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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 (August 2022 to October 2022)

MIRAI Corporation (hereinafter “MIRAI”) announces its monthly performance of hotels with variable rent from August 2022 to October 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		August 2022	September 2022	October 2022	Total/Average	Compared with last year	(Reference) Compared with 2019
Smile Hotel Naha City Resort	Occupancy rate	100%	100%	100%	100%	298%	122%
	ADR	5,545 yen	5,589 yen	5,545 yen	5,559 yen	105%	60%
	RevPAR	5,545 yen	5,589 yen	5,545 yen	5,559 yen	314%	73%
	Sales	39 million yen	38 million yen	39 million yen	116 million yen	303%	59%
Smile Hotel Hakataeki-Mae	Occupancy rate	80%	82%	78%	80%	110%	93%
	ADR	4,386 yen	4,490 yen	5,401 yen	4,755 yen	162%	57%
	RevPAR	3,518 yen	3,702 yen	4,238 yen	3,820 yen	177%	53%
	Sales	13 million yen	13 million yen	16 million yen	43 million yen	176%	53%
Smile Hotel Nagoya-Sakae	Occupancy rate	68%	77%	83%	76%	226%	78%
	ADR	4,970 yen	5,090 yen	5,367 yen	5,156 yen	121%	83%
	RevPAR	3,388 yen	3,908 yen	4,453 yen	3,916 yen	273%	65%
	Sales	15 million yen	17 million yen	20 million yen	54 million yen	267%	66%

- (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: November 1, 2022 to January 31, 2023). The actual performance of the other two properties showed a significant improvement due to the summer vacation and Silver Week, etc., amid relatively calm infection conditions. In October 2022, when the Japanese government's nationwide travel support program began, Smile Hotel Nagoya Sakae incurred variable rents for the first time since February 2020. Please refer to “(REIT) Financial Report for the Fiscal period ended October 31, 2022 (13th fiscal period) to be published on December 15, 2022 regarding the operating results for the fiscal period ended October 31, 2022 (13th fiscal 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.