

February 13, 2026

For Immediate Release

REIT Issuer:
MIRARTH Real Estate Investment Corporation
Representative: Tetsuo Saida, Executive Director
(Securities Code: 3492)

Asset Manager:
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Notice Concerning Acquisition and Leasing of Trust Beneficiary Interests in Domestic Real Estate

MIRARTH Real Estate Investment Corporation (the “Investment Corporation”) hereby announces that MIRARTH Real Estate Advisory Inc. (the “Asset Management Company”) to which the Investment Corporation entrusts its asset management decided to acquire and lease trust beneficiary interests in domestic real estate of 7 properties (the “Assets to be Acquired”) as stated below (the “Acquisition”).

1. Overview of the Acquisition

Asset Class	Property No. ¹	Property Name	Location	Expected Acquisition Price ² (Million yen)	Broker
Residence	R-51	LUXENA YOKOHAMA TSURUMI	Yokohama, Kanagawa	1,950	None
	R-52	LUMINOUS HACHIMANYAMA	Suginami-ku, Tokyo	3,216	
	R-53	LUMINOUS KATSUYAMA-HIGASHI	Matsuyama, Ehime	1,050	
Office	O-24	L.Biz Gofuku-machi	Fukuoka, Fukuoka	1,742	
	O-25	Jozenji-dori Square Building	Sendai, Miyagi	3,305	
Retail	C-15	TONARIE HOSHIDA	Katano, Osaka	4,654	
Hotel	H-10	Toyoko Inn Kasukabe-eki Nishi-guchi	Kasukabe, Saitama	1,472	
Total			—	17,389	—

- As for “Property No.”, the code “R” represents residential properties, “O” represents offices, “C” represents retail and “H” represents hotels. The same shall apply hereinafter.
- “Expected Acquisition Price” is the amount of the sale and purchase price stated in the Purchase and Sale Agreements of trust beneficiary interests in real estate already executed for each of the Assets to be Acquired (not including consumption tax and local consumption tax or brokerage fees and other expenses), rounded down to the nearest million yen. Therefore, the sum of the Expected Acquisition Price of each property may differ from “Total” of the Expected Acquisition Price. The same shall apply hereinafter.

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|--------------------------------|--|
| (1) Contract Date | February 13, 2026 |
| (2) Scheduled Acquisition Date | March 3, 2026 (date of delivery and settlement) (Note 1) |
| (3) Acquisition Financing | Proceeds from issuance of new investment units resolved at the Board of Directors meeting of the Investment Corporation held today (Note 2), borrowings (Note 3), and cash on hand |
| (4) Settlement method | To be paid in a lump sum upon delivery |

Note: This press release is a document for publication to the public regarding the acquisition and leasing of the assets of the Investment Corporation and is not prepared for the purpose of soliciting investment. When making an investment, investors are urged to make an investment at their own discretion after reviewing the prospectus for the issuance of new investment units and the notification of sale of investment units prepared by the Investment Corporation, and the revisions thereof (if any).

(Note 1) "Scheduled Acquisition Date" represents the expected date of acquisition described in the Purchase and Sale Agreement related to each anticipated asset to be acquired.

(Note 2) Please refer to the "Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units" announced today for further details of such proceeds.

(Note 3) The Investment Corporation will announce the details of borrowings as soon as they are finalized.

2. Reasons for Acquisition and Lease

The Investment Corporation's basic investment policy is to aim to secure stable earnings over the medium to long term and steadily grow assets under management. The Investment Corporation also has four investment strategies as its medium-term management strategy: "steady expansion of asset size," "improvement of portfolio quality and stability," "realization of solid internal growth," and "implementation of financial strategies and other measures."

Based on this management strategy, the Investment Corporation acquired 10 properties in the beginning of the fiscal period ending February 28, 2025 (14th fiscal period). Through the acquisition of these strategic assets, we have aimed to "improve the quality of our portfolio" and "improve stability by building a diversified portfolio."

This Acquisition aims to expand the scale of assets and further improve the quality of the portfolio by organic growth and incorporating mainly shallow properties. All tenants of assets to be acquired conform to the Investment Corporation's tenant selection criteria.

The Investment Corporation's website : <https://mirarth-reit.com/en/index.html>

This notice is the partial English translation of the Japanese announcement on February 13, 2026. However, no assurance or warranties are given for the completeness or accuracy of this English translation. For further details, please refer to the Japanese announcement.

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