August 3, 2026

For Immediate Release

Real Estate Investment Trust:
MIRAI Corporation
Michio Suganuma, Executive Director
(Securities Code: 3476)
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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 3.7 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 (Randor Hotel Kyoto Suites)” dated today.

2. Details of New Loan

<table>
<tr><th>Lender</th><th>Borrowing amount</th><th>Interest rate</th><th>Borrowing date</th><th>Maturity date</th><th>Interest payment</th><th>Remarks</th></tr>
<tr><td>The Chiba Bank, Ltd</td><td>1.0 billion yen</td><td>Base rate +0.200% (Note 1)</td><td rowspan="3">August 7, 2026</td><td>April 30, 2032</td><td rowspan="2">(Note 2)</td><td rowspan="3">(Note 4)</td></tr>
<tr><td>Sumitomo Mitsui Banking Corporation</td><td>1.0 billion yen</td><td>Base rate +0.380% (Note 1)</td><td>April 28, 2033</td></tr>
<tr><td>Mizuho Bank, Ltd (Commitment Line)</td><td>1.7 billion yen</td><td>Base rate +0.500% (Note 1)</td><td>May 7, 2027</td><td>(Note 3)</td></tr>
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(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 August 31, 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) The initial interest payment date is set on September 7, 2026 and subsequent interest payment dates are set at the 7th 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 4) 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	2,900	+1,700
Long-term borrowings	87,800	89,800	+2,000
Total borrowings	89,000	92,700	+3,700
Investment corporation bonds	6,200	6,200	±0
Total of borrowings and investment corporation bonds	95,200	98,900	+3,700
Other interest-bearing debt	-	-	-
Total interest-bearing debt	95,200	98,900	+3,700

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 30, 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 8/3/2026 "Notice Concerning Acquisition of Real Estate Trust Beneficiary in Japan (Randor Hotel Kyoto Suites)"