

December 13, 2021

For Immediate Release

Real Estate Investment Trust:

MIRAI Corporation

Michio Suganuma, Executive Director

(Securities Code: 3476)

Asset Management Company:

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Disclosure of Monthly Performance (August 2021 to October 2021)

MIRAI Corporation (hereinafter “MIRAI”) announces its monthly performance of assets with variable rent from August 2021 to October 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		August 2021	September 2021	October 2021	Total/Average	Compared with last year	(Reference) Compared with year before last
Smile Hotel Naha City Resort	Occupancy rate	14%	13%	72%	34%	604%	41%
	ADR	5,374 yen	4,054 yen	5,475 yen	5,274 yen	79%	57%
	RevPAR	766 yen	547 yen	3,958 yen	1,770 yen	477%	23%
	Sales	6 million yen	4 million yen	28 million yen	38 million yen	392%	19%
Smile Hotel Hakataeki-Mae	Occupancy rate	63%	80%	77%	73%	191%	85%
	ADR	3,000 yen	2,634 yen	3,206 yen	2,942 yen	80%	35%
	RevPAR	1,902 yen	2,109 yen	2,453 yen	2,155 yen	152%	30%
	Sales	7 million yen	7 million yen	9 million yen	24 million yen	150%	30%
Smile Hotel Nagoya-Sakae	Occupancy rate	33%	27%	41%	34%	72%	35%
	ADR	4,367 yen	4,225 yen	4,215 yen	4,268 yen	102%	69%
	RevPAR	1,460 yen	1,122 yen	1,714 yen	1,436 yen	74%	24%
	Sales	6 million yen	5 million yen	8 million yen	20 million yen	75%	25%

- (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

MIRAI provides Smile Hotel Naha City Resort to Okinawa Prefecture as a recovery accommodation facility for patients with minor illnesses of COVID-19 (contract period: October 11, 2021 to March 31, 2022).

Please refer to “(REIT) Financial Report for the Fiscal Period ended October 31, 2021 (The 11th Period)” on today regarding the operating results for the fiscal period ended October 31, 2021 (The 11th Period) based on the actual performance.

(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.