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For Immediate Release

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

MIRAI Corporation (hereinafter "MIRAI") announces its monthly performance of hotels with variable rent for October 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		October 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)	94%	100%	86%	96%
	ADR (Note 3)	11,171 yen	108%	9,236 yen	103%
	RevPAR (Note 4)	10,524 yen	108%	7,988 yen	99%
	Sales (Note 5)	249 M yen	107%	1,131 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 off 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		October 2026	Compared with last year	Total/Average for the fiscal period ending October 2026	Compared with last year
Smile Hotel Osaka Tennoji	Occupancy rate	88%	105%	74%	86%
	ADR	6,886 yen	71%	6,199 yen	67%
	RevPAR	6,076 yen	74%	4,611 yen	58%
	Sales	24 M yen	77%	111 M yen	59%
Smile Hotel Kyoto Karasumagojo	Occupancy rate	98%	102%	95%	107%
	ADR	16,329 yen	119%	8,721 yen	100%
	RevPAR	15,958 yen	121%	8,289 yen	107%
	Sales	55 M yen	121%	175 M yen	108%
Smile Hotel Naha City Resort	Occupancy rate	91%	97%	78%	89%
	ADR	9,733 yen	110%	9,480 yen	110%
	RevPAR	8,827 yen	107%	7,410 yen	98%
	Sales	71 M yen	104%	354 M yen	95%
Smile Hotel Hakataeki-Mae	Occupancy rate	100%	100%	99%	101%
	ADR	14,995 yen	107%	12,602 yen	111%
	RevPAR	14,934 yen	108%	12,525 yen	112%
	Sales	55 M yen	107%	279 M yen	112%
Smile Hotel Nagoya-Sakae	Occupancy rate	98%	101%	93%	102%
	ADR	9,524 yen	126%	8,442 yen	118%
	RevPAR	9,322 yen	127%	7,861 yen	120%
	Sales	42 M yen	127%	211 M yen	120%

(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 October, while the impact of China's travel advisory continued to be felt at Smile Hotel Osaka Tennoji, Smile Hotel Kyoto Karasumagojo capitalized on demand during the peak tourist season, and Smile Hotel Hakataeki-Mae saw continued inbound demand. Additionally, demand at Smile Hotel Nagoya-Sakae remained strong due to the Asian Games, resulting in solid performance across the entire hotel portfolio and a year-over-year increase compared to the same month last year.

(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.