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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) (February 2026)

MIRAI Corporation (hereinafter “MIRAI”) announces its monthly performance of hotels with variable rent for February 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		February 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)	90%	99%	88%	100%
	ADR (Note 3)	9,239 yen	105%	9,352 yen	107%
	RevPAR (Note 4)	8,294 yen	105%	8,238 yen	107%
	Sales (Note 5)	181 M yen	106%	767 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		February 2026	Compared with last year	Total/Average for the fiscal period ending April 2026	Compared with last year
Smile Hotel Osaka Tennoji	Occupancy rate	67%	76%	69%	83%
	ADR	6,181 yen	84%	7,614 yen	96%
	RevPAR	4,114 yen	63%	5,244 yen	79%
	Sales	14 M yen	64%	80 M yen	79%
Smile Hotel Kyoto Karasumagojo	Occupancy rate	88%	109%	87%	110%
	ADR	6,008 yen	97%	9,493 yen	101%
	RevPAR	5,305 yen	106%	8,263 yen	111%
	Sales	17 M yen	108%	113 M yen	112%
Smile Hotel Naha City Resort	Occupancy rate	96%	106%	91%	104%
	ADR	11,198 yen	117%	8,982 yen	116%
	RevPAR	10,782 yen	124%	8,187 yen	120%
	Sales	77 M yen	123%	261 M yen	120%
Smile Hotel Hakataeki-Mae	Occupancy rate	99%	100%	97%	99%
	ADR	12,279 yen	96%	12,849 yen	103%
	RevPAR	12,179 yen	96%	12,456 yen	102%
	Sales	42 M yen	99%	182 M yen	103%
Smile Hotel Nagoya-Sakae	Occupancy rate	93%	102%	93%	104%
	ADR	7,546 yen	110%	7,930 yen	111%
	RevPAR	7,012 yen	113%	7,411 yen	115%
	Sales	28 M yen	113%	129 M yen	115%

(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 has been affected by factors such as the voluntary travel restrictions from China to Japan. Meanwhile, the operating performance of the other hotels remained solid, with the total/average for the fiscal period ending April 2026 exceeding those of the same period last year across all metrics. In particular, Smile Hotel Naha City Resort successfully capitalized on robust domestic travel demand, resulting in its RevPAR for February that exceeded 10,000 yen for the first time since MIRAI began managing the hotel.

(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.**