

June 17, 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 Borrowing of Funds

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

1. Reason for Borrowing

MIRAI has decided to execute borrowing of total 1.2 billion yen as fund for acquisition of a real estate trust beneficiary and part of expenses pertaining to the acquisition as announced in "Notice Concerning Acquisition of Real Estate Trust Beneficiary in Japan (Smile Hotel Kumagaya)" dated today.

2. Details of New Loan

Lender	Borrowing amount	Interest rate	Borrowing date	Maturity date	Term of maturity	Interest payment	Remarks
Mizuho Bank, Ltd (Commitment Line)	1.2 billion yen	Base rate +0.500% (Note 1)	June 23, 2026	December 23, 2026	6 months	(Note 2)	(Note 3)

(Note 1) The base rate is one-month Japanese yen TIBOR rate at two business days before every interest payment date 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 (<https://www.jbatibor.or.jp/english/>).

(Note 2) The initial interest payment date is set on July 23, 2026 and subsequent interest payment dates are set at the end of every month and on the principal maturity date. (if each payment date is not a business day, and if the payment date falls in the following month, the immediately preceding business day shall be applied).

(Note 3) Unsecured, an unguaranteed, bullet repayment at maturity.

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

(Unit: million yen)

	Before	After	Increase/Decrease
Short-term borrowings	-	1,200	+1,200
Long-term borrowings	87,800	87,800	±0
Total borrowings	87,800	89,000	+1,200
Investment corporation bonds	6,200	6,200	±0
Total of borrowings and investment corporation bonds	94,000	95,200	+1,200
Other interest-bearing debt	-	-	-
Total interest-bearing debt	94,000	95,200	+1,200
LTV (based on total asset) (Note)	49.1%	49.4%	+0.3%

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

Total asset before the Loan = Total asset (191,532 million yen) as of April 30, 2026 (20th FP)

Total asset after the Loan (192,732 million yen) = Total asset as of April 30, 2026 (20th FP) + the Loan (1,200 million yen)

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 January 29, 2026.

(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 6/17/2026 “Notice Concerning Acquisition of Real Estate Trust Beneficiary in Japan (Smile Hotel Kumagaya)”