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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) (May 2026)

MIRAI Corporation (hereinafter “MIRAI”) announces its monthly performance of hotels with variable rent for May 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 for which variable monthly rent can be collected on a monthly basis under the lease agreement.

1. Performance (Note 1)

Property/Item		May 2026	Compared with last year	Total/Average for the fiscal period ending October 2026	Compared with last year
5 Smile Hotels	Occupancy rate (Note 2)	83%	94%	83%	94%
	ADR (Note 3)	9,773 yen	106%	9,773 yen	106%
	RevPAR (Note 4)	8,101 yen	100%	8,101 yen	100%
	Sales (Note 5)	191 M yen	98%	191 M yen	98%

(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		May 2026	Compared with last year	Total/Average for the fiscal period ending October 2026	Compared with last year
Smile Hotel Osaka Tennoji	Occupancy rate	74%	81%	74%	81%
	ADR	7,268 yen	77%	7,268 yen	77%
	RevPAR	5,413 yen	63%	5,413 yen	63%
	Sales	21 M yen	63%	21 M yen	63%
Smile Hotel Kyoto Karasumagojo	Occupancy rate	98%	104%	98%	104%
	ADR	10,910 yen	107%	10,910 yen	107%
	RevPAR	10,737 yen	112%	10,737 yen	112%
	Sales	38 M yen	114%	38 M yen	114%
Smile Hotel Naha City Resort	Occupancy rate	66%	82%	66%	82%
	ADR	8,910 yen	121%	8,910 yen	121%
	RevPAR	5,860 yen	99%	5,860 yen	99%
	Sales	47 M yen	93%	47 M yen	93%
Smile Hotel Hakataeki-Mae	Occupancy rate	100%	100%	100%	100%
	ADR	13,510 yen	108%	13,510 yen	108%
	RevPAR	13,465 yen	108%	13,465 yen	108%
	Sales	50 M yen	109%	50 M yen	109%
Smile Hotel Nagoya-Sakae	Occupancy rate	92%	107%	92%	107%
	ADR	8,239 yen	107%	8,239 yen	117%
	RevPAR	7,571 yen	115%	7,571 yen	115%
	Sales	34 M yen	115%	34 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 their lease agreements do not provide for the collection of variable rent on a monthly basis

3. Special Comment

In May, Smile Hotel Kyoto Karasumagojo, Smile Hotel Hakataeki-Mae, and Smile Hotel Nagoya-Sakae capitalized on strong domestic demand, outperforming the same month of the previous year across all metrics. At Smile Hotel Naha City Resort, although the occupancy rate declined due to a temporary closure for renovation work, RevPAR remained at the same level as the previous year as a result of a significant increase in ADR. Additionally, while Smile Hotel Osaka Tennoji continued to be affected by the decline in Chinese tourists, the five hotels as a whole maintained levels comparable to the previous year, indicating a generally steady 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.