

January 27, 2026

For Immediate Release

Real Estate Investment Trust:

MIRAI Corporation

Michio Suganuma, Executive Director

(Securities Code: 3476)

Asset Management Company:

Mitsui Bussan & IDERA Partners Co., Ltd.

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Notice Concerning Execution of Interest Rate Swap Agreements

MIRAI Corporation (hereinafter “MIRAI”) announces today that it has executed the interest rate swap agreements. Details are as follows.

1. Reason for Conducting Interest Rate Swap

The reason for conducting the interest rate swap is to hedge against the interest rate volatility risk by practically fixing the floating rate on part of existing loans.

2. Outlines of Interest Rate Swap

(1) Borrowing subject to Interest Rate Swap

No.	Lender	Borrowing amount	Interest rate	Borrowing date	Repayment date	Remarks
1	Sumitomo Mitsui Banking Corporation	2.0 billion yen	JBA one-month Japanese Yen TIBOR +0.270%	April 30, 2025	October 31, 2029	(Note)
2		3.0 billion yen	JBA one-month Japanese Yen TIBOR +0.260%	October 31, 2025		

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

(2) Details of Interest Rate Swap

No.	Counterparty	Notional principal	Interest rate		Commencement	Termination date	Remarks
			Fixed rate paid	Floating rate received			
2	SBI Shinsei Bank, Limited	2.0 billion yen	1.91700% (Note 1)	JBA one-month Japanese Yen TIBOR	April 30, 2026	October 31, 2029	(Note 3)
3		3.0 billion yen	1.91700% (Note 2)				

(Note 1) Interest rate for the loan is practically fixed at 2.18700% due to the execution of the interest rate swap agreements.

(Note 2) Interest rate for the loan is practically fixed at 2.17700% due to the execution of the interest rate swap agreements.

(Note 3) The initial interest payment date is set at the end of May 2026, and the subsequent interest payment dates are set at the end of every month 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.)

3. 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 “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, 2025.

(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 4/24/2025 “Notice Concerning Borrowing of Funds and Interest Rate Swap”

Dated 10/17/2025 “Notice Concerning Borrowing of Funds (Including Green Loan)”