

March 27, 2026

For Immediate Release

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

Asset Manager:  
MIRARTH Real Estate Advisory Inc.  
Representative: Tetsuo Saida, Representative Director and President  
Contact: Takuya Saito, GM of Financial & Planning  
TEL: +81-3-6435-5264

## Notice Concerning Determination of the Number of New Investment Units to be issued by way of Third-Party Allotment

MIRARTH Real Estate Investment Corporation (the “Investment Corporation”) announces that it has received a notice that the allottee is fully exercising its option to purchase all of Investment Corporation’s new investment units originally scheduled to be issued by way of third-party allotment which was approved concurrently with the issuance of new investment units through a public offering (primary offering) and the secondary offering of investment units (secondary offering in connection with the over-allotment) at the board of directors’ meeting held on February 13, 2026 and February 24, 2026. Details are as follows.

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| (1) Number of new investment units to be issued:   | 4,877 units<br>(Number of investment units scheduled to be issued: 4,877units) |
| (2) Amount to be paid (issue amount):              | 84,780 yen per unit  |
| (3) Total amount to be paid (total issue amount) : | 413,472,060 yen  |
| (4) Subscription period (Subscription date):       | March 30, 2026 (Monday)  |
| (5) Payment date:                                  | March 31, 2026 (Tuesday)   |
| (6) Allottee:                                      | SMBC Nikko Securities Inc.   |

### [Reference]

1. The issuance of new investment units through a third-party allotment was approved concurrently with the issuance of new investment units through a public offering (primary offering) and the secondary offering of investment units (secondary offering in connection with the over-allotment) at the board of directors’ meeting held on February 13, 2026 and February 24, 2026.

For details of the third-party allotment, please refer to the “Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units” released on February 13, 2026 and “Notice Concerning Determination of Price, Etc. Pertaining to Issuance of New Investment Units and Secondary Offering of Investment Units” released on February 24,2026.

Note: This press release is a document for publication to the public regarding the issuance of new investment units through the third-party allotment of the Investment Corporation and the sale of investment units 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).

## MIRARTH Real Estate Investment Corporation

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2. Changes in the total number of issued investment units as a result of the third-party allotment are as follows:

Total number of investment units issued and outstanding at present	1,008,361 units
Number of investment units to be issued by the issuance of new investment units by way of third-party allotment	4,877 units
Total number of outstanding investment units issued after the issuance of new investment units by way of third-party allotment	1,013,238 units

3. Use of proceeds

The proceeds from the issuance of new investment units through the third-party allotment (413,472,060 yen) will be held as cash on hand and will be used to make deposits with financial institutions until disbursement and to partially fund the repayment of borrowings or the acquisition of certain assets in the future after April, 2026.

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

This notice is the English translation of the Japanese announcement on March 27, 2026. However, no assurance or warranties are given for the completeness or accuracy of this English translation.

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