

November 24, 2021

For Immediate Release

Real Estate Investment Trust:

MIRAI Corporation

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(Securities Code: 3476)

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### Notice Concerning Borrowing of Funds (Including Green Loans)

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

#### 1. Reason for Borrowing

MIRAI will borrow a total of 8.8 billion yen as funds for part of loans to be repaid.

#### 2. Details of New Loan

Lender	Borrowing amount	Interest rate	Borrowing date	Maturity date	Term of maturity	Interest payment	Remarks
Mizuho Bank, Ltd	1.5 billion yen	Base rate (Note 1) +0.300%	November 30, 2021	October 30, 2026	4 years 11 months	(Note 2)	(Note 3)
	3.3 billion yen	Base rate (Note 1) +0.325%		November 30, 2028	7 years		
	4.0 billion yen (Green loans) (Note 4)	Base rate (Note 1) +0.350%		November 30, 2029	8 years		

(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/>). 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 January 31, 2022 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 3) Unsecured, an unguaranteed, bullet repayment at maturity.

(Note 4) Please refer to "5. Overview of Green Loan" for details.

### 3. Details of Loan to be Repaid

Lender	Borrowing amount	Interest rate	Borrowing date	Maturity date	Term of maturity	Remarks
Mizuho Bank, Ltd	10 billion yen (Note 1)	0.370%	December 16, 2016	November 30, 2021	5 years	(Note 2)

(Note 1) The remaining amount will be funded by the investment corporation bond (green bond) (1.2 billion yen) announced in the "Notice Concerning Issuance of Investment Corporation Bond (Green Bond)" dated November 16, 2021.

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

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

(Unit: million yen)

	Before (Note 1)	After	Increase/Decrease
Short-term borrowings	-	-	-
Long-term borrowings	73,700	72,500	(1,200)
Total borrowings	73,700	72,500	(1,200)
Investment corporation bonds	5,000	6,200	+1,200
Total of borrowings and investment corporation bonds	78,700	78,700	±0
Other interest-bearing debt	-	-	-
Total interest-bearing debt	78,700	78,700	±0
LTV (based on total asset) (Note 2)	48.6%	48.6%	-

(Note 1) The figures before execution of the Loan and issuance of green bond.

(Note 2)  $LTV \text{ (based on total asset)} = \text{Total interest-bearing debt} / \text{Total asset}$ .

Total asset = Total asset as of end of April 2021 (the 10th fiscal period) (161,815 million yen)

### 5. Overview of Green Loan

A portion of the Loan will be procured as a green loan (hereinafter the "Green Loan"). The entire amount of Green Loan will be used to partially repay the long-term loan procured for acquisition of eligible green assets that meet the Eligibility Criteria (Shinagawa Seaside Parktower and Shinjuku Eastside Square) set forth in the Green Finance Framework established by MIRAI. For details of the Green Finance Framework and Eligibility Criteria, please refer to the MIRAI's website (<https://3476.jp/en/esg/greenfinance.html>).

### 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 29, 2021.

(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 12/16/2016 "Notice Concerning Borrowing of Funds and Setting of Interest Rate Swaps"

Dated 11/16/2021 "Notice Concerning Issuance of Investment Corporation Bond (Green Bond)"