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For Immediate Release

Real Estate Investment Trust:
MIRAI Corporation
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(Securities Code: 3476)
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Notice Concerning Acquisition of DBJ Green Building Certification
(Tokyo Front Terrace and Kawasaki Tech Center)

MIRAI Corporation (hereinafter “MIRAI”) announces today that it has received DBJ Green Building Certification for Tokyo Front Terrace and Kawasaki Tech Center.

1. DBJ Green Building Certification Rank

Property Name	Address	Exterior View	Certification Rank
Tokyo Front Terrace	Shinagawa-ku, Tokyo		 DBJ Green Building 2020  Properties with excellent environmental and social awareness
Kawasaki Tech Center	Kawasaki-shi, Kanagawa		 DBJ Green Building 2020  Properties with satisfactory environmental and social awareness

2. Points Commended in the Certification

(i) Tokyo Front Terrace

- The property is actively working on conserving energy and resources by installing automatic water faucets and using recycled water, as well as installing LEDs throughout the entire building through a major renovation.
- The property provides convenience to users by introducing various facilities, such as the installation of glove compartments in the women's restrooms, rental bicycles and Wifi service.
- The building is equipped with three power lines and an emergency generator capable of supplying power for approximately 72 hours in the tenant compartments to ensure business continuity for the tenants.

(ii) Kawasaki Tech Center

- In addition to the emergency generator, the property is equipped with two power lines and an emergency generator storage area for tenants to ensure business continuity.
- To facilitate convenience and promote diversity to users, the property has tenant-only conference rooms, convenience stores, universal design elevators and toilets, etc.

*For more details, please refer to the operation site of DBJ Green Building Certification Program (<http://igb.jp/en/index.html>).

3. MIRAI's approach to ESG

MIRAI aims to contribute to improving sustainability of society through its investment management activities and actively promotes ESG (Environmental, Social and Governance) measures as issues to be addressed for realization of a sustainable society.

In addition to the above certified assets, MIRAI also continues to work toward obtaining further environmental certifications. Following the above certifications, the assets which obtained environmental certifications comprise 47.7 % of the portfolio. *note 1

(Note 1) Based on acquisition price as of October 31, 2020.

In September 2020, Mitsui Bussan & IDERA Partners Co.,Ltd. ,the asset management company of MIRAI signed the Principles for Financial Action for the 21st Century, an initiative for domestic financial institutions, and we aim to manage our investments responsibly through business activities in line with these principles.

For more information, please refer to the Principles for Financial Action for the 21st Century website (<https://pfa21.jp/>).



(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.