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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) (August 2025)

MIRAI Corporation (hereinafter “MIRAI”) announces its monthly performance of hotels with variable rent for August 2025 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 refers to those assets whose variable rent contribution was more than 20% of total rent revenue during the most recent fiscal period. Classification is based on the actual rent revenue prior to the acquisition for the period corresponding to the most recent fiscal period for newly acquired assets, and the assumptions made at the time the agreement was signed for assets that have undergone changes in lease agreements (including tenant changes).

#### 1. Performance (Note 1)

Property/Item		August 2025	Compared with last year	Total/Average for the fiscal period ending October 2025	Compared with last year
5 Smile Hotels	Occupancy rate (Note 2)	90%	111%	89%	119%
	ADR (Note 3)	8,879 yen	109%	8,633 yen	111%
	RevPAR (Note 4)	8,034 yen	122%	7,648 yen	131%
	Sales (Note 5)	193 M yen	121%	731 M yen	130%

(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.

## 2. Performance by asset

Property/Item		August 2025	Compared with last year	Total/Average for the fiscal period ending October 2025	Compared with last year
Smile Hotel Osaka Tennoji	Occupancy rate	86%	128%	87%	139%
	ADR	9,254 yen	133%	9,050 yen	139%
	RevPAR	7,915 yen	170%	7,853 yen	193%
	Sales	31 M yen	163%	124 M yen	190%
Smile Hotel Kyoto Karasumagojo	Occupancy rate	83%	103%	86%	109%
	ADR	6,438 yen	95%	7,632 yen	111%
	RevPAR	5,363 yen	98%	6,567 yen	121%
	Sales	19 M yen	98%	92 M yen	121%
Smile Hotel Naha City Resort	Occupancy rate	90%	114%	86%	135%
	ADR	10,201 yen	122%	8,627 yen	110%
	RevPAR	9,153 yen	139%	7,379 yen	149%
	Sales	74 M yen	136%	243 M yen	145%
Smile Hotel Hakataeki-Mae	Occupancy rate	98%	105%	99%	104%
	ADR	10,143 yen	95%	10,815 yen	104%
	RevPAR	9,988 yen	100%	10,660 yen	108%
	Sales	37 M yen	100%	159 M yen	108%
Smile Hotel Nagoya-Sakae	Occupancy rate	95%	108%	89%	105%
	ADR	7,123 yen	99%	7,008 yen	103%
	RevPAR	6,756 yen	107%	6,219 yen	108%
	Sales	30 M yen	107%	111 M yen	108%

(Note) 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.

## 3. Special Comment

In August, operating results of Smile Hotel Osaka Tennoji significantly exceeded the same period last year, driven by heightened demand related to the Osaka-Kansai Expo during summer vacation. Additionally, Smile Hotel Naha City Resort maintained strong occupancy performance, with RevPAR over 9,000 yen due to capturing summer peak season tourism demand. Variable rents for the five hotels are trending at a pace exceeding the forecast.

(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.**