

June 15, 2020

For Immediate Release

Real Estate Investment Trust:

MIRAI Corporation

Michio Suganuma, Executive Director

(Securities Code: 3476)

Asset Management Company:

Mitsui Bussan & IDERA Partners Co., Ltd.

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Disclosure of Monthly Performance (February 2020 to April 2020)

MIRAI Corporation (hereinafter “MIRAI”) announces its monthly performance of assets with variable rent from February 2020 to April 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		February 2020	March 2020	April 2020	Total/Average	Compared with last year
Smile Hotel Naha City Resort	Occupancy rate	73%	28%	7%	36%	41%
	ADR	8,809 yen	7,527 yen	6,141 yen	8,281 yen	94%
	RevPAR	6,392 yen	2,141 yen	428 yen	2,940 yen	38%
	Sales	51 million yen	18 million yen	3 million yen	73 million yen	38%
Smile Hotel Hakataeki-Mae	Occupancy rate	68%	18%	6%	30%	31%
	ADR	7,693 yen	6,336 yen	5,200 yen	7,262 yen	80%
	RevPAR	5,263 yen	1,127 yen	289 yen	2,180 yen	25%
	Sales	18 million yen	4 million yen	1 million yen	24 million yen	26%
Smile Hotel Nagoya-Sakae	Occupancy rate	93%	43%	17%	51%	55%
	ADR	6,742 yen	5,037 yen	5,229 yen	6,072 yen	92%
	RevPAR	6,295 yen	2,159 yen	908 yen	3,075 yen	50%
	Sales	26 million yen	10 million yen	4 million yen	41 million yen	52%

- (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

Please refer to “(REIT) Financial Report for the Fiscal Period ended April 30, 2020 (The 8th Period)” on today regarding the operating results for the fiscal period ended April 30, 2020 (The 8th 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.