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For Immediate Release

Real Estate Investment Trust:

MIRAI Corporation

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(Securities Code: 3476)

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Notice Concerning Performance of Variable Rent Assets (Hotels) (September 2026)

MIRAI Corporation (hereinafter “MIRAI”) announces its monthly performance of hotels with variable rent for September 2026 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) Hotels with variable rent refer to those assets for which variable monthly rent can be collected on a monthly basis under the lease agreement.

1. Performance (Note 1)

Property/Item		September 2026	Compared with last year	Total/Average for the fiscal period ending October 2026	Compared with last year
5 Smile Hotels	Occupancy rate (Note 2)	91%	99%	85%	95%
	ADR (Note 3)	9,411yen	108%	8,801 yen	102%
	RevPAR (Note 4)	8,533yen	107%	7,474 yen	97%
	Sales (Note 5)	196 M yen	106%	881 M yen	96%

(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 off 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.

2. Performance by asset

Property/Item		September 2026	Compared with last year	Total/Average for the fiscal period ending October 2026	Compared with last year
Smile Hotel Osaka Tennoji	Occupancy rate	78%	89%	72%	82%
	ADR	5,878 yen	61%	6,027 yen	66%
	RevPAR	4,567 yen	54%	4,314 yen	54%
	Sales	18 M yen	56%	86 M yen	55%
Smile Hotel Kyoto Karasumagojo	Occupancy rate	98%	105%	95%	108%
	ADR	7,294 yen	95%	7,127 yen	93%
	RevPAR	7,134 yen	100%	6,735 yen	101%
	Sales	24 M yen	102%	119 M yen	103%
Smile Hotel Naha City Resort	Occupancy rate	85%	94%	76%	87%
	ADR	9,032 yen	108%	9,418 yen	110%
	RevPAR	7,672 yen	102%	7,122 yen	96%
	Sales	60 M yen	100%	282 M yen	93%
Smile Hotel Hakataeki-Mae	Occupancy rate	100%	103%	99%	101%
	ADR	12,073 yen	111%	12,116 yen	112%
	RevPAR	12,049 yen	114%	12,036 yen	113%
	Sales	43 M yen	114%	223 M yen	113%
Smile Hotel Nagoya-Sakae	Occupancy rate	98%	104%	92%	103%
	ADR	11,734 yen	158%	8,209 yen	116%
	RevPAR	11,516 yen	164%	7,565 yen	119%
	Sales	50 M yen	163%	169 M yen	119%

(Note) MIRAI owns other assets with variable rent in addition to those listed above, however, the performances of such assets are not disclosed as their lease agreements do not provide for the collection of variable rent on a monthly basis.

3. Special Comment

In September, Smile Hotel Nagoya-Sakae capitalized on the demand for accommodations generated by the Asian Games, achieving record highs for ADR, RevPAR, and sales since its acquisition. Smile Hotel Hakataeki-Mae maintained strong performance by capitalizing on inbound demand, primarily from Taiwan. Although Smile Hotel Osaka Tennoji remained flat due to the ongoing impact of a decline in Chinese tourists, the combined performance of the five hotels remained solid.

(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.