

September 29, 2026

For Immediate Release

REIT Issuer:
MIRARTH Real Estate Investment Corporation
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(Securities Code: 3492)

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Notice Concerning Acquisition, Leasing and Disposition of Trust Beneficiary Interests in Domestic Real Estate

MIRARTH Real Estate Investment Corporation (the “Investment Corporation”) announces that MIRARTH Real Estate Advisory Inc. (the “Asset Management Company”), to which the Investment Corporation entrusts its asset management, has today decided to acquire, lease and dispose of the following trust beneficiary interests in domestic real estate (the “Acquisition” of the “Asset to be Acquired” and the “Disposition” of the “Asset to be Disposed”) as follows.

Leben Trust Co., Ltd. which planned to lease the Asset to be Acquired and Takara Leben Co., Ltd. which planned to acquire the Asset to be Disposed both fall under “Interested Party, etc.” as stipulated in the Article 201 of Act on Investment Trust and Investment Corporation (Act No. 198 of 1951, as amended; hereinafter called “Investment Trust Act”) and Article 123 of Order for Enforcement of the Act on Investment Trust and Investment Corporation (Cabinet Order No. 480 of 2000, as amended). Therefore, for the execution of the lease contract and the purchase and sale agreement of trust beneficiary interest of the Asset to be Disposed (“PSA of the Asset to be Disposed”), the Asset Management Company took process including deliberations and resolutions as stipulated in the Code for Transactions with Sponsor-related Parties.

1. Overview of the Acquisition

(1) Asset name	RUXENA KAMIMAEZU
(2) Asset number ¹	R-54
(3) Type of specified asset	Trust beneficiary interests in real estate
(4) Scheduled acquisition price ²	1,867 million yen
(5) Appraisal value	1,920 million yen
(6) Seller	Islandship 6 LLC
(7) Broker	None
(8) Date of conclusion of purchase and sale agreement	September 29, 2026
(9) Scheduled date of acquisition	September 30, 2026
(10) Acquisition financing and settlement method	Full payment will be made using proceeds from the Disposition and cash on hand at delivery

1. Asset numbers are classified as follows: R for residential properties, O for offices, and C for commercial facilities, and H for hotels.

2. The scheduled acquisition price is the trading value stated in the purchase and sale agreement of trust beneficiary interests regarding the Asset to be Acquired (“PSA of the Asset to be Acquired”), rounded down to the nearest million yen. (Not including consumption tax and local consumption tax or brokerage fees and other expenses)

3. The scheduled date of acquisition is the scheduled execution date of the sale stated in the PSA of the Asset to be Acquired.

2. Overview of the Disposition

(1) Asset name	Rock Field Nishi-Oi
(2) Asset number ¹	R-37
(3) Asset type	Trust beneficiary interests in real estate
(4) Disposition price ²	578 million yen

Note: This press release is an announcement concerning acquisition, leasing and disposition of trust beneficiary interests in domestic real estate and has not been prepared for the purpose of solicitation for investment.

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(5) Anticipated book value ³	549 million yen
(6) Anticipated gain on disposition ⁴	23 million yen
(7) Buyer	Takara Leben Co., Ltd.
(8) Broker	None
(9) Date of conclusion of purchase and sale agreement	September 29, 2026
(10) Disposition date ⁵	September 30, 2026
(11) Settlement method	Full payment on disposition date

1. Asset numbers are classified as follows: R for residential properties, O for offices, and C for commercial facilities, and H for hotels.
2. The disposition price is the price stated in the PSA of the Assets to be Disposed, rounded down to the nearest million yen.
3. The anticipated book value is the assumed book value at the planned disposition date, rounded down to the nearest million yen.
4. The anticipated gain on disposition is calculated by deducting the anticipated book value and expenses related to the disposition from the disposition price, rounded down to the nearest million yen.
5. The disposition date is the scheduled execution date of the sale stated in the PSA of the Asset to be Disposed, but the scheduled disposition date may be changed upon agreement with the buyer.

3. Reason for Acquisition and Disposition

The Investment Corporation's fundamental policy is to ensure stable medium- to long-term earnings and achieve steady growth of its managed assets. Moreover, we set following four strategies for asset management. 1. Steadily increasing asset size, 2. Improving the quality and stability of the portfolio, 3. Achieving solid internal growth, and 4. Implementing financial strategies and other initiatives.

In the area surrounding Nishi-Oi Station, where the Asset to be Disposed is located, a redevelopment plan is being considered by the Redevelopment Preparatory Association, and the location of the Asset to be Disposed is included in the area under consideration. Depending on the progress of this redevelopment project and developments regarding its implementation, there is a possibility that the operation of the Asset to be Disposed and the stable generation of medium- to long-term earnings could be affected. The Investment Corporation decided to dispose of the Asset to be Disposed because it determined that, from the perspective of ensuring stability of the portfolio's returns and realizing the unrealized gains from this disposal would lead to an increase in unitholder value going forward.

In addition, using the proceeds from the sale of the Asset to be Disposed, the Investment Corporation will acquire the Asset to be Acquired, which was developed by MIRARTH HOLDINGS, Inc., the sponsor of the Asset Management Company.

The Asset to be Acquired is located a 6-minute walk from "Kamimaezu" Station on the Nagoya Municipal Subway Meijo and Tsurumai Lines and an 8-minute walk from "Tsurumai" Station on the JR Chuo Main Line, offering excellent access to downtown Nagoya. The area is home to a concentration of daily-life amenities and large-scale commercial facilities, making it a location of high convenience for residents and promising stable demand for rental housing. Although there are numerous residences in the neighborhood, rental housings equipped with high-grade amenities are scarce, and we believe the Asset to be Acquired possesses a competitive advantage. Furthermore, as the building is relatively new, we expect it to maintain competitiveness and stable returns over the medium to long-term. We have therefore decided to acquire the Asset to be Acquired, as we believe it will contribute to further improving the quality and stability of our portfolio.

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

This notice is the partial English translation of the Japanese announcement dated September 29, 2026.

However, no assurance or warranties are given for the completeness or accuracy of this English translation.

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