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Real Estate Investment Trust:

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Notice Concerning Setting Mid-Term and Long-Term Targets
for Greenhouse Gas (GHG) Emissions Reduction

MIRAI Corporation (hereinafter “MIRAI”) announces that it has established new mid-term and long-term greenhouse gas (GHG) emissions reduction targets (hereinafter the “Targets”) to achieve net-zero by 2050, recognizing GHG emissions reduction as a critical challenge amid the transition to a decarbonized society. Details are as follows.

1. Context of Setting New GHG Emission Reduction Targets

MIRAI believes it is important to clearly communicate its initiatives toward realizing a sustainable society to its stakeholders, including unitholders, and to further promote engagement (constructive dialogue). To this end, MIRAI has continuously worked to enhance its ESG initiatives and information disclosure.

Furthermore, MIRAI aims to enhance unitholder value through investment and management across a broad range of asset categories, leveraging Mitsui & Co. Group’s comprehensive strength and business expertise, and IDERA Capital’s value-adding capability for real estate. Guided by our philosophy of ‘MIRAI creates the future of the world’, we position addressing ESG issues as a critical initiative contributing to the mid- to long-term enhancement of unitholder value.

Based on its Sustainability Policy, MIRAI has established specific reduction targets for GHG emissions intensity and energy consumption intensity within its portfolio and has disclosed progress toward these targets. Given that these targets are now expected to be achieved by the target deadline of the end of March 2025, MIRAI has continued to enhance its climate change response initiatives and information disclosure and, and has newly established GHG emission reduction targets aligned with internationally recognized requirements, including Science Based Targets (SBT), setting a medium-term target for fiscal year 2035 (ending March 2036) and a long-term target for fiscal year 2050 (ending March 2051).

2. Overview of Targets

MIRAI has set the following GHG emission reduction targets. Concurrently, MIRAI will pursue reductions in energy consumption in line with the Targets.

Mid-term target	Reduce GHG emissions (Scopes 1-3 combined) by 36.3% by FY 2035 <ul style="list-style-type: none"> • Scopes 1+2: Reduce by 51.0% • Scope 3 : Reduce by 31.9%
Long-term target	Reduce GHG emissions (Scopes 1-3 combined) by 90.0% by FY 2050

(Note) Fiscal year 2024 (from April 2024 to March 2025) is the base year.

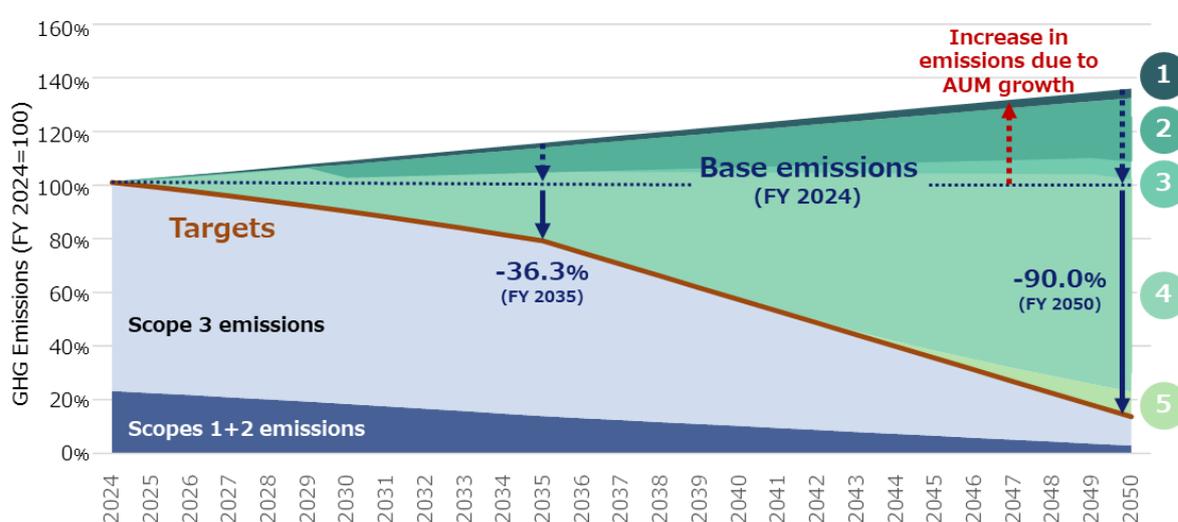
3. Background of Setting Targets

MIRAI promotes climate change initiatives from both risk mitigation and opportunity capture perspectives, considering the impact of climate change on real estate value, leasing demand, financing, and operating costs. The Targets are designed to enhance the clarity of goal setting and progress management, with the objective of achieving mid- to long-term enhancement of unitholder value.

4. Decarbonization Roadmap

To achieve the Targets, MIRAI has formulated a roadmap centered on total GHG emissions (t-CO₂) and will implement total volume reduction. The roadmap defines the reduction pathway through fiscal year 2035 and 2050, and decarbonization is advanced by combining the following measures.

(Note) The roadmap (see figure below) is based on assumptions as of today and may be revised depending on future changes in regulations, market conditions, and portfolio fluctuations.



Measures for Achieving Targets (Hierarchy Approach as a Specific Measure)

- 1 Advanced energy-efficient operations (optimized operation, data preparation)
- 2 Equipment upgrades and renovation (high-efficiency equipment, advanced control systems)
- 3 Portfolio replacement
- 4 Renewable energy adoption and decarbonization of procured electricity
- 5 Additional measures as necessary

5. Future Initiatives

MIRAI will continue to enhance its information disclosure practices, taking into account frameworks such as the SSBJ Standards, and will strengthen the implementation of measures and progress management aimed at achieving the Targets. We will also disclose information regarding roadmap updates and specific measures in a timely and appropriate manner.

(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.