

March 10, 2023

For Immediate Release

Real Estate Investment Trust:

MIRAI Corporation

Michio Suganuma, Executive Director

(Securities Code: 3476)

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Disclosure of Monthly Performance (November 2022 to January 2023)

MIRAI Corporation (hereinafter “MIRAI”) announces its monthly performance of hotels with variable rent from November 2022 to January 2023 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 2022	December 2022	January 2023	Total/Average	Compared with last year	(Reference) Compared with 2019
Smile Hotel Naha City Resort	Occupancy rate	100%	100%	100%	100%	100%	120%
	ADR	5,545 yen	5,545 yen	5,545 yen	5,545 yen	100%	69%
	RevPAR	5,545 yen	5,545 yen	5,545 yen	5,545 yen	100%	83%
	Sales	37 million yen	39 million yen	39 million yen	115 million yen	100%	64%
Smile Hotel Hakataeki-Mae	Occupancy rate	86%	82%	74%	81%	122%	90%
	ADR	7,486 yen	8,194 yen	6,639 yen	7,466 yen	193%	83%
	RevPAR	6,403 yen	6,724 yen	4,927 yen	6,014 yen	236%	75%
	Sales	23 million yen	25 million yen	18 million yen	67 million yen	231%	75%
Smile Hotel Nagoya-Sakae	Occupancy rate	84%	83%	71%	80%	148%	94%
	ADR	5,984 yen	7,060 yen	5,619 yen	6,241 yen	137%	93%
	RevPAR	5,024 yen	5,888 yen	4,001 yen	4,970 yen	203%	87%
	Sales	22 million yen	26 million yen	18 million yen	67 million yen	195%	86%

- (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 provided Smile Hotel Naha City Resort to Okinawa Prefecture as a recovery accommodation facility for patients with minor illnesses of COVID-19. The other two properties' actual performance improved due to the Japanese government's nationwide travel support program. Although variable rents were charged at each hotel, there is no change to the forecasts for the fiscal period ending April 30, 2023 (14th 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.