

April 23, 2021

For Immediate Release

Real Estate Investment Trust:

MIRAI Corporation  
Michio Suganuma, Executive Director  
(Securities Code: 3476)

Asset Management Company:

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### 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)	April 30, 2021	April 30, 2024	3 years	(Note 2)	(Note 3)

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

(Note 2) The initial interest payment date is set on October 29, 2021 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	0.310%	June 1, 2018	April 30, 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	3,000	3,000	-
Long-term borrowings	73,700	73,700	±0
Total borrowings	76,700	76,700	±0
Investment corporation bonds	2,000	2,000	-
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 assets) (Note)	48.5%	48.5%	-

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

Total asset (162,222 million yen) = Total asset as of the end of October 2020 (the 9<sup>th</sup> fiscal period) (159,222 million yen) + amount of the borrowing announced "Notice Concerning Borrowing Funds" dated on January 25 and February 24, 2021 (3,500 million yen) – amount of the repayment of loan announced "Notice Concerning Repayment of Loans before Due Date" dated on March 16, 2021 (500 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 January 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 5/8/2018 "Notice Concerning Borrowing of Funds"