

December 16, 2024

For Immediate Release

Real Estate Investment Trust:

MIRAI Corporation

Michio Suganuma, Executive Director

(Securities Code: 3476)

Asset Management Company:

Mitsui Bussan & IDERA Partners Co., Ltd.

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Notice Concerning Borrowing of Funds

MIRAI Corporation (hereinafter "MIRAI") announces that it has decided to borrow funds (hereinafter the "Loan") today. Details are as follows.

1. Reasons for Borrowing

MIRAI has decided to execute borrowing of 1.0 billion yen as funds for loans to be repaid.

2. Details of New Loan

Lender	Borrowing amount	Interest rate	Borrowing date	Maturity date	Term of maturity	Interest payment	Remarks
MUFG Bank, Ltd	1.0 billion yen	Fixed rate (Note 1)	December 30, 2024	December 30, 2027	3 years	(Note 2)	(Note 3)

(Note 1) The applicable interest rate will be set and announced on December 26, 2024.

(Note 2) The initial interest payment date is set on April 30, 2025 and subsequent interest payment dates are set at the end of April and October each year and on the principal maturity date (if each payment date is not a business day, and if the payment date falls in the following month, the immediately preceding business day shall be applied).

(Note 3) Unsecured, an unguaranteed, bullet repayment at maturity.

3. Repayment of Loan

Lender	Borrowing amount	Interest rate	Borrowing date	Repayment date	Term of maturity	Remarks
MUFG Bank, Ltd	1.0 billion yen	0.380%	January 12, 2022	December 30, 2024	3 years	(Note)

(Note) Unsecured, an unguaranteed, bullet repayment at maturity.

4. Status of Loans, etc. after the Borrowing of Funds and Repayment of Loan

(Unit: million yen)

	Before	After	Increase/Decrease
Short-term borrowings	-	-	-
Long-term borrowings	85,700	85,700	±0
Total borrowings	85,700	85,700	±0
Investment corporation bonds	6,200	6,200	±0
Total of borrowings and investment corporation bonds	91,900	91,900	±0
Other interest-bearing debt	-	-	-
Total interest-bearing debt	91,900	91,900	±0
LTV (based on total asset) (Note)	48.8%	48.8%	-

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

Total asset = Total asset as of October 31, 2024 (17th FP) (188,227 million yen)

5. Other Matters Necessary for Investors to Understand and Judge the Information Appropriately

The risks associated with the repayment of the Borrowing, etc. remain unchanged from the description in “3. Investment Risks” under “Section 1: Status of the Funds” of “Chapter 1: Information on the Funds” in the securities report submitted on July 26, 2024.

(End)

* URL: <https://3476.jp/en/>

This press release is the English translation of the announcement in Japanese on MIRAI’s website. However, no assurance or warranties are given for the completeness or accuracy of this English translation.

(Reference press release, etc.)

Dated 12/13/2021 “Notice Concerning Borrowing of Funds”