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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) (August 2026)

MIRAI Corporation (hereinafter “MIRAI”) announces its monthly performance of hotels with variable rent for August 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		August 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)	87%	96%	84%	94%
	ADR (Note 3)	8,296 yen	93%	8,639 yen	100%
	RevPAR (Note 4)	7,205 yen	90%	7,215 yen	94%
	Sales (Note 5)	173 M yen	90%	684 M yen	94%

(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		August 2026	Compared with last year	Total/Average for the fiscal period ending October 2026	Compared with last year
Smile Hotel Osaka Tennoji	Occupancy rate	79%	92%	70%	81%
	ADR	5,610 yen	61%	6,068 yen	67%
	RevPAR	4,429 yen	56%	4,253 yen	54%
	Sales	18 M yen	58%	68 M yen	55%
Smile Hotel Kyoto Karasumagojo	Occupancy rate	94%	112%	94%	109%
	ADR	5,529 yen	86%	7,084 yen	93%
	RevPAR	5,173 yen	96%	6,638 yen	101%
	Sales	18 M yen	98%	94 M yen	103%
Smile Hotel Naha City Resort	Occupancy rate	77%	86%	73%	86%
	ADR	10,162 yen	100%	9,527 yen	110%
	RevPAR	7,873 yen	86%	6,988 yen	95%
	Sales	63 M yen	85%	222 M yen	91%
Smile Hotel Hakataeki-Mae	Occupancy rate	100%	101%	99%	101%
	ADR	11,627 yen	115%	12,127 yen	112%
	RevPAR	11,570 yen	116%	12,033 yen	113%
	Sales	43 M yen	116%	179 M yen	113%
Smile Hotel Nagoya-Sakae	Occupancy rate	93%	98%	91%	102%
	ADR	6,958 yen	98%	7,279 yen	104%
	RevPAR	6,478 yen	96%	6,601 yen	106%
	Sales	29 M yen	96%	119 M yen	106%

(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 August, Smile Hotel Hakataeki-Mae continued to perform well. Since early 2026, the number of guests from South Korea, Taiwan, and China has increased significantly, contributing to the maintenance of high RevPAR levels. Additionally, Smile Hotel Kyoto Karasumagojo maintained high occupancy rates despite a decline in tourists visiting Kyoto Prefecture due to the extreme heat. Smile Hotel Naha City Resort was impacted by several typhoons. At Smile Hotel Osaka Tennoji, the effects of a decline in Chinese guests and the waning demand related to the Osaka-Kansai Expo persisted. However, room occupancy rates are showing signs of improvement as the hotel capitalizes on domestic demand.

(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.