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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 2023 to January 2024)

MIRAI Corporation (hereinafter “MIRAI”) announces its monthly performance of hotels with variable rent from November 2023 to January 2024 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		November 2023	December 2023	January 2024	Total/Average	Compared with last year	(Reference) Compared with 2019
Smile Hotel Naha City Resort	Occupancy rate	50%	44%	44%	46%	46%	55%
	ADR	7,257 yen	7,144 yen	6,597 yen	7,006 yen	126%	87%
	RevPAR	3,626 yen	3,113 yen	2,918 yen	3,215 yen	58%	48%
	Sales	29 million yen	27 million yen	25 million yen	82 million yen	71%	45%
Smile Hotel Hakataeki-Mae	Occupancy rate	86%	83%	78%	82%	102%	92%
	ADR	9,618 yen	9,896 yen	8,726 yen	9,429 yen	126%	105%
	RevPAR	8,292 yen	8,232 yen	6,791 yen	7,766 yen	129%	97%
	Sales	30 million yen	30 million yen	25 million yen	87 million yen	128%	96%
Smile Hotel Nagoya-Sakae	Occupancy rate	89%	89%	77%	85%	107%	101%
	ADR	7,304 yen	7,755 yen	6,230 yen	7,136 yen	114%	106%
	RevPAR	6,532 yen	6,925 yen	4,798 yen	6,080 yen	122%	107%
	Sales	28 million yen	31 million yen	21 million yen	82 million yen	122%	105%

- (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

The pace of recovery of Smile Hotel Naha City Resort has been slow due to the fact that 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 April 30, 2024 (16<sup>th</sup> 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.**