

July 14, 2022

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 Tenant in Ise City Hotel Annex

MIRAI Corporation (hereinafter "MIRAI") announced that the lease contract with the current tenant in Ise City Hotel Annex will be terminated as below.

1. Overview of Lease Contract

The current tenant leases the entire asset, with a leased area of 4,099.31 sqm, accounting for 1.1% of MIRAI's total rentable area (as of June 30, 2022). The lease contract with the current tenant will be terminated on December 26, 2022, the contract expiration date.

2. Future Outlook

The closure of the current tenant is due to the expiration of the fixed-term lease contract. MIRAI has already concluded a new fixed-term lease contract with the successor tenant, and details will be announced once the successor tenant has decided to commencement of operations.

The forecasts for the fiscal period ending October 31, 2022 (13th Fiscal Period) and the fiscal period ending April 30, 2023 (14th Fiscal Period) announced in the "Financial Report for the Fiscal Period Ended April 30, 2022 (REIT)" dated June 14, 2022 have already incorporated the impact of this matter and there is no change to the forecasts.

(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.