

June 15, 2021

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 2021 to April 2021)

MIRAI Corporation (hereinafter “MIRAI”) announces its monthly performance of assets with variable rent from February 2021 to April 2021 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. Due to the impact of COVID-19, some assets that were previously classified as assets with variable rent may not meet the criteria. However, MIRAI will announce the monthly performance for the time being to maintain continuity of disclosure.

1. Performance

Property/Item		February 2021	March 2021	April 2021	Total/Average	Compared with last year	(Reference) Compared with year before last
Smile Hotel Naha City Resort	Occupancy rate	15%	23%	16%	18%	51%	21%
	ADR	4,662 yen	7,283 yen	6,324 yen	6,299 yen	76%	71%
	RevPAR	717 yen	1,657 yen	998 yen	1,139 yen	39%	15%
	Sales	5 million yen	13 million yen	7 million yen	27 million yen	37%	14%
Smile Hotel Hakataeki-Mae	Occupancy rate	74%	75%	53%	67%	224%	70%
	ADR	2,726 yen	3,434 yen	3,676 yen	3,254 yen	45%	36%
	RevPAR	2,013 yen	2,562 yen	1,960 yen	2,186 yen	100%	25%
	Sales	7 million yen	9 million yen	7 million yen	24 million yen	100%	26%
Smile Hotel Nagoya-Sakae	Occupancy rate	54%	68%	66%	63%	125 68 %	68%
	ADR	3,505 yen	3,947 yen	3,841 yen	3,791 yen	62 58 %	58%
	RevPAR	1,879 yen	2,702 yen	2,549 yen	2,392 yen	78 39 %	39%
	Sales	8 million yen	12 million yen	11 million yen	32 million yen	80 41 %	41%

- (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, 2021 (The 10th Period)” on today regarding the operating results for the fiscal period ended April 30, 2021 (The 10th 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.