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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 2023 to April 2023)

MIRAI Corporation (hereinafter “MIRAI”) announces its monthly performance of hotels with variable rent from February 2023 to April 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		February 2023	March 2023	April 2023	Total/Average	Compared with last year	(Reference) Compared with 2019
Smile Hotel Naha City Resort	Occupancy rate	100%	100%	100%	100%	100%	115%
	ADR	5,545 yen	5,547 yen	5,545 yen	5,546 yen	100%	63%
	RevPAR	5,545 yen	5,547 yen	5,545 yen	5,546 yen	100%	72%
	Sales	35 million yen	39 million yen	37 million yen	112 million yen	100%	57%
Smile Hotel Hakataeki-Mae	Occupancy rate	82%	81%	78%	80%	100%	84%
	ADR	7,604 yen	7,895 yen	7,764 yen	7,759 yen	221%	85%
	RevPAR	6,232 yen	6,401 yen	6,073 yen	6,238 yen	220%	72%
	Sales	21 million yen	24 million yen	22 million yen	67 million yen	215%	72%
Smile Hotel Nagoya-Sakae	Occupancy rate	88%	87%	71%	82%	128%	89%
	ADR	6,244 yen	6,309 yen	6,205 yen	6,257 yen	141%	95%
	RevPAR	5,511 yen	5,497 yen	4,421 yen	5,139 yen	181%	85%
	Sales	22 million yen	24 million yen	19 million yen	67 million yen	178%	84%

- (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 until May 2023 and it shifted to normal operation from June 2023. The other two properties' actual performance improved due to the Japanese government's nationwide travel support program. Please refer to "(REIT) Financial Report for the Fiscal period ended April 30, 2023 (14th 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.