

December 14, 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.

Michio Suganuma, Representative Director, President

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Disclosure of Monthly Performance (August 2020 to October 2020)

MIRAI Corporation (hereinafter “MIRAI”) announces its monthly performance of assets with variable rent from August 2020 to October 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		August 2020	September 2020	October 2020	Total/Average	Compared with last year
Smile Hotel Naha City Resort	Occupancy rate	11%	5%	-%	6%	7%
	ADR	7,202 yen	5,534 yen	- yen	6,682 yen	72%
	RevPAR	816 yen	294 yen	- yen	371 yen	5%
	Sales	7 million yen	2 million yen	0 million yen	9 million yen	5%
Smile Hotel Hakataeki-Mae	Occupancy rate	23%	36%	56%	38%	44%
	ADR	3,901 yen	3,812 yen	3,535 yen	3,693 yen	44%
	RevPAR	884 yen	1,380 yen	1,985 yen	1,417 yen	20%
	Sales	3 million yen	5 million yen	7 million yen	16 million yen	20%
Smile Hotel Nagoya-Sakae	Occupancy rate	28%	53%	59%	47%	48%
	ADR	4,248 yen	4,196 yen	4,114 yen	4,172 yen	67%
	RevPAR	1,193 yen	2,225 yen	2,414 yen	1,941 yen	32%
	Sales	5 million yen	10 million yen	11 million yen	27 million yen	33%

- (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 October 31, 2020 (The 9th Period)” on today regarding the operating results for the fiscal period ended October 31, 2020 (The 9th 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.