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For Immediate Release

Real Estate Investment Trust:

MIRAI Corporation

Michio Suganuma, Executive Director

(Securities Code: 3476)

Asset Management Company:

Mitsui Bussan & IDERA Partners Co., Ltd.

Michio Suganuma, Representative Director, President

Contact: Kunihiro Ueda, Executive Director, CFO

TEL: +81-3-6632-5960

Disclosure of Monthly Performance (August 2023 to October 2023)

MIRAI Corporation (hereinafter “MIRAI”) announces its monthly performance of hotels with variable rent from August 2023 to October 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.

1. Performance

Property/Item		August 2023	September 2023	October 2023	Total/Average	Compared with last year	(Reference) Compared with 2019
Smile Hotel Naha City Resort	Occupancy rate	39%	45%	41%	42%	42%	51%
	ADR	9,144 yen	7,930 yen	7,213 yen	8,070 yen	145%	87%
	RevPAR	3,546 yen	3,579 yen	2,985 yen	3,368 yen	61%	44%
	Sales	29 million yen	28 million yen	24 million yen	83 million yen	72%	42%
Smile Hotel Hakataeki-Mae	Occupancy rate	80%	78%	79%	79%	99%	92%
	ADR	8,938 yen	8,230 yen	8,740 yen	8,643 yen	182%	103%
	RevPAR	7,145 yen	6,458 yen	6,946 yen	6,854 yen	179%	95%
	Sales	27 million yen	23 million yen	26 million yen	77 million yen	176%	94%
Smile Hotel Nagoya-Sakae	Occupancy rate	81%	84%	79%	82%	107%	84%
	ADR	6,690 yen	7,383 yen	6,456 yen	6,847 yen	133%	110%
	RevPAR	5,442 yen	6,217 yen	5,104 yen	5,581 yen	143%	92%
	Sales	24 million yen	27 million yen	23 million yen	75 million yen	140%	92%

- (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 pace of recovery has been slow due to the fact that the property was operating as recovery accommodation facility for patients with minor illnesses of COVID-19 until just before the normal operation and the number of air flights to Okinawa is still low compared to the situation before the COVID-19, but sales efforts to improve the situation are continuing. 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.