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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 (May 2023 to July 2023)

MIRAI Corporation (hereinafter “MIRAI”) announces its monthly performance of hotels with variable rent from May 2023 to July 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		May 2023	June 2023	July 2023	Total/Average	Compared with last year	(Reference) Compared with 2019
Smile Hotel Naha City Resort	Occupancy rate	100%	36%	44%	60%	60%	74%
	ADR	5,545 yen	6,914 yen	8,130 yen	6,448 yen	116%	78%
	RevPAR	5,545 yen	2,473 yen	3,581 yen	3,882 yen	70%	58%
	Sales	39 million yen	20 million yen	30 million yen	89 million yen	77%	49%
Smile Hotel Hakataeki-Mae	Occupancy rate	77%	79%	77%	78%	99%	88%
	ADR	8,301 yen	7,754 yen	8,484 yen	8,182 yen	200%	92%
	RevPAR	6,418 yen	6,100 yen	6,541 yen	6,356 yen	198%	81%
	Sales	24 million yen	22 million yen	24 million yen	71 million yen	195%	81%
Smile Hotel Nagoya-Sakae	Occupancy rate	72%	76%	76%	74%	110%	81%
	ADR	6,902 yen	5,974 yen	6,968 yen	6,617 yen	133%	108%
	RevPAR	4,975 yen	4,516 yen	5,273 yen	4,925 yen	146%	88%
	Sales	22 million yen	19 million yen	24 million yen	66 million yen	143%	87%

- (Note 1) 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.
- (Note 2) 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.
- (Note 3) 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.
- (Note 4) 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.
- (Note 5) Sales are rounded down to millions of yen.
- (Note 6) 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 had 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 and the effect of recovery in the number of foreign tourists, especially from South Korea and Taiwan. Although variable rents were charged at each hotel, there is no change to the forecasts for the fiscal period ending October 31, 2023 (15th 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.