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For Immediate Release

Real Estate Investment Trust:

MIRAI Corporation

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(Securities Code: 3476)

Asset Management Company:

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Disclosure of Monthly Performance (November 2021 to January 2022)

MIRAI Corporation (hereinafter “MIRAI”) announces its monthly performance of assets with variable rent from November 2021 to January 2022 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		November 2021	December 2021	January 2022	Total/Average	Compared with last year	(Reference) Compared with year before last
Smile Hotel Naha City Resort	Occupancy rate	100%	100%	100%	100%	747%	142%
	ADR	5,612 yen	5,545 yen	5,545 yen	5,567 yen	110%	72%
	RevPAR	5,612 yen	5,545 yen	5,545 yen	5,567 yen	826%	102%
	Sales	38 million yen	39 million yen	39 million yen	116 million yen	680%	79%
Smile Hotel Hakataeki-Mae	Occupancy rate	71%	71%	56%	66%	112%	78%
	ADR	3,763 yen	4,230 yen	3,530 yen	3,865 yen	111%	48%
	RevPAR	2,682 yen	2,990 yen	1,984 yen	2,551 yen	124%	38%
	Sales	10 million yen	11 million yen	7 million yen	29 million yen	124%	38%
Smile Hotel Nagoya-Sakae	Occupancy rate	47%	68%	45%	54%	84%	56%
	ADR	4,393 yen	4,661 yen	4,556 yen	4,554 yen	136%	69%
	RevPAR	2,083 yen	3,167 yen	2,067 yen	2,443 yen	114%	38%
	Sales	9 million yen	15 million yen	9 million yen	34 million yen	1155%	40%

- (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

The number of domestic overnight visitors is on a recovery trend following the lifting of the state of emergency declaration at the end of September 2021, and RevPAR for such assets with variable rent increased compared with last year. However, as no variable rents are still being generated for assets other than Smile Hotel Naha City Resort, which is provided to Okinawa Prefecture as a recovery accommodation facility for patients with minor illnesses of COVID-19, there is no change to the forecasts for the fiscal period ending April 30, 2022 (12th fiscal period).

(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.