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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 and Interest Rate Swap

MIRAI Corporation (hereinafter “MIRAI”) announces that it has decided to borrow funds (hereinafter the “Loan”) and conduct the interest rate swap today. Details are as follows.

1. Reason for Borrowing

MIRAI has decided to execute borrowing of 3.5 billion yen as funds for loans to be repaid.

2. Details of New Loan

| Lender | Borrowing amount | Interest rate | Borrowing date | Maturity date | Interest payment | Remarks |
|-------------------------------------|------------------|--------------------------------|-------------------|---------------------|------------------|----------|
| Sumitomo Mitsui Banking Corporation | 2.0 billion yen | Base rate (Note 1) + 0.270% | April 30, 2025 | October 31, 2029 | (Note 2) | (Note 3) |
| Mizuho Bank, Ltd | 1.5 billion yen | Base rate (Note 1) + 0.340% | | October 31, 2031 | | |

(Note 1) The base rates are one-month Japanese yen TIBOR rates at two business days before every interest payment date published by the TIBOR Administration of the Japanese Banker Association (JBA). For fluctuations in JBA Japanese yen TIBOR rates, please check the website of the JBA TIBOR Administration (<http://www.jbatibor.or.jp/rate/>).

(Note 2) The initial interest payment date is set on May 31, 2025 and subsequent interest payment date are set at the end of every month 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 | Remarks |
|-------------------------------------|------------------|---------------|----------------|----------------|---------|
| Sumitomo Mitsui Banking Corporation | 2.0 billion yen | 0.528% | May 15, 2018 | April 30, 2025 | (Note) |
| Mizuho Bank, Ltd | 1.5 billion yen | 0.560% | | | |

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

4. Reason for Conducting Interest Rate Swap

The reason for conducting the interest rate swap is to hedge against the interest rate volatility risk by practically fixing the floating rate on part of existing loans.

5. Outlines of Interest Rate Swap

(1) Borrowing subject to Interest Rate Swap

| Lender | Borrowing amount | Interest rate | Borrowing date | Repayment date | Remarks |
|---|------------------|--------------------------------|----------------------|----------------------|----------|
| Sumitomo Mitsui Banking Corporation Aozora Bank, Ltd. Ogaki Kyoritsu Bank, Ltd. | 3.5 billion yen | Base rate (Note 1) + 0.280% | November 30, 2023 | November 30, 2028 | (Note 2) |

(Note 1) The base rates are three-month Japanese yen TIBOR rates at two business days before every interest payment date published by the TIBOR Administration of the Japanese Banker Association (JBA). For fluctuations in JBA Japanese yen TIBOR rates, please check the website of the JBA TIBOR Administration (<http://www.jbatibor.or.jp/rate/>).

(Note 2) Unsecured, an unguaranteed, bullet repayment at maturity.

(2) Details of Interest Rate Swap

| Counterparty | Notional principal | Interest rate | | Commencement | Termination date | Remarks |
|-------------------------|--------------------|-------------------------|--|----------------|-------------------|----------|
| | | Fixed rate paid | Floating rate received | | | |
| Not Decided (Note 1) | 3.5 billion yen | Not Decided (Note 1) | JBA three-month Japanese Yen TIBOR | April 30, 2025 | November 30, 2028 | (Note 2) |

(Note 1) The counterparty and fixed interest rates paid will be determined on April 25, 2025.

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

6. 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)

7. 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 31 2025.

(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 5/8/2018 “Notice Concerning Borrowing of Funds”

Dated 11/27/2023 “Notice Concerning Borrowing of Funds”