

February 13, 2026

For Immediate Release

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

Asset Manager:
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Notice Concerning 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 dispose of the following trust beneficiary interests in domestic real estate (the “Assets to be Disposed”) as stated below (the “Disposition”).

1. Overview of the Disposition

(1) Property name	La Vita Higashi Ueno	Prio Daimyo II
(2) Property no. ¹	R-24	C-1
(3) Asset type	Trust beneficiary interests	
(4) Disposition price ²	1,365 million yen	1,350 million yen
(5) Anticipated book value ³	1,295 million yen	1,000 million yen
(6) Anticipated gain on disposition ⁴	25 million yen	296 million yen
(7) Buyer ⁵	Not Disclosed	
(8) Broker ⁵	Not Disclosed	
(9) Contract date	February 13, 2026	
(10) Disposition date ⁶	February 27, 2026	February 26, 2026
(11) Settlement method	Full payment on disposition date	

1. Property nos. are classified as follows: R for residential properties, O for offices, C for retail, and H for hotels. The same shall apply hereinafter.
2. The disposition price is the price stated in the Purchase and Sale Agreement of Trust Beneficiary Interest of the assets to be transferred (hereinafter the “PSA”), rounded down to the nearest million yen.
3. The anticipated book value is the assumed book value at the planned sale 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. Details of the buyers and the brokers are not disclosed as the buyer’s and broker’s consent to the disclosure of this information has not been obtained. The buyers and the brokers in the Disposition are neither interested persons, etc. as defined in the Act on Investment Trusts and Investment Corporations nor interested parties as stipulated in the Interested-Party Transaction Rules of the Asset Management Company.
6. The disposition date is the execution date of the sale stated in the PSA, but the scheduled transfer date may be changed upon agreement with the buyer.

2. Reason for Disposition

The Investment Corporation’s basic policy is to secure stable income over the medium to long term and achieve steady growth of its managed assets.

Although we have made efforts on Assets to be Disposed to promote internal growth through rent increases, these properties are relatively small in terms of asset size, and considering the purchase offer received from the buyers at the proposed sale price, we have judged that the transfer of these assets will contribute to

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

improve the quality of Investment Corporation's portfolio by replacing them with assets that improve operational efficiency of the portfolio and offer more stable cash flow.

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. No assurances or warranties are given regarding the completeness or accuracy of this English translation. For further details, please refer to the Japanese announcement.

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