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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) (June 2025)

MIRAI Corporation (hereinafter “MIRAI”) announces its monthly performance of hotels with variable rent for June 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		June 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)	88%	123%	88%	128%
	ADR (Note 3)	8,018 yen	110%	8,623 yen	114%
	RevPAR (Note 4)	7,039 yen	136%	7,598 yen	146%
	Sales (Note 5)	164 M yen	134%	359 M yen	145%

(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		June 2025	Compared with last year	Total/Average for the fiscal period ending October 2025	Compared with last year
Smile Hotel Osaka Tennoji	Occupancy rate	88%	144%	90%	159%
	ADR	8,627 yen	151%	9,028 yen	144%
	RevPAR	7,570 yen	217%	8,109 yen	230%
	Sales	29 M yen	215%	63 M yen	229%
Smile Hotel Kyoto Karasumagojo	Occupancy rate	85%	116%	90%	116%
	ADR	6,920 yen	108%	8,654 yen	125%
	RevPAR	5,882 yen	125%	7,760 yen	144%
	Sales	20 M yen	127%	53 M yen	144%
Smile Hotel Naha City Resort	Occupancy rate	85%	147%	82%	163%
	ADR	7,564 yen	104%	7,477 yen	103%
	RevPAR	6,396 yen	152%	6,149 yen	167%
	Sales	52 M yen	144%	102 M yen	162%
Smile Hotel Hakataeki-Mae	Occupancy rate	98%	106%	99%	104%
	ADR	10,667 yen	108%	11,617 yen	115%
	RevPAR	10,489 yen	114%	11,473 yen	120%
	Sales	38 M yen	114%	84 M yen	120%
Smile Hotel Nagoya-Sakae	Occupancy rate	86%	105%	86%	106%
	ADR	6,504 yen	102%	7,124 yen	106%
	RevPAR	5,617 yen	107%	6,122 yen	113%
	Sales	24 M yen	107%	54 M yen	113%

(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

According to visitor statistics released by Japan National Tourism Organization, visitor arrivals for June 2025 was 3.37 million (estimated), representing 7.6% increase from the same month of the previous year. Although June is typically a relatively quiet period for inbound demand as it precedes the summer vacation season, the increase was driven by factors such as a surge in inbound demand aligned with school holidays in many countries.

Against this market backdrop, all five properties also saw improvements in all key metrics, including RevPAR, compared to the same month last year, maintaining a steady performance. Furthermore, cumulative performance for May and June also exceeded the same period last year, confirming stable growth in the hotel sector.

(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.**