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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 (May 2020 to July 2020)

MIRAI Corporation (hereinafter “MIRAI”) announces its monthly performance of assets with variable rent from May 2020 to July 2020 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		May 2020	June 2020	July 2020	Total/Average	Compared with last year
Smile Hotel Naha City Resort	Occupancy rate	1%	-%	26%	9%	11%
	ADR	5,438 yen	- yen	5,354 yen	5,355 yen	65%
	RevPAR	27 yen	- yen	1,368 yen	470 yen	7%
	Sales	0 million yen	0 million yen	11 million yen	11 million yen	7%
Smile Hotel Hakataeki-Mae	Occupancy rate	-%	-%	27%	9%	10%
	ADR	- yen	- yen	3,978 yen	3,978 yen	45%
	RevPAR	- yen	- yen	1,079 yen	363 yen	5%
	Sales	0 million yen	0 million yen	4 million yen	4 million yen	5%
Smile Hotel Nagoya-Sakae	Occupancy rate	-%	-%	24%	8%	9%
	ADR	- yen	- yen	4,454 yen	4,460 yen	73%
	RevPAR	- yen	- yen	1,052 yen	355 yen	6%
	Sales	0 million yen	0 million yen	4 million yen	5 million yen	7%

- (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

Due to the impact of the spread of the new coronavirus infection (COVID-19), the declaration of state of emergency, voluntary restraint of travels and business trips and the loss of the inbound tourists, **Smile Hotel Hakataeki-Mae and Smile Hotel Nagoya-Sakae suspended business from May 1, 2020 and Smile Hotel Naha City Resort did from May 6, 2020 to June 30.** They reopened in July and the government's supportive "Go To Travel" campaign was launched in late July but there is still no sign of a recovery because COVID-19 was once again on the rise. It is assumed that the assets with variable rent will not incur variable rent until the end of April 2021. Consequently, there is no change to the forecasts for the fiscal period ending October 31, 2020 (the 9th fiscal period) and the fiscal period ending April 30, 2021 (the 10th fiscal period).

(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.