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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 Introduction of a Unitholder Benefit Program (Discounted Hotel Rates)
for the Fiscal Period Ending April 2026 (the 20th Period)

MIRAI Corporation (hereinafter “MIRAI”) announces today that it has decided to introduce a Unitholder Benefit Program (hereinafter the “Benefit Program”) for the hotel brands operated by certain operators who are tenants of properties under management.

1. Purpose of Introduction

MIRAI will introduce the Benefit Program to increase unitholders’ profits, expand the unitholder base and support the hotel industry.

2. Eligible Unitholders

All unitholders whose names are listed or recorded on unitholders’ registry of MIRAI as of April 30, 2026 (record date) and who hold at least one unit (there are no requirements for the number of units held) are eligible.

3. Details of the Benefit Program

Preferential rates will be applied to eligible unitholders when they stay at the applicable hotels designated by each operator (including hotels not owned by MIRAI) pursuant to agreements with operators who are tenants of MIRAI’s properties.

Applicable hotels and details of the Benefit Program	<p>(1) EN HOTEL, EN RESORT, COURT HOTEL, etc. operated by The Court Co., Ltd. Unitholders can stay at a 15% discount off the standard rate on the official reservation website.</p> <p>(2) KOKO HOTELS, etc (Former “Hotel Wing International”) operated by Minacia Co., Ltd * “VALUE THE HOTEL” operated by a related party is also eligible. Unitholders can stay at a preferential rate offered on the website for corporate clients (12% discount from the regular rates on the official website).</p> <p>(3) Smile Hotel, etc. operated by K.K. Hospitality Operations *Some hotels are operated by related parties and franchisees of Hospitality Operations. Unitholders can stay at a 10% discount off on the official website. (Limited use by shareholders only)</p>
Period of validity	From mid-July 2026 (the commencement date of payment of distribution for the 20 th fiscal period) to the end of June 2027.

EN HOTEL, EN RESORT, COURT HOTEL, etc.

From Asahikawa in the north to Kumejima and Ishigakijima in the south, they operate the hotel brand “EN HOTEL”, “EN RESORT”, “COURT HOTEL”, etc. in 16 locations across Japan.



URL: <https://www.courthotels.co.jp/>



EN HOTEL Akita
(Owned by MIRAI)



EN HOTEL Ise
(Owned by MIRAI)

KOKO HOTELS, etc.

Focusing on comfortable accommodations, as well as warm services and dining with a smile, they serve a wide range of purposes from business to tourism. The brand has operations in major regions throughout Japan, totaling 68 locations.



KOKO HOTELS

URL: <https://koko-hotels.com/>



KOKO HOTEL Ueno Station
(Owned by MIRAI)



KOKO HOTEL
Nagoya Sakae South
(Owned by MIRAI)

Smile Hotel, etc.

They operate 86 hotels in Japan, including full-service hotels and resorts, etc., with the limited service “Smile Hotel” brand as its mainstay.



URL: <https://smile-hotels.com/>



Smile Hotel Osaka Tennoji
(Owned by MIRAI)



Smile Hotel Naha City Resort
(Owned by MIRAI)

*The number of locations is as of March 2026.

(Note)

- The hotels may be closed temporarily. Please check the official website of each hotel for the latest information.
- Depending on the time and conditions of use, other plans may be more advantageous than the Benefit Program.
- If the document containing the Benefit Program information (hereinafter the “Information Letter”) is stolen or lost, it will not be reissued in principle.
- Please refer to the Information Letter sent to the unitholders for details on hotels, preferential rates and usage.
- Please check each hotel's cancellation policy for information on cancellation fees.

4. Cost Coverage

MIRAI bears the operational costs of the Benefit Program (printing and mailing of the Information Letter, etc.). However, MIRAI will not bear the costs associated with the discounted rates.

5. Personal Information Protection

MIRAI and Mitsui Bussan & IDERA Partners Co., Ltd., the asset management company of MIRAI, will not collect any personal information through the Benefit Program.

6. Other

Implementation, details, etc. of the Benefit Program are subject to change. MIRAI intends to continue to offer the discounted rates as the Benefit Program for unitholders from the fiscal period ending October 31, 2026 (the 21st Period) onward. However, MIRAI will announce once it decides on the hotels and the discounted rates, etc. upon consultation with the operators.

7. Contact for Inquiries on the Benefit Program

Mitsui Bussan & IDERA Partners Co., Ltd. (TEL: +81-3-6632-5960)

8. Future Outlook

The cost burden of the introduction of the Benefit Program is minor. Accordingly, the forecasts for the fiscal period ending April 2026 (the 20th Period) and the fiscal period ending October 2026 (the 21st Period), which were announced officially in the “(REIT) Financial Report for the Fiscal Period ended October 31, 2025 (The 19th Period)” dated December 16, 2025.

(End)

* URL: <https://3476.jp/en>

This press release is 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.