

December 13, 2018

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 Split of Investment Units, Amendment to the Articles of Incorporation
and Revision to the Forecast of Distribution per Unit.

MIRAI Corporation (hereinafter “MIRAI”) announces that it has resolved to split its investment units (hereinafter “the Split”) at its Board of Directors meeting held today. MIRAI has also decided to amend its articles of incorporation and to revise the forecast of distribution per unit, as detailed below, in connection with the Split.

1. The Split

(1) Purpose of the Split

In light of the spread of the Nippon Individual Savings Account (NISA), MIRAI will implement the Split for the purpose of making an environment which enables investors to invest more easily by reducing the investment unit price, which would ultimately broaden MIRAI’s investor base and increase the liquidity of the investment units.

(2) Summary of the Split

(a) Method of the Split

MIRAI will implement a four-for-one split of the investment units of MIRAI held by unitholders stated or recorded on the registry of unitholders as of the record date of April 30, 2019.

(b) Number of Investment Units to be Increased through the Split

i.	Number of investment units issued and outstanding before the Split	:	395,410 units	
ii.	Number of investment units to be increased through the Split	:	1,186,230 units	
iii.	Number of investment units issued and outstanding after the Split	:	1,581,640 units	
iv.	Number of investment units authorized after the Split	:	20,000,000 units	(Note)

(Note) Please refer to “2. Amendment to the Articles of Incorporation” below.

(c) Schedule of the Split

- i. Date of public notice of record date : Not yet determined (Note)
- ii. Record date : April 30, 2019
- iii. Effective date : May 1, 2019

(Note) MIRAI will announce it no later than 2 weeks prior to the record date.

2. Amendment to the Articles of Incorporation

(1) Reason for and Method of Amendment

Pursuant to the provision of Article 184, Paragraph 2 of the Companies Act applied mutatis mutandis to Article 81-3, Paragraph 2 of the Act on Investment Trusts and Investment Corporations, the articles of incorporation of MIRAI will be amended, based not on resolution by the general meeting of unitholders, but based on resolution by the board of directors, in order to increase the total number of investment units authorized in accordance with the split ratio.

(2) Detail of Amendment

before	After
Article 6 Total Number of Investment Units Authorized to be Issued and Offering of Investment Units 1. The total number of investment units of MIRAI authorized to be issued is <u>5</u> million units	Article 6 Total Number of Investment Units Authorized to be Issued and Offering of Investment Units 1. The total number of investment units of MIRAI authorized to be issued is <u>20</u> million units

(3) Amendment Date (effective date)

May 1, 2019

3. Revision to the Forecast of Distribution per Unit

(1) Reason for Revisions

In connection with the Split, MIRAI has revised the forecast of distribution per unit for the fiscal period ending October 31, 2019 (the 7th period from May 1, 2019 to October 31, 2019) that were previously published in “Notice Concerning Revisions to Forecasts for the Fiscal Period Ending April 30, 2019 and Summary of Forecasts for the Fiscal Period Ending October 31, 2019” dated October 16, 2018 in accordance with the split ratio.

Please refer to “(REIT) Financial report for the fiscal period ended October 31, 2018 (The 5th Period)” published today.

(2) New forecast for the fiscal period ending October 31, 2019 (the 7th period from May 1, 2019 to October 31, 2019)

	Distribution per unit		
	(including distribution in excess or earnings)	Distribution per unit (excluding distribution in excess of earnings)	Distribution in excess of earnings per unit
Previous (A)	¥5,700	¥5,700	-
Revised (B)	¥1,425	¥1,425	-

(Note) This forecast is calculated as of today based on certain assumptions and subject to change due to various factors. The forecast should not be construed as guarantee of DPU.

(End)

* URL: <http://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.