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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 GRESB Real Estate Assessment Results

MIRAI Corporation (hereinafter “MIRAI”) announce that it has earned the following ratings in GRESB Assessment conducted in 2025.

1. MIRAI’s GRESB Ratings

In the 2026 GRESB Real Estate Assessment, MIRAI has earned “**3 Stars**” in GRESB Rating based on the relative evaluation of the overall score thanks to its efforts to conduct tenants satisfaction survey and provide third-party assurance for environmental performance data. MIRAI also has earned “**Green Star**” by achieving high performance both in “Management Component” that evaluates policies and organizational structure for ESG promotion, and “Performance Component” that assesses environmental performance and tenant engagement of owned properties.



G R E S B
R E A L E S T A T E
★ ★ ★ ☆ ☆ 2026

2. Overview of GRESB

GRESB is an annual benchmarking assessment to measure ESG (Environmental, Social and Governance) consideration in real estate sector. It was founded in 2009 by a major group of European pension funds who led Principles for Responsible Investment (PRI). Currently, about 150 Investors use GRESB Assessment results in their investment decision-making, and several Japanese institutions including Government Pension Investment Fund (GPIF) utilize GRESB Assessment as reference. For details of GRESB, please refer to the GRESB website (<https://gresb.com/>).

3. MIRAI's approach to ESG

In accordance with “Sustainability Policy” established by Mitsui Bussan & IDERA Partners Co., Ltd., the asset management company of MIRAI (hereinafter the “Asset Manager”), MIRAI and the Asset Manager will continue to promote measures related to sustainability, such as participation in the ongoing GRESB Real Estate Assessment and publication of sustainability report, etc.

(End)

* URL: <https://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.