Machida East	4-5-8, Haramachida, Machida-shi, Tokyo	Trust beneficiaries	2,176.15	1,997	2,250
MI Cube Shinsaibashi	1-1-16, Shinsaibashisuji, Chuo-ku, Osaka-shi, Osaka	Trust beneficiaries	833.58	2,688	2,850
AEON Kasai	3-9-19, Nishi-Kasai, Edogawa-ku, Tokyo	Trust beneficiaries	28,338.45	9,577	9,540
CAINZ MALL Hikone (land)	2-1-1, Bamba, Hikone-shi, Shiga	Trust beneficiaries	85,323.95	3,675	4,290
MaxValu Takatori (land)	3-16-18, Takatorikita, Asaminami-ku, Hiroshima-shi, Hiroshima	Trust beneficiaries	5,748.81	987	1,070
Tsurumi Fuga 1	2-1, Tsurumi-ku Toyooka-cho, Yokohama-shi, Kanagawa	Trust beneficiaries	9,578.60	5,489	5,760
BIGMOTOR Ginan (land)	7-12, Ginan-cho Yatsurugi, Hashima-gun, Gifu	Trust beneficiaries	6,544.89	1,101	1,200
Hotel Sunroute Niigata	1-11-25, Higashi-Odori, Chuo-ku, Niigata-shi, Niigata	Trust beneficiaries	8,254.80	2,110	2,330
Daiwa Roynet Hotel Akita	2-2-41, Omachi, Akita-shi, Akita	Trust beneficiaries	7,439.36	1,825	2,210
Super Hotel Sendai/Hirose-dori	2-9-23, Chuo, Aoba-ku, Sendai-shi, Miyagi	Trust beneficiaries	3,283.95	1,207	1,660
Smile Hotel Osaka Tennoji (Note 4)	2-3-3, Osaka, Tennoji-ku, Osaka-shi, Osaka	Trust beneficiaries	2,486.39	1,252	1,750
Super Hotel Saitama/Omiya	1-12-6, Sakuragi-cho, Omiya-ku, Saitama-shi, Saitama	Trust beneficiaries	2,946.55	1,038	1,330
Smile Hotel Kyoto Karasumagojo (Note 5)	396-3, Osaka-cho, Gojo-sagaru, Karasuma-dori, Shimogyo-ku, Kyoto-shi, Kyoto	Trust beneficiaries	2,144.02	1,015	1,550
EN HOTEL Ise	2-5-11, Fukiage, Ise-shi, Mie	Trust beneficiaries	4,099.31	1,994	1,910
Comfort Hotel Kitakami	(1) (Hotel) 1-2-1 Kawagishi, Kitakami-shi, Iwate (2) (Retail Store) 1-2-8, Kawagishi, Kitakami-shi, Iwate	Trust beneficiaries	2,961.06	766	821
Hotel Wing International Select Ueno/Okachimachi	2-18-4, Higashi-ueno, Taito-ku, Tokyo	Trust beneficiaries	3,079.33	3,761	4,190
Smile Hotel Naha City Resort	2-32-1, Kume, Naha-shi, Okinawa	Trust beneficiaries	9,698.44	4,058	4,090
Smile Hotel Hakataeki-Mae	3-8-18, Hakataeki-mae, Hakata-ku, Fukuoka-shi, Fukuoka	Trust beneficiaries	2,432.72	3,757	3,710
Smile Hotel Nagoya Sakae	4-10-5, Sakae, Naka-ku, Nagoya-shi, Aichi	Trust beneficiaries	2,909.20	2,942	2,960
Kuretake Inn Premium Nagoya Nayabashi	1-2-12, Meieki Minami, Nakamura-ku, Nagoya-shi, Aichi	Trust beneficiaries	3,818.74	2,625	2,900
Hotel Wing International Select Nagoya Sakae	3-12-23-2, Sakae, Naka-ku, Nagoya-shi, Aichi	Trust beneficiaries	2,823.74	1,824	2,200
Hotel Kuretake Hiroshima Otemachi	3-7-3, Otemachi, Naka-ku, Hiroshima-shi, Hiroshima	Trust beneficiaries	4,401.26	2,692	3,010
Fiel Johoku	1-9-20, Johoku, Chuo-ku, Hamamatsu-shi, Shizuoka	Trust beneficiaries	8,747.08	2,291	2,510
Mi-Nara	1-3-1, Nijo-ji-Minami, Nara-shi, Nara	Trust beneficiaries	43,383.01	5,045	3,300
Rokko Island DC	6-2-12, Koyo-cho-Nishi, Higashinada-ku, Kobe-shi, Hyogo	Trust beneficiaries	15,563.37	7,518	9,150
Odawara Material Storage and Delivery Center (land)	2842-2 Sakaiky, Kozu, Odawara-shi, Kanagawa	Real estate	16,529.10	2,423	2,550
Yokohama-Daikokucho Maintenance Center (land)	36-19, Tsurumi-ku Daikoku-cho, Yokohama-shi, Kanagawa	Trust beneficiaries	3,499.83	1,514	1,590
Tokyo Eiseigakuen Senmongakko	4-1-1, Omorikita, Ota-ku, Tokyo	Trust beneficiaries	4,220.46	4,099	4,360

Name of real estate, etc.	Location (Note 1)	Type of ownership	Leasable area (sqm) (Note 2)	Book value at end of period (Million yen)	Appraisal value at end of period (Million yen) (Note 3)
Total			393,899.17	180,555	196,106

(Note 1) "Location" shows the residence indication of the property.

(Note 2) For "Leasable area", the area that is rentable based on the lease contract or the building drawings of the building pertaining to each asset is stated. The area of incidental areas such as parking lots and warehouses is not included. If Asset to be Acquired is a co-ownership or quasi-co-ownership, it is calculated based on the proportion of ownership.

(Note 3) "Appraisal value at end of period" is the appraisal value provided by Daiwa Real Estate Appraisal Co., Ltd., JLL Morii Valuation & Advisory K.K., Japan Real Estate Institute, Japan Valuers Co., Ltd. and Tanizawa Sogo Appraisal Co., Ltd. in accordance with the Article of MIRAI and the rules set forth by The Investment Trusts Association, Japan.

(Note 4) Due to the termination of the lease agreement with the previous tenant on February 13, 2024, "Property Name" was changed from "Super Hotel Osaka/Tennoji" to "Smile Hotel Osaka Tennoji", the current tenant's hotel brand, on February 14, 2024. The same applies hereinafter.

(Note 5) Due to the termination of the lease agreement with the previous tenant on February 19, 2024, "Property Name" was changed from "Super Hotel Kyoto/Karasumagojo" to "Smile Hotel Kyoto Karasumagojo", the current tenant's hotel brand, on February 20, 2024. The same applies hereinafter.

The leasing status of real estate properties owned by MIRAI is as follows:

Name of real estate, etc.	The 15 <sup>th</sup> Period (From May 1, 2023 to Oct. 31, 2023)				The 16 <sup>th</sup> Period (From Nov. 1, 2023 to Apr. 30, 2024)			
	Total number of tenants [as of end of period] (Note 1)	Occupancy rate [as of end of period] (%) (Note 1) (Note 2)	Real estate leasing business revenue [during the period] (Million yen) (Note 3)	Portion of real estate leasing business revenue (%)	Total number of tenants [as of end of period] (Note 1)	Occupancy rate [as of end of period] (%) (Note 1) (Note 2)	Real estate leasing business revenue [during the period] (Million yen) (Note 3)	Portion of real estate leasing business revenue (%)
Shinagawa Seaside Parktower	24	91.4	708	12.3	27	100.0	699	11.9
Kawasaki Tech Center	26	100.0	999	17.4	25	98.7	975	16.6
Shinjuku Eastside Square	43	100.0	258	4.5	43	100.0	267	4.6
Tokyo Front Terrace	31	94.1	281	4.9	31	93.0	262	4.5
MI Terrace Nagoya Fushimi	8	100.0	311	5.4	8	100.0	305	5.2
Hiroshima Rijo-dori Building	13	100.0	86	1.5	13	100.0	85	1.5
BizMiiX Yodoyabashi	40	85.1	55	1.0	48	93.6	66	1.1
TCA Building	8	100.0	73	1.3	8	100.0	72	1.2
Ehime Building/Hiroshima	21	100.0	101	1.8	20	75.8	100	1.7
MI Terrace Sendai Hirose-dori	18	92.1	78	1.4	18	86.4	72	1.2
MI Terrace Kita-Ueno	7	100.0	96	1.7	7	100.0	95	1.6
MI Terrace Hamamatsu	-	-	-	-	33	98.6	75	1.3
Shibuya World East Building	8	100.0	121	2.1	8	100.0	120	2.0
THINGS Aoyama	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)
MI Cube Sendai Clisroad	3	100.0	41	0.7	3	100.0	43	0.7
MI Cube Machida East	9	85.9	63	1.1	9	85.9	58	1.0
MI Cube Shinsaibashi	-	-	-	-	3	100.0	21	0.4
AEON Kasai	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)
CAINZ MALL Hikone (land)	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)
MaxValu Takatori (land)	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)
Tsurumi Fuga 1	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)
BIGMOTOR Ginan (land)	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)
Hotel Sunroute Niigata	1	94.6	70	1.2	1	94.6	75	1.3
Daiwa Roynet Hotel Akita	1	100.0	69	1.2	1	100.0	69	1.2
Super Hotel Sendai/Hirose-dori	1	100.0	44	0.8	1	100.0	44	0.8
Smile Hotel Osaka Tennoji	1	100.0	37	0.7	1	100.0	28	0.5
Super Hotel Saitama/Omiya	1	100.0	35	0.6	1	100.0	35	0.6
Smile Hotel Kyoto Karasumagojo	1	100.0	31	0.5	1	100.0	44	0.8
EN HOTEL Ise	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)
Comfort Hotel Kitakami	2	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)	2	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)
Hotel Wing International Select Ueno/Okachimachi	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)
Smile Hotel Naha City Resort	1	100.0	62	1.1	1	100.0	55	1.0
Smile Hotel Hakataeki-Mae	1	100.0	62	1.1	1	100.0	83	1.4
Smile Hotel Nagoya Sakae	1	100.0	54	1.0	1	100.0	65	1.1
Kuretake Inn Premium Nagoya Nayabashi	-	-	-	-	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)
Hotel Wing International Select Nagoya Sakae	-	-	-	-	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)
Hotel Kuretakeso Hiroshima Otemachi	-	-	-	-	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)
Fiel Johoku	1	100.0	67	1.2	1	100.0	67	1.1

Name of real estate, etc.	The 15 <sup>th</sup> Period (From May 1, 2023 to Oct. 31, 2023)				The 16 <sup>th</sup> Period (From Nov. 1, 2023 to Apr. 30, 2024)			
	Total number of tenants [as of end of period] (Note 1)	Occupancy rate [as of end of period] (%) (Note 1) (Note 2)	Real estate leasing business revenue [during the period] (Million yen) (Note 3)	Portion of real estate leasing business revenue (%)	Total number of tenants [as of end of period] (Note 1)	Occupancy rate [as of end of period] (%) (Note 1) (Note 2)	Real estate leasing business revenue [during the period] (Million yen) (Note 3)	Portion of real estate leasing business revenue (%)
Mi-Nara	59	95.3	647	11.3	62	92.9	560	9.5
Rokko Island DC	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)
Odawara Material Storage and Delivery Center (land)	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)
Yokohama-Daikokucho Maintenance Center (land)	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)
Tokyo Eiseigakuen Senmongakko	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)
Total	342	98.5	5,744	100.0	393	98.3	5,887	100.0

(Note 1) The figures are as of the end of the period.

(Note 2) "Occupancy rate" is calculated based on the formula of leased area divided by leasable area. The figures are rounded to one decimal place.

(Note 3) "Real estate leasing business revenue [during the period]" indicates the leasing business revenue of each asset for the period, rounded down to the nearest million yen.

(Note 4) Not disclosed due to the absence of a tenant's consent.

#### (4) Outstanding Contract Amounts, etc. and Current Price of Specified Transactions

The outstanding contract amounts, etc. and current price of specified transactions as of April 30, 2024 is as follows:

Classification	Type	Contract amount, etc. (Thousand yen) (Note 1)		Market value (Thousand yen) (Note 2) (Note 3)
			Amount that exceeds 1 year	
Non-market transactions	Interest rate swap transactions Receive variable, pay fixed	58,500,000	51,500,000	537,921

(Note 1) The contract amount, etc. is based on the notional principal.

(Note 2) For items that meet the requirements for special treatment under the Accounting Standard for Financial Instruments, the market value is omitted.

(Note 3) The market value is calculated based on the price provided by the financial institutions with which MIRAI has transactions.

#### (5) Other Assets

As of the end of the current fiscal period, there are no other specified assets as investment targets other than those listed in (3) Details of Real Estate and Other Assets.

#### (6) Assets in Overseas

There is no asset investment outside Japan.

### 4 Capital Expenditure

#### (1) Schedule of Capital Expenditure

The following is a list of major scheduled capital expenditures for renovations, etc. planned with respect to the assets owned by MIRAI as of the end of the current fiscal period. Please note that some portions of the scheduled construction amount may be classified as expenses for accounting purposes as a result.

Name of real estate, etc. (Location)	Purpose	Scheduled period	Estimated construction cost (Thousand yen)		
			Total amount	Payment for the current period	Total amount paid
After Fiscal period ending October 31, 2024 (17 <sup>th</sup> period)					
Kawasaki Tech Center (Kawasaki-shi, Kanagawa)	Electrical installation work, elevator renewal work, air-conditioning equipment work, etc.	From May 2024 to October 2024	165,223	-	-
Ehime Building/Hiroshima (Hiroshima-shi, Hiroshima)	Lease area maintenance work, air-conditioning equipment work, etc.	From April 2024 to October 2024	138,183	-	-
Shinagawa Seaside Parktower (Shinagawa-ku, Tokyo)	Emergency broadcasting equipment renewal work, electrical installation work, lighting equipment renewal work, etc.	From September 2023 to September 2024	64,768	-	-
Smile Hotel Naha City Resort (Naha-shi, Okinawa)	Water supply and drainage system construction, central monitoring equipment renewal work, etc.	From May 2024 to October 2024	55,841	-	-
Mi-Nara (Nara-shi, Nara)	Compartment repair work, control panel renewal work, etc.	From May 2024 to October 2024	41,401	-	-
Tokyo Front Terrace (Shinagawa-ku, Tokyo)	Compartment repair work, lighting equipment installation, etc.	From November 2023 to April 2024	34,436	-	-
Others	-	-	166,407	-	-

## (2) Capital Expenditure for the Current Fiscal Period

The following is a summary of major construction work, etc. that fell under the category of capital expenditure conducted during the current fiscal period with respect to the assets owned by MIRAI as of the end of the current fiscal period. The total amount of construction works applicable to capital expenditures for all assets owned during the current fiscal period was 1,042,494 thousand yen, and together with 89,020 thousand yen in repair expenses classified as expenses for the current fiscal period, a total of 1,131,514 thousand yen in construction work was conducted.

Name of real estate, etc. (Location)	Purpose	Construction period	Construction cost (Thousand yen)
Kawasaki Tech Center (Kawasaki-shi, Kanagawa)	Heat source renewal work, elevator renewal work, compartment repair work, air-conditioning equipment work, compartment repair work, electrical installation work, etc.	From September 2023 to April 2024	510,034
Ehime Building/Hiroshima (Hiroshima-shi, Hiroshima)	Elevator renewal work, air-conditioning equipment work, multi-level parking lot renovation, etc.	From December 2023 to April 2024	79,947
Shinagawa Seaside Parktower (Shinagawa-ku, Tokyo)	Electrical installation work, lighting equipment installation, air-conditioning equipment work, compartment repair work, etc.	From April 2023 to April 2024	71,691
Tokyo Front Terrace (Shinagawa-ku, Tokyo)	Elevator renewal work, air-conditioning equipment work, lighting equipment installation, electrical installation work, etc.	From July 2023 to April 2024	61,514
Smile Hotel Naha City Resort (Naha-shi, Okinawa)	Bathroom repair work, fire door repair work, etc.	From November 2023 to April 2024	55,250
Mi-Nara (Nara-shi, Nara)	Lighting equipment installation, electrical installation work, Water supply and drainage system construction, etc.	From November 2023 to April 2024	53,270
Others	-	-	210,785
Total			1,042,494

## (3) Reserve for Long-Term Repair Plan Not applicable.

## 5 Expenses

### (1) Details of Expenses Related to Asset Management, etc.

Item	(Thousands of yen)	
	The 15 <sup>th</sup> Period From May 1, 2023 to October 31, 2023	The 16 <sup>th</sup> Period From November 1, 2023 to April 30, 2024
Asset management fee (Note)	472,932	469,970
Asset custody fee	9,499	10,208
Administrative service fees	23,034	20,861
Remuneration for directors	3,676	3,676
Other operating expenses	64,801	56,746
Total	573,945	561,463

(Note) In addition to the above, there are acquisition fee of 119,570 thousand yen that are included in the book value of individual assets in the 16<sup>th</sup> fiscal period.

## 6 Trading during the Fiscal Period under Review

### (1) Status of Real Estate, Asset-Backed Securities, Infrastructure Assets and Infrastructure-Related Assets etc.

Name of real estate, etc.	Acquisition		Disposition			
	Acquisition date	Acquisition price (Million yen) (Note)	Disposition date	Disposition price (Million yen)	Book value (Million yen)	Gain/loss on sales (Million yen)
MI Terrace Hamamatsu	December 1, 2023	2,603	-	-	-	-
Kuretake Inn Premium Nagoya Nayabashi	December 1, 2023	2,470	-	-	-	-
Hotel Wing International Select Nagoya Sakae	December 1, 2023	1,700	-	-	-	-
Hotel Kuretakeso Hiroshima Otemachi	December 1, 2023	2,540	-	-	-	-
MI Cube Shinsaibashi	March 1, 2024	2,644	-	-	-	-
Total	-	11,957	-	-	-	-

(Note) The acquisition price does not include miscellaneous expenses, property tax, city planning tax, consumption tax and local consumption tax required for the acquisition of the relevant real estate, etc.

### (2) Other Assets Not applicable.

### (3) Investigation of the Price of Specified Assets

#### (i) Real Estate, etc.

Acquisition/ Disposition	Name of Real Estate, etc.	Transaction date	Type of assets	Acquisition/ Disposition price (Million yen)	Appraisal value (Million yen)	Appraiser	Appraisal date
Acquisition	MI Terrace Hamamatsu	December 1, 2023	Real estate trust beneficiary	2,603	2,770	Japan Valuers Co., Ltd.	October 1, 2023
	Kuretake Inn Premium Nagoya Nayabashi	December 1, 2023	Real estate trust beneficiary	2,470	2,900	Japan Valuers Co., Ltd.	October 1, 2023
	Hotel Wing International Select Nagoya Sakae	December 1, 2023	Real estate trust beneficiary	1,700	2,200	Japan Valuers Co., Ltd.	October 1, 2023
	Hotel Kuretako Hiroshima Otemachi	December 1, 2023	Real estate trust beneficiary	2,540	3,010	Japan Valuers Co., Ltd.	October 1, 2023
	MI Cube Shinsaibashi	March 1, 2024	Real estate trust beneficiary	2,644	2,830	Daiwa Real Estate Appraisal Co., Ltd.	October 31, 2023

(Note 1) For transactions that require appraisal of real estate, etc. pertaining to specified assets in accordance with Article 201, Paragraph 1 of the AITC, the appraisal is conducted in accordance with Chapter 3, "Appraisal of the Value of Real Estate Subject to Securitization" of the respective sections of the Real Estate Appraisal Standards, and MIRAI has been notified of the results of such appraisal.

(Note 2) The acquisition price does not include miscellaneous expenses, property tax, city planning tax, consumption tax and local consumption tax required for the acquisition of the relevant real estate, etc.

(ii) Others

Not applicable.

(4) Status of Transactions with Interested Parties, etc.

(i) Sales and Purchases with Interested Parties, etc.

Not applicable.

(ii) Amount of fees to be paid

Not applicable.

(5) Status of Transactions with the Asset Manager Pertaining to Its Business Other than Asset Management

As of the end of the current fiscal period, the Asset Manager concurrently engages in the business of building lots and buildings transaction, but there are no applicable transactions.

**7 Status of Accounting**

(1) Status of Assets, Liabilities, Principal, Profit and Loss, etc.

Please refer to "Balance Sheet", "Statements of Income", "Statements of Changes in Net Assets", "Notes" and "Distribution Information" below.

(2) Change in the Method of Calculating Depreciation

Not applicable.

(3) Change in Valuation Method for Real Estate and Infrastructure Assets, etc.

Not applicable.

**8 Disclosures Related to Beneficiary Certificates of Investment Trusts, etc. Established by MIRAI**

Not applicable.

**9 Disclosure Regarding Overseas Real Estate Holding Corporation**

Not applicable.

**10 Disclosure Regarding Real Estate Held by Overseas Real Estate Holding Corporation**

Not applicable.

**11 Others**

(1) Notice

(i) General Meeting of Unitholders

Not applicable.

(ii) Board of Directors

The following is a summary of the major agreements and amendments approved by the Board of Directors of MIRAI during the current fiscal period.

Approval date	Item	Overview
November 14, 2023	Execution of new investment unit underwriting agreement, etc.	With respect to the issuance of new investment units and secondary offering of investment units approved at the Board of Directors meeting held on the same day, MIRAI executed a certificate of agreement for underwriting new investment units between Nomura Securities Co, Ltd., SMBC Nikko Securities Inc., Mizuho Securities Co, Ltd. and Mitsubishi UFJ Morgan Stanley Securities Co, Ltd.

(2) Fractional Amounts and Percentages

In this document, unless otherwise stated, figures less than the stated amount are rounded down to the nearest million yen and percentages are rounded to the nearest million yen.



## Independent Auditor's Report

The Board of Directors  
MIRAI Corporation

### *The Audit of the Financial Statements*

#### **Opinion**

We have audited the accompanying financial statements of MIRAI Corporation (the "Company"), which comprise the balance sheet as at April 30, 2024, and the statements of income and retained earnings, changes in net assets, cash distributions and cash flows for the six-month period then ended, and notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at April 30, 2024, and its financial performance and its cash flows for the six-month period then ended in accordance with accounting principles generally accepted in Japan.

#### ***Basis for Opinion***

We conducted our audit in accordance with auditing standards generally accepted in Japan. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in Japan, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### ***Other Information***

The other information comprises the information included in Semi Annual Report that contains audited financial statements but does not include the financial statements and our auditor's report thereon. Management is responsible for preparation and disclosure of the other information. Supervisory Director is responsible for overseeing the Company's reporting process of the other information.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.



### ***Responsibilities of Management and Supervisory Director for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in Japan, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern and disclosing, as required by accounting principles generally accepted in Japan, matters related to going concern.

The Supervisory Director is responsible for overseeing the Company's financial reporting process.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with auditing standards generally accepted in Japan, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.
- Consider internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances for our risk assessments, while the purpose of the audit of the financial statements is not expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation in accordance with accounting principles generally accepted in Japan.

- We communicate with the Executive Director regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Executive Director with a statement that we have complied with the ethical requirements regarding independence that are relevant to our audit of the financial statements in Japan, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied to reduce threats to an acceptable level.

### ***Fee-related Information***

The fees paid or payable to us and other EY Member Firms for the audits of the financial statements of the Company and other non-audit fees charged in the audit period to the Company are presented in paragraph (3) titled “Matters Concerning Officers, etc” in Section 2 “Overview of MIRAI” included in the Semi-Annual Report for the six-month period ended April 30, 2024 of the Company.

### **Interest Required to Be Disclosed by the Certified Public Accountants Act of Japan**

Our firm and its designated engagement partners do not have any interest in the Company which is required to be disclosed pursuant to the provisions of the Certified Public Accountants Act of Japan.

Ernst & Young ShinNihon LLC  
Tokyo, Japan

July 26, 2024

江下 聖

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Sei Eshita  
Designated Engagement Partner  
Certified Public Accountant

大久保照代

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Teruyo Okubo  
Designated Engagement Partner  
Certified Public Accountant

## Financial Statements

## (1) Balance Sheet

(Thousands of yen)

	As of October 31, 2023	As of April 30, 2024
<b>Assets</b>		
Current assets		
Cash and deposits	2,999,870	2,634,983
Cash and deposits in trust	2,642,403	2,861,830
Operating accounts receivable	255,782	259,360
Prepaid expenses	138,460	135,568
Income taxes refund receivable	3	-
Consumption taxes refund receivable	-	211,917
Other	21	87
Total current assets	6,036,541	6,103,747
Non-current assets		
Property, plant and equipment		
Buildings	494,930	500,478
Accumulated depreciation	(37,401)	(45,924)
Buildings, net	457,528	454,553
Structures	564	564
Accumulated depreciation	(534)	(564)
Structures, net	30	0
Machinery and equipment	4,770	23,156
Accumulated depreciation	(755)	(1,300)
Machinery and equipment, net	4,014	21,856
Tools, furniture and fixtures	288	288
Accumulated depreciation	(24)	(48)
Tools, furniture and fixtures, net	263	239
Land	4,235,946	4,235,946
Buildings in trust	*1 39,163,201	*1 42,572,316
Accumulated depreciation	(6,815,786)	(7,527,564)
Buildings in trust, net	32,347,414	35,044,752
Structures in trust	260,160	283,058
Accumulated depreciation	(74,303)	(80,243)
Structures in trust, net	185,857	202,815
Machinery and equipment in trust	259,599	284,554
Accumulated depreciation	(93,681)	(103,713)
Machinery and equipment in trust, net	165,918	180,841
Tools, furniture and fixtures in trust	*1 400,846	*1 448,524
Accumulated depreciation	(147,650)	(181,599)
Tools, furniture and fixtures in trust, net	253,196	266,925
Land in trust	130,149,310	140,147,895
Total property, plant and equipment	167,799,480	180,555,825
Intangible assets		
Software	11,208	9,063
Other	231	231
Total intangible assets	11,439	9,295
Investments and other assets		
Long-term prepaid expenses	182,918	244,201
Deferred tax assets	-	2,474
Guarantee deposits	11,006	11,006
Other	659,927	594,055
Total investments and other assets	853,851	851,737
Total non-current assets	168,664,772	181,416,858
Deferred assets		
Investment corporation bond issuance costs	45,270	42,279
Total deferred assets	45,270	42,279
Total assets	174,746,584	187,562,886

(Thousands of yen)

	As of October 31, 2023	As of April 30, 2024
<b>Liabilities</b>		
Current liabilities		
Operating accounts payable	739,858	632,638
Distributions payable	8,517	8,488
Short-term borrowings	-	500,000
Current portion of long-term borrowings	18,000,000	11,000,000
Accounts payable - other	551,975	539,233
Accrued expenses	1,311	1,515
Income taxes payable	605	30,751
Accrued consumption taxes	81,355	-
Advances received	698,930	757,547
Deposits received	698	5,599
Other	5,404	23,832
Total current liabilities	20,088,656	13,499,607
Non-current liabilities		
Investment corporation bonds	6,200,000	6,200,000
Long-term borrowings	61,300,000	74,200,000
Leasehold and guarantee deposits received	147,499	149,526
Leasehold and guarantee deposits received in trust	5,499,837	6,057,157
Other	117,168	470,140
Total non-current liabilities	73,264,506	87,076,824
Total liabilities	93,353,162	100,576,431
<b>Net assets</b>		
Unitholders' equity		
Unitholders' capital	78,499,868	84,066,212
Surplus		
Unappropriated retained earnings (undisposed loss)	2,289,760	2,382,321
Total surplus	2,289,760	2,382,321
Total unitholders' equity	80,789,628	86,448,533
Valuation and translation adjustments		
Deferred gains or losses on hedges	603,792	537,921
Total valuation and translation adjustments	603,792	537,921
Total net assets	*3 81,393,421	*3 86,986,454
Total liabilities and net assets	174,746,584	187,562,886

## (2) Statement of Income and Retained Earnings

(Thousands of yen)

	For the six-month period ended October 31, 2023	For the six-month period ended April 30, 2024
<b>Operating revenue</b>		
Leasing business revenue	*1 4,740,629	*1 5,002,253
Other leasing business revenue	*1 1,003,523	*1 885,250
Total operating revenue	5,744,152	5,887,503
<b>Operating expenses</b>		
Expenses related to leasing business	*1 2,702,512	*1 2,665,610
Asset management fee	472,932	469,970
Asset custody fees	9,499	10,208
Administrative service fees	23,034	20,861
Remuneration for directors (and other officers)	3,676	3,676
Other operating expenses	64,801	56,746
Total operating expenses	3,276,457	3,227,073
Operating income	2,467,695	2,660,429
<b>Non-operating income</b>		
Interest income	25	22
Gain on forfeiture of unclaimed distributions	957	617
Total non-operating income	982	640
<b>Non-operating expenses</b>		
Interest expenses	231,086	264,791
Interest expenses on investment corporation bonds	23,300	23,300
Amortization of investment corporation bond issuance costs	2,990	2,990
Borrowing related expenses	50,811	71,077
Investment unit issuance expenses	-	22,769
Other	-	3,000
Total non-operating expenses	308,188	387,928
Ordinary income	2,160,489	2,273,141
Net income before income taxes	2,160,489	2,273,141
Income taxes - current	605	30,755
Income taxes - deferred	6,597	△2,474
Total income taxes	7,202	28,280
Net income	2,153,286	2,244,860
Retained earnings brought forward	136,473	137,460
Unappropriated retained earnings (undisposed loss)	2,289,760	2,382,321

## (3) Statement of Changes in Net Assets

The Fiscal Period ended October 2023 (The 15<sup>th</sup> period from May 1, 2023 to October 31, 2023)

(Thousands of yen)

	Unitholders' equity			
	Unitholders' capital	Surplus		Total unitholders' equity
		Unappropriated retained earnings (undisposed loss)	Total surplus	
Balance at beginning of period	78,499,868	2,448,202	2,448,202	80,948,070
Changes during period				
Dividends of surplus		(2,311,729)	(2,311,729)	(2,311,729)
Net income		2,153,286	2,153,286	2,153,286
Net changes in items other than unitholders' equity				
Total changes during period	-	(158,442)	(158,442)	(158,442)
Balance at end of period	*1 78,499,868	2,289,760	2,289,760	80,789,628

(Thousands of yen)

	Valuation and translation adjustments		Total net assets
	Deferred gains or losses on hedges	Total valuation and translation adjustments	
Balance at beginning of period	129,904	129,904	81,077,975
Changes during period			
Dividends of surplus			(2,311,729)
Net income			2,153,286
Net changes in items other than unitholders' equity	473,888	473,888	473,888
Total changes during period	473,888	473,888	315,446
Balance at end of period	603,792	603,792	81,393,421

The Fiscal Period ended April 2024 (The 16<sup>th</sup> period from November 1, 2023 to April 30, 2024)

(Thousands of yen)

	Unitholders' equity			
	Unitholders' capital			
	Unitholders' capital	Deduction from unitholders' capital		Unitholders' capital, net
Allowance for temporary difference adjustment		Total deduction from unitholders' capital		
Balance at beginning of period	78,499,868	2,289,760	2,289,760	80,789,628
Changes during period				
Issuance of new investment units	5,566,344			5,566,344
Dividends of surplus		(2,152,299)	(2,152,299)	(2,152,299)
Net income		2,244,860	2,244,860	2,244,860
Net changes in items other than unitholders' equity				
Total changes during period	5,566,344	92,561	92,561	5,658,905
Balance at end of period	*1 84,066,212	2,382,321	2,382,321	86,448,533

(Thousands of yen)

	Valuation and translation adjustments		Total net assets
	Deferred gains or losses on hedges	Total valuation and translation adjustments	
Balance at beginning of period	603,792	603,792	81,393,421
Changes during period			
Issuance of new investment units			5,566,344
Dividends of surplus			(2,152,299)
Net income			2,244,860
Net changes in items other than unitholders' equity	(65,871)	(65,871)	(65,871)
Total changes during period	(65,871)	(65,871)	5,593,033
Balance at end of period	537,921	537,921	86,986,454

## (4) Statement of Cash Distributions

(Yen)

	Fiscal Period ended October 2023 (The 15 <sup>th</sup> period from May 1, 2023 to October 31, 2023)	Fiscal Period ended April 2024 (The 16 <sup>th</sup> period from November 1, 2023 to April 30, 2024)
I Unappropriated retained earnings (undisposed loss)	2,289,760,022	2,382,321,096
II Distributions	2,152,299,600	2,193,556,000
[Distributions per unit]	[1,215]	[1,150]
III Retained earnings to be carried forward (retained loss)	137,460,422	188,765,096
Method of calculation of distributions	In accordance with the distribution policy set forth in Article 36 (1) of the Articles of Incorporation of MIRAI, the distribution amount is to exceed 90% of the distributable income of MIRAI as stipulated in Article 67.15 Paragraph (1) of the Act on Special Measures Concerning Taxation. Based on this policy, 2,152,299,600 yen, which is the amount of unappropriated retained earnings for the fiscal period less 136,473,234 yen retained prior to the previous period due to gain on sales of real estate, etc. and the remaining amount, excluding a fraction of one yen in distribution per investment unit, will be paid as distribution (exclusive of distributions in excess of earnings).	In accordance with the distribution policy set forth in Article 36 (1) of the Articles of Incorporation of MIRAI, the distribution amount is to exceed 90% of the distributable income of MIRAI as stipulated in Article 67.15 Paragraph (1) of the Act on Special Measures Concerning Taxation. Based on this policy, 188,765,096 yen is retained internally to stabilize future distributions, and 2,193,556,000 yen, which is the total amount of unappropriated retained earnings after deduction of the amount equivalent to internal reserves, as distributions from earnings, will be paid as distribution (exclusive of distributions in excess of earnings).



## (5) Statement of Cash Flows

(Thousands of yen)

	For the six-month period ended October 31, 2023	For the six-month period ended April 30, 2024
<b>Cash flows from operating activities</b>		
Net income before income taxes	2,160,489	2,273,141
Depreciation	709,471	773,665
Amortization of investment corporation bond issuance costs	2,990	2,990
Investment unit issuance expenses	-	22,769
Interest income	(25)	(22)
Interest expenses	254,386	288,091
Decrease (increase) in operating accounts receivable	32,217	(3,577)
Decrease (increase) in prepaid expenses	12,907	2,891
Decrease (increase) in consumption taxes refund receivable	-	(211,917)
Increase (decrease) in operating accounts payable	(8,625)	(118,438)
Increase (decrease) in accounts payable - other	10,063	(12,741)
Increase (decrease) in accrued consumption taxes	21,860	(81,355)
Increase (decrease) in advances received	11,559	58,616
Decrease (increase) in long-term prepaid expenses	45,946	(61,283)
Other, net	7,706	38,840
Subtotal	3,260,948	2,971,670
Interest received	25	22
Interest paid	(256,815)	(287,887)
Income taxes paid	(80,307)	(604)
Net cash provided by (used in) operating activities	2,923,850	2,683,201
<b>Cash flows from investing activities</b>		
Purchase of property, plant and equipment	(26,811)	(26,120)
Purchase of property, plant and equipment in trust	(623,921)	(13,143,606)
Refund of leasehold and guarantee deposits received	-	(1,200)
Proceeds from leasehold and guarantee deposits received	-	3,227
Refund of leasehold and guarantee deposits received in trust	(115,036)	(116,346)
Proceeds from leasehold and guarantee deposits received in trust	94,433	673,666
Payments for restricted bank deposits held in trust	(182,000)	-
Proceeds from restricted bank deposits held in trust	182,103	-
Other payments	-	(700)
Net cash provided by (used in) investing activities	(671,233)	(12,611,081)
<b>Cash flows from financing activities</b>		
Proceeds from short-term borrowings	-	500,000
Repayments of short-term borrowings	(1,500,000)	-
Proceeds from long-term borrowings	5,000,000	22,400,000
Repayments of long-term borrowings	(3,500,000)	(16,500,000)
Proceeds from issuance of investment units	-	5,543,574
Distributions paid	(2,313,021)	(2,151,711)
Other payments	(1,331)	(9,442)
Net cash provided by (used in) financing activities	(2,314,352)	9,782,420
Net increase (decrease) in cash and cash equivalents	(61,735)	(145,459)
Cash and cash equivalents at beginning of period	5,522,009	5,460,273
Cash and cash equivalents at end of period	*1 5,460,273	*1 5,314,813

(6) Notes to the financial statements

[Notes on Assumption of Going Concern]

Not applicable to the 16<sup>th</sup> Period.

[Organization]

MIRAI Corporation (hereinafter “MIRAI”) is diversified REIT. Based on AITIC, MIRAI was founded on December 4, 2015 with a capital contribution of 150 million yen (750 units), by Mitsui Bussan & IDERA Partners Co., Ltd. (hereinafter the “Asset manager”) as the founding planner and was listed on the REIT section of the Tokyo Stock Exchange on December 16, 2016 (securities code: 3476). As of April 30, 2024, the numbers of investment units issued and outstanding are 1,907,440 units and MIRAI owns 43 properties (total acquisition price of 178,217 million yen).

MIRAI positions assets located in the three major metropolitan areas of Japan with high population concentrations as its main investment targets and aims to obtain mid-to-long term stable cash flows and sustained growth in unitholders’ value by building a portfolio centered on its “Core Assets” (Note).

(Note) “Core Assets” means the assets that constitute the core of MIRAI’s portfolio, which is composed by specifically traditional investment properties such as offices, retail properties, hotels, residential and logistics properties. Occupancy rates of 80% or more must be secured in principle (including cases where such occupancy rates are expected) with MIRAI to determine a stable rental income to be expected.

[Basis of Presenting Financial Statements]

MIRAI maintains its accounting records and prepares its financial statements in accordance with the Japanese Generally Accepted Accounting Principles (Japanese GAAP), including provisions set forth in the Financial Instrument and Exchange Act of Japan, the AITIC, the Companies Act of Japan and the related regulations, which are different in certain respects as to the application and disclosure requirements of International Financial Reporting Standards.

The accompanying financial statements are prepared from the Japanese financial statements of MIRAI, which were prepared in accordance with Japanese GAAP and were presented in the Securities Report of MIRAI filed with the Kanto Local Finance Bureau of the Ministry of Finance. The amounts in the financial statements originally prepared in Japanese have been rounded off to the nearest thousand in the accompanying financial statements unless otherwise specified. MIRAI does not prepare consolidated financial statements as MIRAI has no subsidiaries.

[Summary of Significant Accounting Policies]

<p>1. Depreciation method for non-current assets</p>	<p>A. Property, plant, and equipment (including trust assets) The straight-line method is used. The useful lives of property, plant and equipment are listed below.</p> <table border="0" style="margin-left: 40px;"> <tr> <td>Buildings</td> <td>2 to 64 years</td> </tr> <tr> <td>Structures</td> <td>2 to 40 years</td> </tr> <tr> <td>Machinery and equipment</td> <td>5 to 29 years</td> </tr> <tr> <td>Tool, furniture and fixtures</td> <td>2 to 15 years</td> </tr> </table> <p>B. Intangible assets As for software (for internal use), the straight-line method is used with an expected useful life of 5 years.</p> <p>C. Leased assets Leased assets related to finance lease transactions that transfer ownership The same depreciation method is applied as that applied to owned fixed assets.</p> <p>D. Long-term prepaid expenses The straight-line method is used.</p>	Buildings	2 to 64 years	Structures	2 to 40 years	Machinery and equipment	5 to 29 years	Tool, furniture and fixtures	2 to 15 years
Buildings	2 to 64 years								
Structures	2 to 40 years								
Machinery and equipment	5 to 29 years								
Tool, furniture and fixtures	2 to 15 years								
<p>2. Accounting for deferred assets</p>	<p>A. Investment corporation bond issuance costs Investment corporation bond issuance costs are amortized by the straight-line method over the period through redemption.</p> <p>B. Investment unit issuance expenses Investment unit issuance expenses are fully expensed as incurred.</p>								
<p>3. Accounting for income and expenses</p>	<p>A. Accounting for property taxes Property tax, city planning tax, depreciable asset tax, and the like levied on real estate assets and other properties are accounted for as expenses related to rent business at the amounts corresponding to the fiscal period. The amount of property tax, etc. paid to the seller as part of settlement for acquisition of real estate and real estate in trust is not accounted for as expenses but included in acquisition cost of the respective real estate, etc. In the 15<sup>th</sup> Period, the property tax, etc. included in the acquisition cost of real estate was none and 13,644 thousand yen in the 16<sup>th</sup> Period.</p> <p>B. Accounting standards for revenue The main performance obligations related to revenue arising from MIRAI's contracts with customers and when it typically satisfies its performance obligations (the ordinary time at which revenue is recognized) are as follows.</p> <p>(a) Disposition of real estate assets and other properties For disposition of real estate assets and other properties, MIRAI recognizes revenue when the customer-buyer obtains control of the real estate and other assets by fulfilling the delivery obligations stipulated in the sales and purchase agreement.</p> <p>(b) Utility revenue Utility revenue is recognized based on the supply of electricity, water, etc. to the customer-lessee in accordance with the real estate lease contract and related agreements. As to utilities charges in cases where MIRAI is acting as an agent, the net amount derived by deducting the amount to be paid to other parties supplying the electricity, gas, etc. from the amount received by MIRAI as utilities charges from the customer is recognized as revenue.</p>								
<p>4. Hedge accounting method</p>	<p>A. Hedge accounting method Deferred hedge accounting is applied. For interest rate swaps transactions that meet the requirements for special treatment, special treatment is applied.</p> <p>B. Hedging instruments and hedged items Hedging instruments: Interest rate swap transactions Hedged items: Interest on borrowings</p> <p>C. Hedging policy MIRAI utilizes derivative transactions to hedge the risks specified in the Articles of Incorporation of the Investment Corporation based on its risk management policy.</p> <p>D. Method of assessing hedge effectiveness Hedge effectiveness is assessed by making a comparison between the cumulative total of cash flow fluctuations attributable to hedged items and the cumulative total of cash flow fluctuations attributable to hedging instruments, and examining the ratio of these totals of fluctuations. Interest rate swaps that meet the requirements for special treatment are omitted from assessment of the effectiveness.</p>								

5. Scope of cash and cash equivalents in the statement of cash flows	Cash and cash equivalents consist of cash on hand, cash in trust, deposits and deposits in trust withdrawable on demand, and short-term investments, which are easily convertible into cash, with low risk of price fluctuation and with a maturity of less than three months.
6. Other significant basis for preparation of financial statements	<p>A. Accounting for trust beneficiary right for real estate, etc. as trust asset  With regard to trust beneficiary right for real estate, etc. held as trust asset, all assets and liabilities as well as all revenue and expense items associated with trust assets are accounted for under the respective account items of the Balance Sheet and Statement of Income and Retained Earnings.  Of the trust assets accounted for under the respective account items, the following items with significance are separately indicated on the Balance Sheet.</p> <p>(a) Cash and deposits in trust  (b) Buildings in trust, Structures in trust, Tools, furniture and fixtures in trust and Land in trust  (c) Leasehold and guarantee deposits received in trust</p> <p>B. Method of accounting for consumption taxes unqualified for deduction  Consumption taxes unqualified for deduction for tax purposes for noncurrent assets, etc. are included in acquisition cost for each asset.</p>

[Notes to Financial Statements]

[Notes to Balance Sheet]

\*1. The reduction entry amount of the tangible fixed assets

The reduction entry amount of the tangible fixed assets acquired by government subsidies

(Thousands of yen)

	The 15 <sup>th</sup> Period (as of October 31, 2023)	The 16 <sup>th</sup> Period (as of April 30, 2024)
Buildings in trust	213,030	213,030
Tools, furniture, and fixtures in trust	328	328

\*2. Commitment line contracts

MIRAI has the commitment line contracts with the banks.

(Thousands of yen)

	The 15 <sup>th</sup> Period (as of October 31, 2023)	The 16 <sup>th</sup> Period (as of April 30, 2024)
Total amount specified in the commitment line contracts	3,000,000	3,000,000
Borrowing balance at end of period	-	500,000
Outstanding loan commitments at end of period	3,000,000	2,500,000

\*3. Minimum amount of net assets prescribed in Article 67, Item 4 of the Investment Trusts Act

(Thousands of yen)

The 15 <sup>th</sup> Period (as of October 31, 2023)	The 16 <sup>th</sup> Period (as of April 30, 2024)
50,000	50,000

[Notes to Statement of Income and Retained Earnings]

\*1. Breakdown of income from real estate leasing business

(Thousands of yen)

	The 15 <sup>th</sup> Period (from May 1, 2023 to October 31, 2023)		The 16 <sup>th</sup> Period (from November 1, 2023 to April 30, 2024)	
<b>A. Real estate leasing business revenue</b>				
Rent revenue-real estate				
Rent income	4,305,666		4,566,842	
Land rents received	249,044		249,044	
Facility charges	185,917	4,740,629	186,366	5,002,253
Other lease business revenue				
Utilities charges	746,253		679,370	
Other operating income	257,269	1,003,523	205,879	885,250
Total real estate leasing business revenue	5,744,152		5,887,503	
<b>B. Real estate leasing business expenses</b>				
Expenses related to rent business				
Outsourcing service expenses	391,723		402,730	
Utilities expenses	681,291		575,513	
Taxes and dues	452,865		464,297	
Repair expenses	127,289		89,020	
Depreciation	708,494		772,688	
Other expenses related to rent business	340,848		361,360	
Total real estate leasing business expenses	2,702,512		2,665,610	
<b>C. Income from real estate leasing business (A - B)</b>	3,041,640		3,221,893	

[Notes to Statement of Changes in Net Assets]

\*1. Total number of investment units authorized and total number of investment units issued and outstanding

	The 15 <sup>th</sup> Period (from May 1, 2023 to October 31, 2023)	The 16 <sup>th</sup> Period (from November 1, 2023 to April 30, 2024)
Total number of investment units authorized	20,000,000 units	20,000,000 units
Total number of investment units issued and outstanding	1,771,440 units	1,907,440 units

[Notes to Statement of Cash Flows]

\*1. Relationship between cash and cash equivalents at end of period and the amount on the balance sheet

(Thousands of yen)

	The 15 <sup>th</sup> Period (from May 1, 2023 to October 31, 2023)	The 16 <sup>th</sup> Period (from November 1, 2023 to April 30, 2024)
Cash and deposits	2,999,870	2,634,983
Cash and deposits in trust	2,642,403	2,861,830
Restricted deposits held in trust (Note)	(182,000)	(182,000)
Cash and cash equivalents	5,460,273	5,314,813

(Note) These are deposits that are reserved for the return of security deposits from tenants.

[Notes to Lease Transactions]

1. Finance lease transactions (as a lessee)

Finance lease transactions that transfer ownership

(i) Details of leased assets

It is mainly Buildings in trust.

(ii) Depreciation method

The depreciation method for such assets is the same as the depreciation method applied to proprietary fixed assets.

2. Operating lease transactions (as a lessor)

(Thousands of yen)

	The 15 <sup>th</sup> Period (from May 1, 2023 to October 31, 2023)	The 16 <sup>th</sup> Period (from November 1, 2023 to April 30, 2024)
Future lease payments receivable		
Due within one year	3,948,382	4,444,550
Due after one year	31,370,345	36,661,497
Total	35,318,727	41,106,048

[Notes to Financial Instruments]

1. Matters concerning the status of financial instruments

A. Policies on financial instruments

MIRAI procures funds mainly by additionally issuing investment units, borrowing funds, or issuing investment corporation bonds for the purpose of securing funds required for acquisition of assets, repair and other maintenance costs, payments of dividends, and operation of MIRAI or repayment of debts.

With respect to borrowing of funds and issuance of investment corporation bonds, we consider the balance between flexibility of financing and financial stability. Specifically, we consider, among other things, the long-term ratio, fixed interest ratio, diversification of maturities, financing method (borrowings and/or investment corporation bonds) and establishment of commitment lines.

MIRAI uses derivative transactions for the purpose of hedging interest rate fluctuation risk and other risks and does not enter into derivative transactions for speculative or trading purpose.

MIRAI invests surplus funds in securities and monetary claims with a focus on safety and liquidity, and does not engage into speculative investment.

## B. Description of financial instruments and associated risks, and the risk management system

Deposits are one means of investing the surplus funds of MIRAI and are exposed to credit risk such as the bankruptcy of deposit financial institutions. MIRAI carefully manages deposits by limiting the term of deposits to a short period of time, taking into consideration safety, liquidity, and other factors, and giving due consideration to the financial environment and cash flow.

Borrowings and investment corporation bonds are used primarily for acquisition of assets and repayments of debts, and are exposed to liquidity risk at the time of repayment/redemption. MIRAI strives to mitigate liquidity risk by diversifying lenders, repayment periods, and means of funds procurement and by securing liquidity on hand by setting commitment lines and manages liquidity risk by preparing cash flow management sheet and other methods. Variable interest rate borrowings are exposed to the risk of interest rate fluctuations. Derivative transactions are used to hedge the risk of fluctuations in the interest rate payable for a portion of the borrowings. See “4. Hedge accounting method” above under “Summary of Significant Accounting Policies” for details about the hedging instruments, hedged items, hedging policy, and method of assessing hedge effectiveness, etc. in hedge accounting.

## C. Description of financial instruments

Fair value of financial instruments comprises value based on market prices or rationally calculated value in the case the market prices are not available. As certain assumptions are applied in performing calculation of such value, the value may differ if different assumptions are used. In addition, the contract value of derivative transactions, which is presented in the following section entitled “Notes to Derivatives” is not an exact representation of market risk attributable to derivative transactions.

### 2. Matters concerning fair value, etc. of financial instruments

Amounts on the Balance Sheet, fair value and their difference as of October 31, 2023 are as follows;

The fair values of “Cash and deposits” and “Cash and deposits in trust” are omitted because their fair value approximates their book value due to cash and short term maturities.

(Thousands of yen)

	Amount on the balance sheet	Fair value	Difference
(i) Current portion of long-term borrowings	18,000,000	17,998,105	(1,894)
(ii) Investment corporation bonds	6,200,000	5,815,300	(384,700)
(iii) Long-term borrowings	61,300,000	61,256,849	(43,150)
Total liabilities	85,500,000	85,070,254	(429,745)
(iv) Derivative transactions *	603,792	603,792	-

Amounts on the Balance Sheet, fair value and their difference as of April 30, 2024 are as follows;

The fair values of “Cash and deposits”, “Cash and deposits in trust” and “Short-term borrowings” are omitted because their fair value approximates their book value due to cash and short term maturities.

(Thousands of yen)

	Amount on the balance sheet	Fair value	Difference
(i) Current portion of long-term borrowings	11,000,000	10,995,235	(4,764)
(ii) Investment corporation bonds	6,200,000	5,821,820	(378,180)
(iii) Long-term borrowings	74,200,000	74,090,482	(109,517)
Total liabilities	91,400,000	90,907,537	(492,462)
(iv) Derivative transactions *	537,921	537,921	-

\*Net amounts are shown for credits and liabilities attributable to derivative transactions, and the total of the items that constitute net liabilities is shown in [ ].

(Note 1) Matters concerning the method of calculating the Fair value of financial instruments and derivative transactions.

#### (i) Current portion of long-term borrowings and (iii) Long-term borrowings

The fair value of these is calculated by discounting such borrowings at rates that would be applied if new borrowings with the same amount are made under similar terms and conditions. However, the fair value of long-term borrowings with floating interest rate, to which special treatment for interest rate swaps is

applied, is calculated by discounting such borrowings, which are treated in combination with the said interest rate swaps, at reasonably estimated rates that would be applied if new borrowings are made.

(ii) Investment corporation bonds

The fair value of these is based on the reference values disclosed by the Japan Securities Dealers Association.

(iv) Derivative transactions

See “Notes to Derivatives” below.

(Note 2) Leasehold and guarantee deposits received and leasehold and guarantee deposits received in trust are omitted due to immateriality.

(Note 3) Repayment schedule for borrowings and Investment corporation bonds after the closing date (as of October 31, 2023)

(Thousands of yen)

	Within 1 year	1-2 years	2-3 years	3-4 years	4-5 years	After 5 years
Investment corporation bonds	-	-	-	-	1,000,000	5,200,000
Long-term borrowings	18,000,000	16,500,000	5,500,000	16,000,000	13,700,000	9,600,000
Total	18,000,000	16,500,000	5,500,000	16,000,000	14,700,000	14,800,000

Repayment schedule for borrowings and Investment corporation bonds after the closing date (as of April 30, 2024)

(Thousands of yen)

	Within 1 year	1-2 years	2-3 years	3-4 years	4-5 years	After 5 years
Investment corporation bonds	-	-	-	-	1,000,000	5,200,000
Long-term borrowings	11,000,000	8,500,000	18,000,000	13,400,000	17,300,000	17,000,000
Total	11,000,000	8,500,000	18,000,000	13,400,000	18,300,000	22,200,000

[Notes to Investment Securities]

The 15<sup>th</sup> Period (as of October 31, 2023)

Not applicable.

The 16<sup>th</sup> Period (as of April 30, 2024)

Not applicable.



[Notes to Derivatives]

The 15<sup>th</sup> Period (as of October 31, 2023)

1. Transactions not applicable to hedge accounting

Not applicable.

2. Transactions applicable to hedge accounting

The following table shows the contract amount on the closing date for derivative transactions, or the amount corresponding to the principal specified in the contract.

Hedge accounting method	Type of derivative transactions	Primary hedged items	Contract amount (Thousands of yen)		Fair value (Thousands of yen)	Method used to calculate the fair value
				Amount over one year		
Deferred hedge accounting	Interest rate swap transactions Receive variable, pay fixed	Long-term borrowings	61,100,000	51,100,000	603,792	Based on prices and other conditions presented by financial institutions
Special treatment for interest rate swaps	Interest rate swap transactions Receive variable, pay fixed	Long-term borrowings	3,500,000	3,500,000	*	-

\*The fair value of interest rate swaps that qualify for special treatment is included in the fair value of the relevant long-term borrowings because they are accounted for as an integral part of the long-term borrowings that are hedged. (Please refer to “Notes to Financial Instruments” 2. “Matters concerning fair value, etc. of financial instruments” (Note 1) (iii) above.)

The 16<sup>th</sup> Period (as of April 30, 2024)

1. Transactions not applicable to hedge accounting

Not applicable.

2. Transactions applicable to hedge accounting

The following table shows the contract amount on the closing date for derivative transactions, or the amount corresponding to the principal specified in the contract.

Hedge accounting method	Type of derivative transactions	Primary hedged items	Contract amount (Thousands of yen)		Fair value (Thousands of yen)	Method used to calculate the fair value
				Amount over one year		
Deferred hedge accounting	Interest rate swap transactions Receive variable, pay fixed	Long-term borrowings	53,600,000	46,600,000	537,921	Based on prices and other conditions presented by financial institutions
Special treatment for interest rate swaps	Interest rate swap transactions Receive variable, pay fixed	Long-term borrowings	4,900,000	4,900,000	*	-

\*The fair value of interest rate swaps that qualify for special treatment is included in the fair value of the relevant long-term borrowings because they are accounted for as an integral part of the long-term borrowings that are hedged. (Please refer to “Notes to Financial Instruments” 2. “Matters concerning fair value, etc. of financial instruments” (Note 1) (iii) above.)

[Notes to Retirement Benefits]

The 15<sup>th</sup> Period (as of October 31, 2023)

Not applicable.

The 16<sup>th</sup> Period (as of April 30, 2024)

Not applicable.

[Notes to Tax Effect Accounting]

1. Breakdown of major causes of deferred tax assets and deferred tax liabilities

	(Thousands of yen)	
	The 15 <sup>th</sup> Period (as of October 31, 2023)	The 16 <sup>th</sup> Period (as of April 30, 2024)
Deferred tax assets		
Enterprise tax not deductible	-	2,474
Subtotal deferred tax assets	-	2,474
Total deferred tax assets	-	2,474
Deferred tax assets, net	-	2,474

2. Breakdown by major cause of material difference between the effective statutory tax rate and the effective tax rate after applying tax effect accounting

	(%)	
	The 15 <sup>th</sup> Period (as of October 31, 2023)	The 16 <sup>th</sup> Period (as of April 30, 2024)
Effective statutory tax rate	31.46	34.59
(Adjustments)		
Deductible cash distributions	(31.15)	(33.38)
Other	0.03	0.03
Effective tax rate after applying tax effect accounting	0.33	1.24

[Notes to Equity in Earnings of Affiliates]

The 15<sup>th</sup> Period (as of October 31, 2023)

Not applicable.

The 16<sup>th</sup> Period (as of April 30, 2024)

Not applicable.

[Transactions with Related Parties]

1. Parent company and principal corporate unitholders

The 15<sup>th</sup> Period (from May 1, 2023 to October 31, 2023)

Not applicable.

The 16<sup>th</sup> Period (from November 1, 2023 to April 30, 2024)

Not applicable.

2. Subsidiaries and affiliates

The 15<sup>th</sup> Period (from May 1, 2023 to October 31, 2023)

Not applicable.

The 16<sup>th</sup> Period (from November 1, 2023 to April 30, 2024)

Not applicable.

3. Sister companies

The 15<sup>th</sup> Period (from May 1, 2023 to October 31, 2023)

Not applicable.

The 16<sup>th</sup> Period (from November 1, 2023 to April 30, 2024)

Not applicable.

4. Directors and principal individual unitholders

The 15<sup>th</sup> Period (from May 1, 2023 to October 31, 2023)

Classification	Name of company or individual	Address	Paid-in capital or investment (Thousands of yen)	Business description or occupation	Voting rights holding ratio	Nature of relationship		Nature of transaction	Transaction amount (Thousands of yen)	Account	Balance at end of period (Thousands of yen)
						Concurrent posts	Business relationship				
Director or the close relative	Michio Suganuma	-	-	Executive director of MIRAI and President of Mitsui Bussan & IDERA Partners Co., Ltd.	-	Executive director of MIRAI and President of Mitsui Bussan & IDERA Partners Co., Ltd.	Asset management company of MIRAI	Payments of asset management fee to Mitsui Bussan & IDERA Partners Co., Ltd. (Note 1) (Note 2)	472,932	Accounts payable - other	520,225

(Note 1) This is a transaction executed by Michio Suganuma as President of a third party (Mitsui Bussan & IDERA Partners Co., Ltd.), and the fee is in line with the Articles of Incorporation of MIRAI.

(Note 2) Of the above amounts, the transaction amount does not include consumption taxes while the balance at the end of fiscal period does.

The 16<sup>th</sup> Period (from November 1, 2023 to April 30, 2024)

Classification	Name of company or individual	Address	Paid-in capital or investment (Thousands of yen)	Business description or occupation	Voting rights holding ratio	Nature of relationship		Nature of transaction	Transaction amount (Thousands of yen)	Account	Balance at end of period (Thousands of yen)
						Concurrent posts	Business relationship				
Director or the close relative	Michio Suganuma	-	-	Executive director of MIRAI and President of Mitsui Bussan & IDERA Partners Co., Ltd.	-	Executive director of MIRAI and President of Mitsui Bussan & IDERA Partners Co., Ltd.	Asset management company of MIRAI	Payments of asset management fee to Mitsui Bussan & IDERA Partners Co., Ltd. (Note 1) (Note 2)	589,540 (Note 3)	Accounts payable - other	516,967

(Note 1) This is a transaction executed by Michio Suganuma as President of a third party (Mitsui Bussan & IDERA Partners Co., Ltd.), and the fee is in line with the Articles of Incorporation of MIRAI.

(Note 2) Of the above amounts, the transaction amount does not include consumption taxes while the balance at the end of fiscal period does.

(Note 3) Asset management fee includes acquisition fee of 119,570 thousand yen, which were included in the book value of the acquired properties.

[Notes to Asset retirement obligations]

The 15<sup>th</sup> Period (as of October 31, 2023)

Not applicable.

The 16<sup>th</sup> Period (as of April 30, 2024)

Not applicable.

[Notes to Lease Properties]

MIRAI holds offices, retails, hotels, a residence, industrial assets and an educational asset in Tokyo and other regions. The amounts on the Balance Sheet changes during the fiscal period, and fair value of lease properties are as follows.

(Thousands of yen)

	The 15 <sup>th</sup> Period (from May 1, 2023 to October 31, 2023)	The 16 <sup>th</sup> Period (from November 1, 2023 to April 30, 2024)
Amount on the balance sheet		
Balance at the beginning of the period	167,832,421	167,799,480
Changes during the period	(32,940)	12,756,345
Balance at the end of the period	167,799,480	180,555,825
Fair value at the end of the period	182,547,000	196,106,800

(Note 1) The amount on the balance sheet is acquisition cost less accumulated depreciation.

(Note 2) The amount on the balance sheet does not include the amount of the construction in progress in trust.

(Note 3) Of the amount of increase (decrease) of the lease properties during the 15<sup>th</sup> period, the reason of increase is mainly attributable to capital expenditure (673,720 thousand yen) and the reasons of decrease are mainly attributable to depreciation (706,661 thousand yen). During the 16<sup>th</sup> period, the reason of increase is mainly attributable to acquisition of 5 real estate trust beneficiary rights (12,484,671 thousand yen) and the reason of decrease is mainly attributable to depreciation (770,820 thousand yen).

(Note 4) The fair value at the end of the fiscal period is the appraisal value provided by an outside real estate appraiser.

The income concerning lease properties, etc. for the 16<sup>th</sup> Periods is indicated under “Notes to Statement of Income and Retained Earnings” above.

[Notes to Revenue Recognition]

1. Disaggregated information on revenue from contracts with customers

The 15<sup>th</sup> Period (from May 1, 2023 to October 31, 2023)

(Thousands of yen)

	Revenue from contracts with customers (Note)	Sales to external customers
Disposition of real estate, etc.	-	-
Utility revenue	746,253	746,253
Others	-	4,997,898
Total	746,253	5,744,152

(Note) Leasing business revenue, etc. subject to ASBJ Statement No. 13 “Accounting Standard for Lease Transactions” is not included in “Revenue from Contracts with Customers” as it is not subject to the Accounting Standard for Revenue Recognition. The main revenue from contracts with customers is from the gain on sale from real estate properties and utility revenue.

The 16<sup>th</sup> Period (from November 1, 2023 to April 30, 2024)

(Thousands of yen)

	Revenue from contracts with customers (Note)	Sales to external customers
Disposition of real estate, etc.	-	-
Utility revenue	679,370	679,370
Others	-	5,208,133
Total	679,370	5,887,503

(Note) Leasing business revenue, etc. subject to ASBJ Statement No. 13 “Accounting Standard for Lease Transactions” is not included in “Revenue from Contracts with Customers” as it is not subject to the Accounting Standard for Revenue Recognition. The main revenue from contracts with customers is from the gain on sale from real estate properties and utility revenue.

2. Information that provides a basis for understanding revenue from contracts with customers

The 15<sup>th</sup> Period (from May 1, 2023 to October 31, 2023)

As stated in the Summary of Significant Accounting Policies.

The 16<sup>th</sup> Period (from November 1, 2023 to April 30, 2024)

As stated in the Summary of Significant Accounting Policies.

3. Information on relationship between the fulfillment of performance obligations under contracts with customers and cash flows from such contracts and the amount and timing of revenue expected to be recognized from contracts with customers that exist at the end of the current period in the subsequent period

(1) Balance of contract assets and contract liabilities, etc.

	The 15 <sup>th</sup> Period (from May 1, 2023 to October 31, 2023)	The 16 <sup>th</sup> Period (from November 1, 2023 to April 30, 2024)
Receivables arising from contracts with customers (at beginning of fiscal period)	143,415 thousand yen	123,776 thousand yen
Receivables arising from contracts with customers (at end of fiscal period)	123,776 thousand yen	127,492 thousand yen
Contract assets (at beginning of fiscal period)	- thousand yen	- thousand yen
Contract assets (at end of fiscal period)	- thousand yen	- thousand yen
Contract liabilities (at beginning of fiscal period)	- thousand yen	- thousand yen
Contract liabilities (at end of fiscal period)	- thousand yen	- thousand yen

(2) Transaction price allocated to remaining performance obligations

The 15<sup>th</sup> Period (from May 1, 2023 to October 31, 2023)

In accordance with Paragraph 19 of the Guidance on Accounting Standard for Revenue Recognition, MIRAI recognizes utility revenues at the amount it has the right to charge, because MIRAI has the right to receive from the customer the amount of consideration that directly corresponds to the value to the customer, the lessee, of the portion of the performance completed by the end of the fiscal period. Accordingly, MIRAI has applied the provisions of paragraph 80-22 (2) of the Accounting Standard for Revenue Recognition and has not included in the notes the transaction price allocated to the remaining performance obligations.

The 16<sup>th</sup> Period (from November 1, 2023 to April 30, 2024)

In accordance with Paragraph 19 of the Guidance on Accounting Standard for Revenue Recognition, MIRAI recognizes utility revenues at the amount it has the right to charge, because MIRAI has the right to receive from the customer the amount of consideration that directly corresponds to the value to the customer, the lessee, of the portion of the performance completed by the end of the fiscal period. Accordingly, MIRAI has applied the provisions of paragraph 80-22 (2) of the Accounting Standard for Revenue Recognition and has not included in the notes the transaction price allocated to the remaining performance obligations.

[Segment Information]

(i) Segment information

The 15<sup>th</sup> Period (from May 1, 2023 to October 31, 2023)

Description is omitted as MIRAI engages in a single segment of the real estate leasing business.

The 16<sup>th</sup> Period (from November 1, 2023 to April 30, 2024)

Description is omitted as MIRAI engages in a single segment of the real estate leasing business.

(ii) Related information

The 15<sup>th</sup> Period (from May 1, 2023 to October 31, 2023)

- A. Information by product and service  
Description is omitted as net sales for external customers in a single product/service category exceed 90% of the operating revenue on Statement of Income and Retained Earnings.
- B. Information by region  
(a) Net sales  
Description is omitted as net sales for external customers in Japan exceed 90% of the operating revenue on the Statement of Income and Retained Earnings.  
(b) Property, plant, and equipment  
Description is omitted as the amount of property, plant, and equipment located in Japan exceeds 90% of the property, plant, and equipment on the Balance Sheet.
- C. Information by major tenant  
Description is omitted as net sales for all single external customers are less than 10% of the operating revenue on the Statement of Income and Retained Earnings.

The 16<sup>th</sup> Period (from November 1, 2023 to April 30, 2024)

- A. Information by product and service  
Description is omitted as net sales for external customers in a single product/service category exceed 90% of the operating revenue on Statement of Income and Retained Earnings.
- B. Information by region  
(a) Net sales  
Description is omitted as net sales for external customers in Japan exceed 90% of the operating revenue on the Statement of Income and Retained Earnings.  
(b) Property, plant, and equipment  
Description is omitted as the amount of property, plant, and equipment located in Japan exceeds 90% of the property, plant, and equipment on the Balance Sheet.
- C. Information by major tenant  
Description is omitted as net sales for all single external customers are less than 10% of the operating revenue on the Statement of Income and Retained Earnings.

[Per Unit Information]

	The 15 <sup>th</sup> Period (from May 1, 2023 to October 31, 2023)	The 16 <sup>th</sup> Period (from November 1, 2023 to April 30, 2024)
Net assets per unit	45,947 yen	45,603 yen
Net income per unit	1,215 yen	1,190 yen

(Note 1) Net income per unit was calculated by dividing net income by average number of investment units during period. Diluted net income per unit is not stated as there are no dilutive investment units.

(Note 2) The calculation of net income per unit is based on the following.

	The 15 <sup>th</sup> Period (from May 1, 2023 to October 31, 2023)	The 16 <sup>th</sup> Period (from November 1, 2023 to April 30, 2024)
Net income	2,153,286 thousand yen	2,244,860 thousand yen
Amount not attributable to common unitholders	-	-
Net income pertaining to common investment units	2,153,286 thousand yen	2,244,860 thousand yen
Average number of investment units during period	1,771,440 units	1,886,264 units

[Notes to Significant Subsequent Events]

Not applicable.

[Annexed Table]

(i) Securities

Not applicable.

(ii) Contract Amount and Fair Value of Derivative Transactions and Forward Exchange Contracts

(Thousands of yen)

Classification	Type of derivative transactions	Contract amount (Note 1)		Fair value (Note 2) (Note 3)
			Amount over one year	
Non-market transaction	Interest rate swap transactions Receive variable, pay fixed	58,500,000	51,500,000	537,921
<b>Total</b>		<b>58,500,000</b>	<b>51,500,000</b>	<b>537,921</b>

(Note 1) Contract amounts are based on notional principal.

(Note 2) Fair values are calculated based on the amount provided by counterparty financial institutions.

(Note 3) Of the market value amounts, transactions to which the special treatment of interest rate swaps is applied based on the "Accounting Standard for Financial Instruments" (ASBJ Statement No. 10, July 4, 2019) are not marked to market on the balance sheet.

(iii) Real Estate, etc.

(Thousands of yen)

Type of assets	Balance at beginning of period	Amount of increase during period	Amount of decrease during period	Balance at end of period	Accumulated depreciation		Net balance at end of period	Remarks	
					or Accumulated amortization	Depreciation and amortization			
Total property, plant and equipment	Building	494,930	5,548	-	500,478	45,924	8,522	454,553	(Note)
	Structures	564	-	-	564	564	30	0	
	Machinery and equipment	4,770	18,386	-	23,156	1,300	544	21,856	(Note)
	Tools, furniture and fixtures	288	-	-	288	48	24	239	
	Land	4,235,946	-	-	4,235,946	-	-	4,235,946	
	Building in trust	39,163,201	3,409,115	-	42,572,316	7,527,564	711,778	35,044,752	(Note)
	Structures in trust	260,160	22,897	-	283,058	80,243	5,939	202,815	(Note)
	Machinery and equipment in trust	259,599	24,955	-	284,554	103,713	10,031	180,841	(Note)
	Tools, furniture and fixtures in trust	400,846	47,677	-	448,524	181,599	33,948	266,925	(Note)
	Land in trust	130,149,310	9,998,584	-	140,147,895	-	-	140,147,895	(Note)
Subtotal	174,969,617	13,527,165	-	188,496,783	7,940,957	770,820	180,555,825		
Intangible assets	Software	31,304	700	-	32,004	22,940	2,845	9,063	
	Other	231	-	-	231	-	-	231	
	Subtotal	31,535	700	-	32,236	22,940	2,845	9,295	
<b>Total</b>	<b>175,001,153</b>	<b>13,527,866</b>	<b>-</b>	<b>188,529,019</b>	<b>7,963,898</b>	<b>773,665</b>	<b>180,565,121</b>		

(Note) The increase in property, plant and equipment during the period is due to acquisition of 5 real estate trust beneficiary rights, etc.

(iv) Other Specified Assets

Not applicable.

## (v) Investment Corporation Bonds

(Thousands of yen)

Brand name	Issuance date	Balance at beginning of period	Amount of increase during period	Amount of decrease during period	Balance at end of period	Interest rate (%)	Redemption date	Usage	Collateral
First Series of Unsecured Investment Corporation Bonds	July 26, 2018	1,000,000	-	-	1,000,000	0.640	July 26, 2028	Repayment of borrowings	(Note 1)
Second Series of Unsecured Investment Corporation Bonds	July 13, 2020	1,000,000	-	-	1,000,000	0.800	July 12, 2030	Repayment of borrowings	(Note 1)
Third Series of Unsecured Investment Corporation Bonds	September 28, 2021	2,000,000	-	-	2,000,000	0.700	September 26, 2031	Repayment of borrowings	(Note 1)
Fourth Series of Unsecured Investment Corporation Bonds	September 28, 2021	1,000,000	-	-	1,000,000	0.980	September 26, 2036	Repayment of borrowings	(Note 1)
Fifth Series of Unsecured Investment Corporation Bonds (Green bond)	November 30, 2021	1,200,000	-	-	1,200,000	0.700	November 28, 2031	Repayment of borrowings	(Note 1)
Total	-	6,200,000	-	-	6,200,000	-	-	-	-

(Note 1) With special pari passu conditions among the specified investment corporation bond.

(Note 2) The total scheduled repayment amount of the investment corporation bonds after the balance sheet date is as follows.

(Thousands of yen)

	Within 1 year	Over 1 year and within 2 years	Over 2 years but within 3 years	Over 3 years but within 4 years	Over 4 years but within 5 years	Over 5 years
Investment corporation bonds	-	-	-	-	1,000,000	5,200,000



## (vi) Borrowings

(Thousands of yen)

Classification	Lender	Drawdown date	Balance at beginning of period	Amount of increase during period	Amount of decrease during period	Balance at end of period	Average interest rate (Note 1) (Note 2)	Repayment date	Repayment method	Usage	Description
Short-term borrowings	Mizuho Bank, Ltd.	November 31, 2023	-	500,000	-	500,000	0.78665	November 29, 2024	Bullet repayment on maturity	(Note 3)	Unguaranteed/Unsecured
	Subtotal		-	500,000	-	500,000					
Current portion of long-term borrowings	Sumitomo Mitsui Banking Corporation	December 16, 2016	6,500,000	-	6,500,000	-	0.49960	November 30, 2023	Bullet repayment on maturity	(Note 3)	Unguaranteed/Unsecured
	Resona Bank, Limited.	December 16, 2016	1,500,000	-	1,500,000	-	0.49960	November 30, 2023			
	The Bank of Fukuoka, Ltd.	December 16, 2016	2,000,000	-	2,000,000	-	0.49960	November 30, 2023			
	Development Bank of Japan Inc.	December 16, 2016	2,000,000	-	2,000,000	-	0.62125	November 30, 2023			
	Mizuho Bank, Ltd.	March 1, 2018	1,000,000	-	1,000,000	-	0.48000	January 31, 2024			
	Mizuho Trust & Banking Co., Ltd.	April 28, 2017	2,000,000	-	2,000,000	-	0.45000	April 30, 2024			
	MUFG Bank, Ltd.	April 30, 2021	1,500,000	-	1,500,000	-	0.45000	April 30, 2024			
	MUFG Bank, Ltd.	October 29, 2021	1,500,000	-	-	1,500,000	0.38000	October 31, 2024			
	Sumitomo Mitsui Trust Bank, Limited	December 16, 2016	-	5,000,000	-	5,000,000	0.59470	November 29, 2024			
	MUFG Bank, Ltd.	January 12, 2022	-	1,000,000	-	1,000,000	0.38000	December 30, 2024			
	Sumitomo Mitsui Banking Corporation	May 15, 2018	-	2,000,000	-	2,000,000	0.52770	April 30, 2025			
	Mizuho Bank, Ltd.	May 15, 2018	-	1,500,000	-	1,500,000	0.56000	April 30, 2025			
	Subtotal		18,000,000	9,500,000	16,500,000	11,000,000					
Long-term borrowings	Sumitomo Mitsui Banking Corporation	December 16, 2016	7,500,000	-	-	7,500,000	0.74500	November 30, 2026	Bullet repayment on maturity	(Note 3)	Unguaranteed/Unsecured
	Resona Bank, Limited.	December 16, 2016	500,000	-	-	500,000	0.74500	November 30, 2026			
	Sumitomo Mitsui Trust Bank, Limited	December 16, 2016	5,000,000	-	5,000,000	-	0.59470	November 29, 2024			
	Sumitomo Mitsui Trust Bank, Limited	October 26, 2017	2,000,000	-	-	2,000,000	0.54375	July 31, 2025			
	SBI Shinsei Bank, Limited	October 26, 2017	1,000,000	-	-	1,000,000	0.54375	July 31, 2025			
	The Nanto Bank, Ltd.	October 26, 2017	1,000,000	-	-	1,000,000	0.54375	July 31, 2025			
	Resona Bank, Limited	October 26, 2017	1,000,000	-	-	1,000,000	0.70900	July 30, 2027			

Classification	Lender	Drawdown date	Balance at beginning of period	Amount of increase during period	Amount of decrease during period	Balance at end of period	Average interest rate (Note 1) (Note 2)	Repayment date	Repayment method	Usage	Description
Long-term borrowings	Sumitomo Mitsui Banking Corporation	October 31, 2017	4,000,000	-	-	4,000,000	0.72750	October 29, 2027	Bullet repayment on maturity	(Note 3)	Unguaranteed/Unsecured
	The Bank of Fukuoka, Ltd.	October 31, 2017	1,000,000	-	-	1,000,000	0.72750	October 29, 2027			
	SBI Shinsei Bank, Limited	March 1, 2018	1,000,000	-	-	1,000,000	0.57350	January 30, 2026			
	Resona Bank, Limited	March 1, 2018	500,000	-	-	500,000	0.57350	January 30, 2026			
	Sumitomo Mitsui Banking Corporation	May 15, 2018	2,000,000	-	2,000,000	-	0.52770	April 30, 2025			
	Mizuho Bank, Ltd.	May 15, 2018	1,500,000	-	1,500,000	-	0.56000	April 30, 2025			
	Mizuho Trust & Banking Co., Ltd.	August 1, 2018	1,700,000	-	-	1,700,000	0.62000	July 31, 2028			
	Mizuho Bank, Ltd.	November 1, 2018	2,500,000	-	-	2,500,000	0.68000	October 30, 2026			
	Sumitomo Mitsui Banking Corporation	November 1, 2018	3,000,000	-	-	3,000,000	0.56800	October 31, 2025			
	Mizuho Bank, Ltd.	November 30, 2021	1,500,000	-	-	1,500,000	0.39900	October 30, 2026			
	Mizuho Bank, Ltd.	November 30, 2021	3,300,000	-	-	3,300,000	0.46240	November 30, 2028			
	Mizuho Bank, Ltd. (Green Loan)	November 30, 2021	4,000,000	-	-	4,000,000	0.50900	November 30, 2029			
	MUFG Bank, Ltd.	January 12, 2022	1,000,000	-	1,000,000	-	0.38000	December 30, 2024			
	Sumitomo Mitsui Trust Bank, Limited	January 12, 2022	1,000,000	-	-	1,000,000	0.37950	December 30, 2026			
	SBI Shinsei Bank, Limited	January 12, 2022	1,000,000	-	-	1,000,000	0.42950	December 30, 2026			
	Sumitomo Mitsui Banking Corporation	January 12, 2022	1,000,000	-	-	1,000,000	0.47850	December 29, 2028			
	Mizuho Bank, Ltd.	March 25, 2022	1,000,000	-	-	1,000,000	0.61500	February 28, 2029			
	Resona Bank, Limited	March 25, 2022	300,000	-	-	300,000	0.59500	February 28, 2029			
	Sumitomo Mitsui Trust Bank, Limited	November 30, 2022	3,500,000	-	-	3,500,000	0.72000	November 30, 2027			
	SBI Shinsei Bank, Limited	November 30, 2022	2,000,000	-	-	2,000,000	0.72000	November 30, 2027			
The Juhachi-Shinwa Bank	November 30, 2022	1,500,000	-	-	1,500,000	0.72000	November 30, 2027				
The Bank of Fukuoka, Ltd.	June 19, 2023	1,500,000	-	-	1,500,000	0.67500	May 31, 2028				

Classification	Lender	Drawdown date	Balance at beginning of period	Amount of increase during period	Amount of decrease during period	Balance at end of period	Average interest rate (Note 1) (Note 2)	Repayment date	Repayment method	Usage	Description
Long-term borrowings	Sumitomo Mitsui Trust Bank, Limited	October 31, 2023	500,000	-	-	500,000	1.05000	October 31, 2028	Bullet repayment on maturity	(Note 3)	Unguaranteed/Unsecured
	SBI Shinsei Bank, Limited	October 31, 2023	1,000,000	-	-	1,000,000	1.05000	October 31, 2028			
	Kansai Mirai Bank, Limited	October 31, 2023	1,000,000	-	-	1,000,000	1.05000	October 31, 2028			
	The Chiba Bank, Ltd.	October 31, 2023	1,000,000	-	-	1,000,000	1.05000	October 31, 2028			
	Sumitomo Mitsui Banking Corporation	November 30, 2023	-	500,000	-	500,000	0.67160	November 30, 2026			
	The Bank of Fukuoka, Ltd.	November 30, 2023	-	2,000,000	-	2,000,000	0.67160	November 30, 2026			
	Sumitomo Mitsui Banking Corporation	November 30, 2023	-	2,300,000	-	2,300,000	0.35351	November 30, 2028			
	Aozora Bank, Ltd.	November 30, 2023	-	1,000,000	-	1,000,000	0.35351	November 30, 2028			
	Ogaki kyoritsu Bank	November 30, 2023	-	200,000	-	200,000	0.35351	November 30, 2028			
	Sumitomo Mitsui Banking Corporation	November 30, 2023	-	2,800,000	-	2,800,000	0.39351	November 29, 2030			
	Resona Bank, Limited	November 30, 2023	-	1,200,000	-	1,200,000	0.39351	November 29, 2030			
	Development Bank of Japan Inc.	November 30, 2023	-	1,500,000	-	1,500,000	1.24375	November 29, 2030			
	MUFG Bank, Ltd.	December 1, 2023	-	1,000,000	-	1,000,000	0.90250	November 30, 2028			
	SBI Shinsei Bank, Limited (Green loan)	December 1, 2023	-	1,000,000	-	1,000,000	0.38474	November 29, 2030			
	Sumitomo Mitsui Banking Corporation	December 1, 2023	-	1,000,000	-	1,000,000	1.12125	November 29, 2030			
	The 77 Bank, Ltd.	December 1, 2023	-	500,000	-	500,000	1.17125	November 29, 2030			
	Mizuho Bank, Ltd.	January 31, 2024	-	1,000,000	-	1,000,000	1.18770	July 31, 2031			
	The Nishi-Nippon City Bank, Ltd.	March 1, 2024	-	500,000	-	500,000	0.35417	February 28, 2029			
	Mizuho Bank, Ltd.	March 1, 2024	-	1,000,000	-	1,000,000	0.39417	February 28, 2031			
	Mizuho Trust & Banking Co., Ltd.	March 1, 2024	-	1,000,000	-	1,000,000	0.39417	February 28, 2031			
Kansai Mirai Bank, Limited	April 30, 2024	-	400,000	-	400,000	0.82345	May 31, 2027				
MUFG Bank, Ltd.	April 30, 2024	-	1,500,000	-	1,500,000	0.82000	April 30, 2027				

Classification	Lender	Drawdown date	Balance at beginning of period	Amount of increase during period	Amount of decrease during period	Balance at end of period	Average interest rate (Note 1) (Note 2)	Repayment date	Repayment method	Usage	Description
Long-term borrowings	Mizuho Trust & Banking Co., Ltd.	April 30, 2024	-	2,000,000	-	2,000,000	0.56726	April 30, 2031	Bullet repayment on maturity	(Note 3)	Unguaranteed/Unsecured
	Subtotal		61,300,000	22,400,000	9,500,000	74,200,000					
Total			79,300,000	32,400,000	26,000,000	85,700,000					

(Note 1) The average interest rate indicates a weighted average of interest rates for the period by the number of days.

(Note 2) MIRAI enters into interest rate swaps to avoid the risk of interest rate fluctuations, and the interest rate after taking into account the effect of the interest rate swaps (fixing the interest rate) is stated.

(Note 3) The funds were used for the purchase of real estate and trust beneficiary rights of real estate, refinancing of borrowings, working capital, etc.

(Note 4) The total scheduled repayment amount of long-term borrowings after the balance sheet date is as follows.

(Thousands of yen)

	Within 1 year	Over 1 year and within 2 years	Over 2 years but within 3 years	Over 3 years but within 4 years	Over 4 years but within 5 years	Over 5 years
Long-term borrowings	11,000,000	8,500,000	18,000,000	13,400,000	17,300,000	17,000,000