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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 Performance of Variable Rent Assets (Hotels) (January 2026)

MIRAI Corporation (hereinafter “MIRAI”) announces its monthly performance of hotels with variable rent for January 2026 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) Hotels with variable rent refer to those assets whose variable rent contribution was more than 20% of total rent revenue during the most recent fiscal period. Classification is based on the actual rent revenue prior to the acquisition for the period corresponding to the most recent fiscal period for newly acquired assets, and the assumptions made at the time the agreement was signed for assets that have undergone changes in lease agreements (including tenant changes).

#### 1. Performance (Note 1)

Property/Item		January 2026	Compared with last year	Total/Average for the fiscal period ending April 2026	Compared with last year
5 Smile Hotels	Occupancy rate (Note 2)	80%	97%	88%	100%
	ADR (Note 3)	7,535 yen	104%	9,387 yen	108%
	RevPAR (Note 4)	6,041 yen	101%	8,221 yen	108%
	Sales (Note 5)	147 M yen	102%	586 M yen	108%

(Note 1) 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.

(Note 2) 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.

(Note 3) 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.

(Note 4) 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.

(Note 5) Sales are rounded down to millions of yen.

## 2. Performance by asset

Property/Item		January 2026	Compared with last year	Total/Average for the fiscal period ending April 2026	Compared with last year
Smile Hotel Osaka Tennoji	Occupancy rate	61%	82%	70%	85%
	ADR	6,299 yen	88%	8,031 yen	99%
	RevPAR	3,857 yen	72%	5,587 yen	84%
	Sales	15 M yen	72%	66 M yen	83%
Smile Hotel Kyoto Karasumagojo	Occupancy rate	72%	103%	87%	110%
	ADR	5,789 yen	95%	10,574 yen	102%
	RevPAR	4,167 yen	97%	9,164 yen	112%
	Sales	15 M yen	99%	95 M yen	112%
Smile Hotel Naha City Resort	Occupancy rate	84%	99%	90%	103%
	ADR	7,841 yen	112%	8,258 yen	115%
	RevPAR	6,573 yen	111%	7,398 yen	119%
	Sales	55 M yen	112%	183 M yen	118%
Smile Hotel Hakataeki-Mae	Occupancy rate	91%	93%	96%	98%
	ADR	10,004 yen	105%	13,028 yen	106%
	RevPAR	9,074 yen	97%	12,541 yen	104%
	Sales	34 M yen	97%	140 M yen	104%
Smile Hotel Nagoya-Sakae	Occupancy rate	88%	108%	94%	104%
	ADR	6,794 yen	111%	8,046 yen	111%
	RevPAR	6,001 yen	120%	7,532 yen	116%
	Sales	27 M yen	119%	101 M yen	116%

(Note) 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.

## 3. Special Comment

Smile Hotel Osaka Tennoji continued to be impacted by reduced flights on China-Japan routes operated by Chinese airlines, following the previous month. Meanwhile, both RevPAR and sales for all five hotels showed year-on-year growth, and the entire hotel portfolio continues to perform solidly.

(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.**