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For Immediate Release

Real Estate Investment Trust:

MIRAI Corporation

Michio Suganuma, Executive Director

(Securities Code: 3476)

Asset Management Company:

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Disclosure of Monthly Performance (February 2024 to April 2024)

MIRAI Corporation (hereinafter “MIRAI”) announces its monthly performance of hotels with variable rent from February 2024 to April 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		February 2024	March 2024	April 2024	Total/Average	Compared with last year	(Reference) Compared with 2019
Smile Hotel Naha City Resort	Occupancy rate	70%	62%	49%	60%	60%	73%
	ADR	8,235 yen	7,246 yen	7,402 yen	7,659 yen	138%	95%
	RevPAR	5,782 yen	4,500 yen	3,649 yen	4,629 yen	83%	69%
	Sales	44 million yen	38 million yen	31 million yen	114 million yen	102%	63%
Smile Hotel Hakataeki-Mae	Occupancy rate	84%	97%	94%	92%	114%	103%
	ADR	10,501 yen	9,514 yen	9,235 yen	9,711 yen	125%	108%
	RevPAR	8,847 yen	9,191 yen	8,687 yen	8,912 yen	143%	111%
	Sales	31 million yen	34 million yen	31 million yen	97 million yen	144%	108%
Smile Hotel Nagoya-Sakae	Occupancy rate	86%	88%	88%	87%	106%	103%
	ADR	7,037 yen	7,162 yen	7,591 yen	7,268 yen	116%	108%
	RevPAR	6,027 yen	6,275 yen	6,706 yen	6,339 yen	123%	111%
	Sales	25 million yen	28 million yen	29 million yen	83 million yen	124%	107%

- (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

Smile Hotel Hakataeki-Mae and Smile Hotel Nagoya-Sakae recorded the same level of performance as before the COVID-19 due to the effect of recovery in the number of foreign tourists. Although the pace of recovery of Smile Hotel Naha City Resort has been slow, an increase in Chinese tourists in February 2024 due to the Chinese New Year effect generated the first variable rent since the hotel provided as a recovery accommodation facility for patients with minor illnesses of COVID-19 in May 2023. Please refer to “(REIT) Financial Report for the Fiscal period ended April 30, 2024 (16th fiscal period) based on the actual performance.

(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.