

March 16, 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 Repayment of Loans before Due Date

MIRAI Corporation (hereinafter “MIRAI”) announces that it has decided to repay loans before due date. Details are as follows.

1. Reason of repayment

MIRAI will repay 0.5 billion yen short-term loan before due date using part of the funds from disposition of “Hillcoat Higashi-Shinjuku” and “Nippo Hommachi Building” announced in “Notice Concerning Disposition of Real Estate Trust Beneficiaries in Japan (“Hillcoat Higashi-Shinjuku” and “Nippo Hommachi Building”)” dated on March 5, 2021 (hereinafter “the repayment of loans before due date”).

2. Details of loan to be repaid

Lender	Borrowing amount	Repayment amount (Balance after repayment)	Interest rate	Borrowing date	Maturity date	Term of maturity	Remarks
Mizuho Bank, Ltd. (Commitment line)	1.5 billion yen	0.5 billion yen (1.0 billion yen)	Base rate (Note 1) +0.500%	January 28, 2021	March 29, 2021 (Note 2)	1 year	(Note 3)

(Note1) The base rates are one-month Japanese yen TIBOR rates published by the TIBOR Administration of the Japanese Banker Association (JBA). For fluctuations JBA Japanese yen TIBOR rates, please check the JBA TIBOR Administration website (<http://www.jbatibor.or.jp/rate/>).

(Note2) The original maturity date is January 28, 2022.

(Note3) Unsecured, unguaranteed and repaid in full by the due date.

3. Status of loans payable, etc. after the repayment before due date

(million yen)

	Before A	After B	Increase/ Decrease B-A
Short-term borrowings	3,500	3,000	(500)
Long-term borrowings	73,700	73,700	-
Total borrowings	77,200	76,700	(500)
Investment corporation bonds	2,000	2,000	-
Total of borrowings and investment corporation bonds	79,200	78,700	(500)
Other interest-bearing debt	-	-	-
Total interest-bearing debt	79,200	78,700	(500)
LTV (based on total asset) (Note)	48.7%	48.5%	(0.2%)

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

Total asset before the repayment of loans before due date (162,722 million yen) = Total asset as of the end of October 2020 (the 9th fiscal period) (159,222 million yen) + amount of the borrowing announced “Notice Concerning Borrowing Funds” dated on January 25 and February 24, 2021 (3,500 million yen)

Total asset after the repayment of loans before due date (162,222 million yen) = Total assets before the repayment of loans before due date – the amount of the repayment of loans before due date

(Reference) Situation of the commitment line after the repayment of loans before due date

Lender	Limit amount	Outstanding loan commitments	Maturity date	Term	Remarks
Mizuho Bank, Ltd.	3 billion yen	2 billion yen	September 28, 2021	Within 1 year	Unsecured/Unguaranteed

4. Other matters required for investors to understand and assess the information provided appropriately

The risks of associated with 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 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 1/25/2021 “Notice Concerning Borrowing of Funds”

Dated 3/5/2021 “Notice Concerning Disposition of Real Estate Trust beneficiaries in Japan (“Hillcoat Higashi-Shinjuku” and “Nippo Hommachi Building”)