

October 25, 2021

For Immediate Release

Real Estate Investment Trust:

MIRAI Corporation

Michio Suganuma, Executive Director

(Securities Code: 3476)

Asset Management Company:

Mitsui Bussan & IDERA Partners Co., Ltd.

Michio Suganuma, Representative Director, President

Contact: Nobuaki Takuchi, Executive Director, CFO

TEL: +81-3-6632-5950

Notice Concerning Borrowing of Funds

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

1. Reason for Borrowing

MIRAI announces that it has decided to execute borrowing of total 1.5 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	1.5 billion yen	Fixed rate (Note 1)	October 29, 2021	October 31, 2024	3 years	(Note 2)	(Note 3)

(Note 1) The applicable interest rate will be set and announced on October 27, 2021.

(Note 2) The initial interest payment date is set on April 29, 2022 and subsequent interest payment date 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. Details of Loan to be Repaid

Lender	Borrowing amount	Interest rate	Borrowing date	Maturity date	Term of maturity	Remarks
MUFG Bank, Ltd	1.5 billion yen	0.320%	November 1, 2018	October 29, 2021	3 years	(Note)

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

4. Status of loans, etc. after the Borrowing of Funds

(Unit: million yen)

	Before	After	Increase/Decrease
Short-term borrowings	-	-	-
Long-term borrowings	73,700	73,700	±0
Total borrowings	73,700	73,700	±0
Investment corporation bonds	5,000	5,000	±0
Total of borrowings and investment corporation bonds	78,700	78,700	±0
Other interest-bearing debt	-	-	-
Total interest-bearing debt	78,700	78,700	±0
LTV (based on total asset) (Note)	48.6%	48.6%	-

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

Total asset = Total asset as of end of April 2021 (the 10th fiscal period) (161,815 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 29, 2021.

(End)

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

This press release is 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 10/16/2018 “Notice Concerning Borrowing of Funds”