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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 Introduction of a Unitholder Benefit Program (Discounted Hotel Rates)

MIRAI Corporation (hereinafter “MIRAI”) announces today that it has decided to introduce a new Unitholder Benefit Program (hereinafter the “Benefit Program”) for the hotel brands operated by certain operators who are tenants of properties under management.

1. Purpose of Introduction

MIRAI will introduce the Benefit Program to increase unitholders’ profits, expand the unitholder base and support the hotel industry, which has been significantly affected by the COVID-19.

2. Eligible Unitholders

All unitholders whose names are listed or recorded on unitholders’ registry of MIRAI as of October 31, 2020 (record date) and who hold at least one unit (there are no requirements for the number of units held) are eligible.

3. Details of the Benefit Program

Preferential rates will be applied to eligible unitholders when they stay at the applicable hotels designated by each operator (including hotels not owned by MIRAI) pursuant to agreements with operators who are tenants of MIRAI's properties.

Applicable hotels and details of the Benefit Program	<p>(1) Each hotel brand operated by Greens, Co., Ltd</p> <p>a. Hotels in the "Greens Hotels" business Unitholders can stay at a fixed, members-only rate for each hotel throughout the year.</p> <p>b. Hotels in the “Choice Hotels” business Unitholders can stay at a "premium rate" for each hotel throughout the year.</p> <p>(2) Hotel Wing International operated by Minacia Co., Ltd Unitholders can stay at a preferential rate offered in the website for corporate clients (10% discount from the official website rates).</p>
Period of validity	From early January 2021 (the commencement date of payment of distribution for the 9 th fiscal period) to the end of December 2021. Some exceptions may apply, such as during the Tokyo Olympics.

Hotels in the "Greens Hotels" business

Hotels operated by Greens, Co., Ltd under the Greens Hotels business. A wide range of hotels (31 hotels including Ise City Hotel, Hotel Green Park Tsu, etc.) are operated mostly in Kinki, Tokai, and Hokuriku regions catering to regional characteristics and lifestyles. Utilizing more than 60 years of hotel management know-how, a variety of community-focused services such as lodging, dining, and banqueting are offered.

GREENS HOTELS



Ise City Hotel Annex
(Owned by MIRAI)



Hotel Meriken Port
Kobe Motomachi

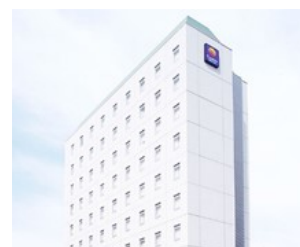
Hotels in the "Choice Hotels" business

Choice Hotels International, an American company with more than 7,000 hotels in more than 40 countries around the world, has developed the "Comfort Hotels", "Comfort Inn" and "Comfort Suites" hotel brands. In Japan, it operates throughout Japan (63 hotels in all) and is one of the world's largest hotel brands, offering superior services.

CHOICE
HOTELS JAPAN™



Comfort Hotel Kitakami
(Owned by MIRAI)



Comfort Hotel Tokyo
Kiyosumishirakawa

Hotel Wing International

Focusing on comfortable accommodations, as well as warm services and dining with a smile, it serves a wide range of purposes from business to tourism. The brand has operations in major regions throughout Japan, totaling 35 locations.

HOTEL WING
INTERNATIONAL



Hotel Wing International Select
Ueno/Okachimachi
(Owned by MIRAI)



Hotel Wing International
Tomakomai

*The number of locations is as of October 2020.

(Note)

- Due to the spread of the COVID-19, the hotels may be closed temporarily. Please check the official website of each hotel for the latest information.
- Depending on the time and conditions of use, other plans may be more advantageous than the Benefit Program.
- If the document containing the Benefit Program information (hereinafter the "Information Letter") is stolen or lost, it will not be reissued.
- Please refer to the Information Letter sent to the unitholders for details on hotels, preferential rates and usage.
- Please check each hotel's cancellation policy for information on cancellation fees.
- Please note that the hotels reserve the right to refuse honoring the Benefit Program at their discretion even during the period of validity of the Benefit Program. Please confirm with the hotel in advance if you wish to take advantage of this offer.

4. Cost Coverage

MIRAI bears the operational costs of the Benefit Program (printing and mailing of the Information Letter, website setup costs, etc.). However, MIRAI will not bear the costs associated with the discounted rates.

5. Personal Information Protection

MIRAI and Mitsui Bussan & IDERA Partners Co., Ltd., the asset management company of MIRAI, will not collect any personal information through the Benefit Program.

6. Other

Implementation, details, etc. of the Benefit Program are subject to change. MIRAI intends to continue to offer the discounted rates as the Benefit Program for unitholders from the fiscal period ending April 30, 2021 (the 10th Period) onward. However, MIRAI will announce once it decides on the hotels and the discounted rates, etc. upon consultation with the operators.

7. Contact for Inquiries on the Benefit Program

Mitsui Bussan & IDERA Partners Co., Ltd. (TEL: +81-3-6632-5950)

8. Future Outlook

The cost burden of the introduction of the Benefit Program is minor. Accordingly, the forecast for the fiscal period ending October 2020 (the 9th Period) and the fiscal period ending April 2021 (the 10th Period), which were announced officially in the "(REIT) Financial Report for the Fiscal Period ended April 30, 2020" dated June 15, 2020, remain unchanged.

(End)

* URL: <https://3476.jp/en>

This press release is 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.