

April 24, 2024

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, Executive Director, CFO

TEL: +81-3-6632-5960

### Notice Concerning Borrowing of Funds

MIRAI Corporation (hereinafter "MIRAI") announces that it has decided to borrow funds (hereinafter the "Loan") today. Details are as follows.

#### 1. Reasons for Borrowing

MIRAI has decided to execute borrowing of 3.9 billion yen as funds for loans to be repaid and for expansion of cash reserves reduced by the acquisition of property in March 2024.

#### 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, 2024	April 30, 2027	3 years	(Note 3)	(Note 5)
Kansai Mirai Bank, Limited	0.4 billion yen	Base rate (Note 2) + 0.160%		May 31, 2027	3 years 1 month	(Note 4)	
Mizuho Trust & Banking Co., Ltd.	2.0 billion yen	Base rate (Note 2) + 0.340%		April 30, 2031	7 years		

(Note 1) The applicable interest rate will be set and announced on April 25, 2024.

(Note 2) 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/>). MIRAI is planning to fix part of the interest rates by executing interest swap agreements and will announce the details when they are determined.

(Note 3) The initial interest payment date is set on October 31, 2024 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 4) The initial interest payment date is set on July 31, 2024 and subsequent interest payment date are set at the end of January, April, July 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 5) Unsecured, an unguaranteed, bullet repayment at maturity.

### 3. Repayment of Loan

Lender	Borrowing amount	Interest rate	Borrowing date	Repayment date	Term of maturity	Remarks
Mizuho Trust & Banking Co., Ltd.	2.0 billion yen	0.450%	April 28, 2017	April 30, 2024	7 years	(Note)
MUFG Bank, Ltd	1.5 billion yen	0.450%	April 30, 2021	April 30, 2024	3 years	(Note)

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

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

(Unit: million yen)

	Before	After	Increase/Decrease
Short-term borrowings	500	500	± 0
Long-term borrowings	84,800	85,200	+ 400
Total borrowings	85,300	85,700	+ 400
Investment corporation bonds	6,200	6,200	± 0
Total of borrowings and investment corporation bonds	91,500	91,900	+ 400
Other interest-bearing debt	-	-	-
Total interest-bearing debt	91,500	91,900	+ 400
LTV (based on total asset) (Note)	49.1%	49.3%	+ 0.2%

(Note) LTV (based on total asset) = Total interest-bearing debt \* / (Total asset (174,746 million yen) as of October 31, 2023 + amount of equity (total paid-in amount from the public offering and third-party allotment) (5,566 million yen) announced on November 14, 2023 + amount of borrowing announced on November 14, 2023 + amount of borrowing from Kansai Mirai Bank, Limited announced today)

### 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 26, 2024.

(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 4/25/2017 “Notice Concerning Borrowing of Funds and Repayment of Loans before Due Date”

Dated 4/23/2021 “Notice Concerning Borrowing of Funds”