

February 27, 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 Borrowing of Funds (Determination of interest rate)

MIRARTH Real Estate Investment Corporation (the “Investment Corporation”) hereby announces that interest rate described in “Notice Concerning Borrowing of Funds and Making an Early Repayment” on February 24, 2026 is decided as detailed below.

1. Determination of interest rate

| Category ¹ | Lender ² | Loan Amount (Million yen) | Interest Rate ³ | Expected Drawdown Date | Repayment Date ⁴ | Repayment Method | Notes |
|-----------------------|---|------------------------------|-------------------------------|---------------------------|--------------------------------|--------------------------------------|----------------------------|
| Long-term loans | Loan syndicate with Sumitomo Mitsui Banking Corporation as arranger | 3,000 | <u>2.79875%</u> | March 3, 2026 | February 28, 2031 | Lump-sum repayment at maturity | Unsecured/ unguaranteed |
| | Total | 3,000 | — | — | — | — | — |

- “Long-term loans” means loans due after one year from the above mentioned date. The same applies hereafter.
- “Loan syndicate” consists of Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd., Mizuho Bank, Ltd., The Ashikaga Bank, Ltd, San ju San Bank, Ltd., SBI Shinsei Bank, Limited., Resona Bank Limited and Aozora Bank, Ltd..
- The first interest payment date will be May 29, 2026, and thereafter, interest shall be paid on the last day of every third month and on the principal repayment date. However, if such date is not a banking business day, payment shall be made on the next business day; provided that if the next business day falls in the following month, payment shall be made on the preceding business day.
- After the loan has been taken out and before the repayment due date, the Investment Corporation may voluntarily repay all or part of the loan, subject to satisfying certain conditions and providing prior written notice. If the repayment date is not a business day for the bank, the repayment date shall be the next business day; however, if this falls in the following month, the repayment date shall be the business day immediately preceding the original repayment date.

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

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

Note: This press release was prepared to make a public announcement determination of interest rate, and it has not been prepared for the purpose of solicitation of investment.