

September 14, 2022

For Immediate Release

Real Estate Investment Trust:

MIRAI Corporation

Michio Suganuma, Executive Director

(Securities Code: 3476)

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Disclosure of Monthly Performance (May 2022 to September 2022)

MIRAI Corporation (hereinafter “MIRAI”) announces its monthly performance of hotels with variable rent from May 2022 to September 2022 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 2022	June 2022	July 2022	Total/Average	Compared with last year	(Reference) Compared with 2019
Smile Hotel Naha City Resort	Occupancy rate	100%	100%	100%	100%	531%	123%
	ADR	5,545 yen	5,545 yen	5,545 yen	5,545 yen	128%	67%
	RevPAR	5,545 yen	5,545 yen	5,545 yen	5,545 yen	682%	82%
	Sales	39 million yen	37 million yen	39 million yen	115 million yen	555%	64%
Smile Hotel Hakataeki-Mae	Occupancy rate	78%	79%	79%	79%	125%	89%
	ADR	4,139 yen	3,764 yen	4,342 yen	4,084 yen	138%	46%
	RevPAR	3,216 yen	2,992 yen	3,415 yen	3,210 yen	173%	41%
	Sales	12 million yen	11 million yen	13 million yen	36 million yen	174%	42%
Smile Hotel Nagoya-Sakae	Occupancy rate	67%	66%	71%	68%	125%	73%
	ADR	5,183 yen	4,659 yen	5,083 yen	4,982 yen	128%	81%
	RevPAR	3,452 yen	3,052 yen	3,618 yen	3,377 yen	160%	60%
	Sales	15 million yen	13 million yen	16 million yen	46 million yen	158%	61%

- (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

MIRAI provides Smile Hotel Naha City Resort to Okinawa Prefecture as a recovery accommodation facility for patients with minor illnesses of COVID-19 (contract period: April 1, 2022 to October 31, 2022).

Although RevPAR for the other two properties increased compared to the same period last year, there is no change in the forecasts for the fiscal period ending October 31, 2022 (13th fiscal period) because no variable rents have been generated for those two properties.

(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.