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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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Notice Concerning Introduction of a Unitholder Benefit Program (Discounted Hotel Rates)  
for the Fiscal Period Ending October 2022 (the 13<sup>th</sup> Period)

MIRAI Corporation (hereinafter “MIRAI”) announces today that it has decided to introduce a Unitholder Benefit Program (hereinafter the “Benefit Program”) for the hotel brands operated by certain operators who are tenants of properties under management.

1. Purpose of Introduction

MIRAI will introduce the Benefit Program to increase unitholders’ profits, expand the unitholder base and support the hotel industry, which continues to be affected by the COVID-19.

2. Eligible Unitholders

All unitholders whose names are listed or recorded on unitholders’ registry of MIRAI as of October 31, 2022 (record date) and who hold at least one unit (there are no requirements for the number of units held) are eligible.

3. Details of the Benefit Program

Preferential rates will be applied to eligible unitholders when they stay at the applicable hotels designated by each operator (including hotels not owned by MIRAI) pursuant to agreements with operators who are tenants of MIRAI’s properties. As a result of discussions with each operator, hotel brands operated by The COURT Co., Ltd. and Minacia Co., Ltd. are eligible for the Benefit Program for the fiscal period ending October 31, 2022 (the 13<sup>th</sup> fiscal period). The COURT Co., Ltd., which is a new addition to the Benefit Program from the 13<sup>th</sup> fiscal period, currently operates 15 hotels throughout Japan as a subsidiary of the MIRAI’s sponsor, IDERA Capital Management Ltd. and is scheduled to start operation as a tenant of EN HOTEL Ise (current name: Ise City Hotel Annex), which is owned by MIRAI, from March 2023.

<p><b>Applicable hotels and details of the Benefit Program</b></p>	<p>(1) <b>COURT HOTEL, EN HOTEL, etc. operated by The COURT Co., Ltd.</b>  Unitholders can stay at a 10% discount off the best rate on the official reservation website.</p> <p>(2) <b>Hotel Wing International operated by Minacia Co., Ltd</b>  Unitholders can stay at a preferential rate offered on the website for corporate clients (12% discount from the official website rates).</p> <p>* Discount rate changed from 10% to 12%.</p>
<p><b>Period of validity</b></p>	<p>From early January 2023 (the commencement date of payment of distribution for the 13<sup>th</sup> fiscal period) to the end of December 2023.</p>

**COURT HOTEL, EN HOTEL, etc.**

From Asahikawa in the north to Kumejima and Ishigakijima in the south, The COURT Group operates the hotel brand “COURT HOTEL”, “EN HOTEL”, etc. in 16 locations (including EN HOTEL Ise) in Japan.



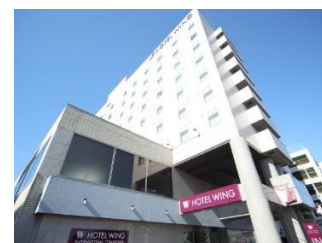
URL : <https://www.courthotels.co.jp/>

EN HOTEL Ise  
(Owned by MIRAI)

KUMEJIMA  
EEF BEACH HOTEL

**Hotel Wing International**

Focusing on comfortable accommodations, as well as warm services and dining with a smile, it serves a wide range of purposes from business to tourism. The brand has operations in major regions throughout Japan, totaling 36 locations.



URL : <https://www.hotelwing.co.jp/>

Hotel Wing International Select  
Ueno/Okachimachi  
(Owned by MIRAI)

Hotel Wing International  
Tomakomai

\*The number of locations is as of October 2022.

(Note)

- Due to the spread of the COVID-19, the hotels may be closed temporarily. Please check the official website of each hotel for the latest information.
- Depending on the time and conditions of use, other plans may be more advantageous than the Benefit Program.
- If the document containing the Benefit Program information (hereinafter the “Information Letter”) is stolen or lost, it will not be reissued in principle.
- Please refer to the Information Letter sent to the unitholders for details on hotels, preferential rates and usage.
- Please check each hotel's cancellation policy for information on cancellation fees.
- Please note that the hotels reserve the right to refuse honoring the Benefit Program at their discretion even during the period of validity of the Benefit Program. Please confirm with the hotel in advance if you wish to take advantage of this offer.

4. Cost Coverage

MIRAI bears the operational costs of the Benefit Program (printing and mailing of the Information Letter, etc.). However, MIRAI will not bear the costs associated with the discounted rates.

5. Personal Information Protection

MIRAI and Mitsui Bussan & IDERA Partners Co., Ltd., the asset management company of MIRAI, will not collect any personal information through the Benefit Program.

6. Other

Implementation, details, etc. of the Benefit Program are subject to change. MIRAI intends to continue to offer the discounted rates as the Benefit Program for unitholders from the fiscal period ending April 30, 2023 (the 14<sup>th</sup> Period) onward. However, MIRAI will announce once it decides on the hotels and the discounted rates, etc. upon consultation with the operators.

7. Contact for Inquiries on the Benefit Program

Mitsui Bussan & IDERA Partners Co., Ltd. (TEL: +81-3-6632-5960)

8. Future Outlook

The cost burden of the introduction of the Benefit Program is minor. Accordingly, the forecast for the fiscal period ending October 2022 (the 13<sup>th</sup> Period) and the fiscal period ending April 2023 (the 14<sup>th</sup> Period), which were announced officially in the “(REIT) Financial Report for the Fiscal Period ended April 30, 2022 (The 12<sup>th</sup> Period)” dated June 14, 2022, remain unchanged.

(End)

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

**This press release is 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.**