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For Immediate Release

Real Estate Investment Trust:

MIRAI Corporation

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(Securities Code: 3476)

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Disclosure of Monthly Performance (May 2021 to July 2021)

MIRAI Corporation (hereinafter “MIRAI”) announces its monthly performance of assets with variable rent from May 2021 to July 2021 as below.

MIRAI will continue to disclose monthly performance of assets from which it receives variable rent or income and whose lessees have agreed to such disclosures.

(Note) Assets with variable rent refers to those assets whose variable rent contribution was more than 20% of total rent revenue during the most recent fiscal period. For newly acquired assets, classification is based on the actual rent revenue prior to the acquisition for the period corresponding to the most recent fiscal period. Due to the impact of COVID-19, some assets that were previously classified as assets with variable rent may not meet the criteria. However, MIRAI will announce the monthly performance for the time being to maintain continuity of disclosure.

1. Performance

Property/Item		May 2021	June 2021	July 2021	Total/Average	Compared with last year	(Reference) Compared with year before last
Smile Hotel Naha City Resort	Occupancy rate	17%	18%	21%	19%	214%	23%
	ADR	5,210 yen	3,567 yen	4,257 yen	4,321 yen	81%	52%
	RevPAR	869 yen	657 yen	909 yen	813 yen	173%	12%
	Sales	8 million yen	5 million yen	7 million yen	20 million yen	176%	12%
Smile Hotel Hakataeki-Mae	Occupancy rate	42%	72%	75%	63%	687%	71%
	ADR	3,464 yen	2,617 yen	2,989 yen	2,958 yen	74%	33%
	RevPAR	1,457 yen	1,877 yen	2,243 yen	1,859 yen	512%	24%
	Sales	5 million yen	7 million yen	8 million yen	21 million yen	499%	24%
Smile Hotel Nagoya-Sakae	Occupancy rate	55%	60%	47%	54%	679%	58%
	ADR	3,850 yen	3,667 yen	4,240 yen	3,900 yen	87%	64%
	RevPAR	2,132 yen	2,185 yen	2,011 yen	2,109 yen	594%	37%
	Sales	10 million yen	9 million yen	9 million yen	29 million yen	532%	38%

- (Note1) MIRAI does not guarantee the accuracy and completeness of the figures above as it has not taken due process such as audit. Further, the figures above may differ from the figures disclosed in the materials such as securities report to be filed in the future.
- (Note2) Occupancy rate: The number of guest rooms sold during the period is divided by the number of guest rooms available during the same period. It is rounded down to the first decimal place.
- (Note3) ADR (Average Daily Rate): Total revenue from guest room sales of certain period (excluding service charges) is divided by the total number of guest rooms sold during the same period. It is rounded down to the first decimal place.
- (Note4) RevPAR (Revenue Per Available Room): Total revenue from guest room sales of certain period (excluding service charges) is divided by the total number of available guest rooms during the period. It is rounded down to the first decimal place.
- (Note5) Sales are rounded down to millions of yen.
- (Note6) MIRAI owns other assets with variable rent in addition to those listed above, however, the performances of such assets are not disclosed as the contributions of variable rent are less than 20% of the asset's total rent revenue.

2. Special Comment

Due to the impact of re-spreading of COVID-19, there still has been no sign of recovery. Occupancy of Smile Hotel Naha City Resort remained at a particularly low level due to the declaration of state of emergency in Okinawa Prefecture from May 2021.

It is presumed that the assets with variable rent will not incur variable rent until the end of April 2022. Consequently, there is no change to the forecasts for the 11th fiscal period ending October 2021.

(End)

* URL: <https://3476.jp/en>

This press release is the English translation of the announcement in Japanese on MIRAI's website. However, no assurance or warranties are given for the completeness or accuracy of this English translation.