

March 5, 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.

Michio Suganuma, Representative Director, President

Contact: Nobuaki Takuchi, Executive Director, CFO

TEL: +81-3-6632-5950

Disclosure of Monthly Performance (November 2020 to January 2021)

MIRAI Corporation (hereinafter “MIRAI”) announces its monthly performance of assets with variable rent from November 2020 to January 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		November 2020	December 2020	January 2021	Total/Average	Compared with last year	(Reference) Compared with year before last
Smile Hotel Naha City Resort	Occupancy rate	-%	25%	15%	13%	19%	16%
	ADR	- yen	5,233 yen	4,709 yen	5,041 yen	65%	63%
	RevPAR	- yen	1,317 yen	685 yen	674 yen	12%	10%
	Sales	0 million yen	11 million yen	5 million yen	17 million yen	12%	9%
Smile Hotel Hakataeki-Mae	Occupancy rate	59%	62%	60%	60%	71%	67%
	ADR	4,223 yen	3,379 yen	2,683 yen	3,413 yen	43%	38%
	RevPAR	2,473 yen	2,102 yen	1,606 yen	2,056 yen	30%	26%
	Sales	9 million yen	8 million yen	6 million yen	23 million yen	31%	26%
Smile Hotel Nagoya-Sakae	Occupancy rate	87%	64%	42%	64%	66%	75%
	ADR	3,394 yen	3,382 yen	3,169 yen	3,340 yen	51%	50%
	RevPAR	2,938 yen	2,162 yen	1,328 yen	2,134 yen	34%	37%
	Sales	13 million yen	10 million yen	6 million yen	29 million yen	35%	38%

- (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

Due to the impact of the spread of COVID-19, voluntary restraint of travels and business trips and the loss of the inbound tourists, **Smile Hotel Naha City Resort suspended business from September 16, 2020 to November 30, 2020.** Additionally, due to the suspension of the government supported “Go To Travel” campaign and the declaration of state of emergency in January 2021, there still has been no sign of recovery. It is presumed that the assets with variable rent will not incur variable rent until the end of October 2021. Consequently, there is no change to the forecasts for the 10th fiscal period ending April 2021.

(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.