

June 14, 2019

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

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Disclosure of Monthly Performance (February 2019 to April 2019)

MIRAI Corporation (hereinafter "MIRAI") announces its monthly performance of assets with variable rent from February 2019 to April 2019 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		February 2019	March 2019	April 2019	Total/Average	Compared with last year
Smile Hotel Naha City Resort	Occupancy rate	95%	88%	78%	87%	100%
	ADR	9,589 yen	8,696 yen	8,088 yen	8,818 yen	101%
	RevPAR	9,089 yen	7,655 yen	6,341 yen	7,663 yen	101%
	Sales	70 million yen	68 million yen	56 million yen	195 million yen	100%
Smile Hotel Hakataeki-Mae	Occupancy rate	96%	98%	92%	95%	99%
	ADR	9,447 yen	8,723 yen	9,169 yen	9,098 yen	102%
	RevPAR	9,106 yen	8,508 yen	8,446 yen	8,675 yen	101%
	Sales	31 million yen	32 million yen	31 million yen	94 million yen	101%
Smile Hotel Nagoya-Sakae	Occupancy rate	92%	89%	97%	93%	101%
	ADR	6,380 yen	6,299 yen	7,026 yen	6,580 yen	95%
	RevPAR	5,882 yen	5,632 yen	6,797 yen	6,103 yen	97%
	Sales	24 million yen	25 million yen	30 million yen	79 million yen	97%

- (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

Please refer to “(REIT) Financial Report for the Fiscal Period ended April 30, 2019 (The 6th Period)” dated June 14, 2019 regarding the operating results for the fiscal period ended April 30, 2019 (the 6th Period).

(End)

* URL: <http://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.