

January 7, 2022

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 (Determination of Interest Rate)
and Execution of Interest Rate Swap Agreements

MIRAI Corporation (hereinafter “MIRAI”) announces today that interest rate of part of the loan announced on December 13, 2021 has been determined and MIRAI will execute interest rate swap agreements for long-term loans with floating rates of the loan scheduled to be borrowed on January 12, 2022. Details are as follows.

1. Details of Borrowing of Funds (Interest Rate)

Lender	Borrowing amount	Interest Rate	Term of maturity	Borrowing date	Maturity date
MUFG Bank, Ltd.	1.0 billion yen	0.38000%	3 years	January 12, 2022	December 30, 2024

2. Reason for Executing Interest Rate Swap Agreements

The reason for executing interest rate swaps is to hedge against the interest rate volatility risk by practically fixing the floating rate of long-term loans (total of 2.0 billion yen with maturity of 5 years and total of 1.0 billion yen with maturity of 7 years) scheduled to be borrowed on January 12, 2022.

3. Details of Interest Rate Swaps

Lender	Notional principal of loans	Counterparty	Interest rate (Note1)		Commencement	Termination date	Term of swaps (Note 5)
			Fixed rate paid	Floating rate received			
Shinsei Bank, Limited	1.0 billion yen	Nomura Securities Co., Ltd	0.10950% (Note 2)	JBA three-month Japanese Yen TIBOR	January 1, 2022	December 30, 2026	5 years
Sumitomo Mitsui Trust Bank, Limited	1.0 billion yen		0.10950% (Note 3)				
Sumitomo Mitsui Banking Corporation	1.0 billion yen		0.14850% (Note 4)		January 1, 2022	December 29, 2028	7 years

- (Note 1) The initial interest payment date is set at the end of January 2022, 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)
- (Note 2) Interest rate for the loans is practically fixed at 0.42950% due to the execution of the interest rate swap agreements.
- (Note 3) Interest rate for the loans is practically fixed at 0.37950% due to the execution of the interest rate swap agreements.
- (Note 4) Interest rate for the loans is practically fixed at 0.47850% due to the execution of the interest rate swap agreements.
- (Note 5) “Term of swaps” is rounded up to the nearest one month.

4. Other Matters Required for Investors to Understand and Assess the Information Provided Appropriately
The risks associated with the repayment of the Borrowing, etc. remain unchanged from the description in Section 2 Supplementary information, Part 2 Additional information for supplementary documents, 4 Investment risk of the securities registration statement (Japanese version only) on December 13, 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 12/13/2021 “Notice Concerning Borrowing of Funds”