August 25, 2026

For Immediate Release

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Notice Concerning Performance of Variable Rent Assets (Hotels) (July 2026)

MIRAI Corporation (hereinafter "MIRAI") announces its monthly performance of hotels with variable rent for July 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		July 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)	86%	98%	82%	94%
	ADR (Note 3)	8,546 yen	102%	8,761 yen	103%
	RevPAR (Note 4)	7,316 yen	99%	7,219 yen	96%
	Sales (Note 5)	167 M yen	94%	501 M yen	93%

(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		July 2026	Compared with last year	Total/Average for the fiscal period ending October 2026	Compared with last year
Smile Hotel Osaka Tennoji	Occupancy rate	67%	81%	67%	77%
	ADR	5,685 yen	64%	6,249 yen	70%
	RevPAR	3,796 yen	52%	4,193 yen	54%
	Sales	15 M yen	53%	50 M yen	54%
Smile Hotel Kyoto Karasumagojo	Occupancy rate	87%	107%	94%	108%
	ADR	6,057 yen	91%	7,607 yen	95%
	RevPAR	5,272 yen	97%	7,131 yen	102%
	Sales	19 M yen	99%	75 M yen	104%
Smile Hotel Naha City Resort	Occupancy rate	86%	98%	72%	86%
	ADR	10,121 yen	111%	9,297 yen	115%
	RevPAR	8,747 yen	109%	6,690 yen	99%
	Sales	61 M yen	92%	150 M yen	89%
Smile Hotel Hakataeki-Mae	Occupancy rate	99%	101%	99%	101%
	ADR	11,499 yen	116%	12,296 yen	111%
	RevPAR	11,395 yen	117%	12,189 yen	112%
	Sales	43 M yen	116%	136 M yen	112%
Smile Hotel Nagoya-Sakae	Occupancy rate	88%	100%	90%	104%
	ADR	7,084 yen	106%	7,390 yen	106%
	RevPAR	6,266 yen	107%	6,642 yen	110%
	Sales	28 M yen	107%	89 M yen	110%

(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 July, Smile Hotel Hakataeki-Mae and Smile Hotel Nagoya-Sakae, which effectively capitalized on domestic and international summer vacation demand, led the overall performance of the five hotels. At Smile Hotel Naha City Resort, while the occupancy rate fell below the previous year's level due in part to the impact of Typhoon No. 9, RevPAR exceeded the previous year's figure thanks to growth in ADR. Smile Hotel Osaka Tennoji continued to face headwinds from a decline in Chinese visitors to Japan and the waning demand associated with the Osaka-Kansai Expo.

(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.