

June 14, 2022

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 (February 2022 to April 2022)

MIRAI Corporation (hereinafter “MIRAI”) announces its monthly performance of Hotels with variable rent from February 2022 to April 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		February 2022	March 2022	April 2022	Total/Average	Compared with last year	(Reference) Compared with 2019
Smile Hotel Naha City Resort	Occupancy rate	100%	100%	100%	100%	553%	115%
	ADR	5,545 yen	5,545 yen	5,545 yen	5,545 yen	88%	63%
	RevPAR	5,545 yen	5,545 yen	5,545 yen	5,545 yen	487%	72%
	Sales	35 million yen	39 million yen	37 million yen	112 million yen	413%	57%
Smile Hotel Hakataeki-Mae	Occupancy rate	62%	71%	86%	73%	109%	77%
	ADR	3,985 yen	4,000 yen	3,666 yen	3,864 yen	119%	42%
	RevPAR	2,479 yen	2,842 yen	3,152 yen	2,832 yen	130%	33%
	Sales	8 million yen	10 million yen	11 million yen	31 million yen	129%	33%
Smile Hotel Nagoya-Sakae	Occupancy rate	49%	68%	74%	64%	101%	69%
	ADR	4,339 yen	4,378 yen	4,522 yen	4,425 yen	117%	67%
	RevPAR	2,109 yen	2,992 yen	3,344 yen	2,833 yen	118%	46%
	Sales	8 million yen	13 million yen	15 million yen	37 million yen	115%	47%

- (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: April 1, 2022 to October 31, 2022).

Please refer to “(REIT) Financial Report for the Fiscal Period ended April 30, 2022 (12th fiscal period) on today regarding the operating results for the fiscal period ended April 30, 2022 (12th 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.