

January 25, 2021

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

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

1. Reason for Borrowing

MIRAI announces that it has decided to execute borrowing of total 1.5 billion yen as funds for acquisition of real estate and part of expenses pertaining to the acquisition as announced in "Notice Concerning Acquisition of Real Estate in Japan ("TCA Building")" dated today.

2. Details of Loan

Lender	Borrowing amount	Interest rate	Borrowing date	Maturity date	Term of maturity	Interest payment	Remarks
Mizuho Bank, Ltd (Commitment Line)	1.5 billion yen	Base rate +0.500% (Note 1) (Note 2)	January 28, 2021	January 28, 2022	1 year	(Note 3)	(Note 4) (Note 5)

(Note 1) The base rate is one-month Japanese yen TIBOR rate 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/english/rate/>).

(Note 2) The actual spread is (0.500% - commitment fee rate) because the commitment fee is incurred for the unexercised limit amount of the commitment line.

(Note 3) The initial interest payment date is set on February 26, 2021 and subsequent interest payment dates are set on 28 of every month and on the principal maturity date.

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

(Note 5) The fund will be applied for acquisition of real estate beneficiary interest and part of expenses pertaining to the acquisition as announced in "Notice Concerning Acquisition of Real Estate in Japan ("TCA Building")" dated today.

3. Status of Loans, etc. after the Borrowing of Funds

(Unit: million yen)

	Before	After	Increase/ Decrease
Short-term borrowings	-	1,500	+1,500
Long-term borrowings	73,700	73,700	-
Total borrowings	73,700	75,200	+1,500
Investment corporation bonds	2,000	2,000	-
Total of borrowings and investment corporation bonds	75,700	77,200	+1,500
Other interest-bearing debt	-	-	-
Total interest-bearing debt	75,700	77,200	+1,500
LTV (based on total assets) (Note)	47.5%	48.0%	+0.5%

(Note) LTV (based on total assets) = Total interest-bearing debt / Total assets.

The total assets before the execution of above borrowing (159,222 million yen) = Total assets on the balance sheet at the end of October 2020 (end of the 9th fiscal period).

The total assets after the execution of above borrowing (160,722 million yen) = The total assets before the execution of above borrowing + the amount of above borrowing.

4. 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 31, 2021.

(End)

* URL: <https://3476.jp/en/>

This press release is 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 1/25/2021 “Notice Concerning Acquisition of Real Estate in Japan (“TCA Building”)

Dated 1/25/2021 “Progress of Portfolio Reconstruction Under MIRAI Revitalization Plan -Supplementary Material for the Press Release-”