

October 23, 2026

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: Kunihiro Ueda, Director, CFO

TEL: +81-3-6632-5960

Notice Concerning Borrowing of Funds, Repayment of Loans and
Partial Repayment of Loans before Due Date

MIRAI Corporation (hereinafter “MIRAI”) announces today that it has decided to borrow funds (hereinafter the “Borrowing”), repay loans (hereinafter “Repayment”), and repay a part of loans before due date (hereinafter “Repayment before due date”). Details are as follows.

1. Reasons for Borrowing and Repayment

MIRAI has decided to execute borrowing of 4 billion yen as funds for loans to be repaid (hereinafter the “Repayment”) and repayment of 2.2 billion yen in a part of short-term loans by commitment line agreement before due date using part of the funds from disposition of “THINGS Aoyama” announced in the “Notice Concerning Disposition of Real Estate Trust Beneficiary in Japan (THINGS Aoyama)” dated on May 28, 2026.

2. Details of New Loan

Lender	Borrowing amount	Interest rate	Borrowing date	Maturity date	Interest payment	Remarks
Mizuho Bank, Ltd.	4 billion yen	Base rate (Note 1) + 0.310%	October 30, 2026	October 29, 2032	(Note 2)	(Note 3)

(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/>). MIRAI is planning to fix the interest rates by executing interest swap agreements and will announce the details when they are determined.

(Note 2) The initial interest payment date is set on November 30, 2026 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
Mizuho Bank, Ltd.	2.5 billion yen	0.680%	November 1, 2018	October 30, 2026	(Note)
	1.5 billion yen	0.399%	November 30, 2021		

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

4. Repayment of Loan before Due Date

Lender	Borrowing amount	Repayment amount (Balance after repayment)	Interest rate	Borrowing date	Repayment date	Remarks
Mizuho Bank, Ltd (Commitment Line)	1.2 billion yen	1.2 billion yen (0 billion yen)	Base rate (Note 1) +0.500%	June 23, 2026	October 30, 2026 (Note 2)	(Note 4)
	1.7 billion yen	1.0 billion yen (0.7 billion yen)		August 7, 2026	October 30, 2026 (Note 3)	

(Note 1) The base rate is one-month Japanese yen TIBOR rate 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 original maturity date is December 23, 2026.

(Note 3) The original maturity date is May 7, 2027.

(Note 4) Unsecured, an unguaranteed, bullet repayment at maturity.

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

(Unit: million yen)

	Before	After	Increase/Decrease
Short-term borrowings	2,900	700	-2,200
Long-term borrowings	89,800	89,800	±0
Total borrowings	92,700	90,500	-2,200
Investment corporation bonds	6,200	6,200	±0
Total of borrowings and investment corporation bonds	98,900	96,7000	-2,200
Other interest-bearing debt	-	-	-
Total interest-bearing debt	98,900	96,7000	-2,200

(Reference) Situation of the commitment line after the repayment before due date

Lender	Limit amount	Outstanding loan commitments	Maturity date	Term	Remark
Mizuho Bank, Ltd	3 billion yen	2.3 billion yen	September 28, 2027	With in 12 months	Unsecured/ Unguaranteed

6. 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 30, 2026.

(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 10/16/2018 “Notice Concerning Borrowing of Funds”

Dated 11/24/2021 “Notice Concerning Borrowing of Funds (Including Green Loan)”

Dated 6/17/2026 “Notice Concerning Borrowing of Funds”

Dated 8/3/2026 “Notice Concerning Borrowing of Funds”