

## Financial Results for the Fiscal Period Ended January 31, 2024

Name: Comforia Residential REIT, Inc  
Listed Stock Exchange: Tokyo Stock Exchange  
Security Code: 3282  
URL: <https://www.comforia-reit.co.jp/en/>  
Representative: Kentaro Yoshikawa, Executive Director

Asset Management Company: TLC REIT Management Inc.  
Representative: Akira Kubo, President & CEO  
Inquiries: Daisuke Kawauchi, General Manager of Strategy Department, Comforia Management Division  
TEL: +81-3-6455-3388

Scheduled Issue Date of Securities Report: April 26, 2024  
Scheduled Commencement Date of Cash Distribution: April 19, 2024  
Supplementary Presentation Material on Financial Results: Yes  
Presentation Meeting of Financial Results: Yes (for institutional investors and analysts)

(Figures less than one million yen are rounded down)

### 1. Results of Operating and Assets for the Fiscal Period Ended January 31, 2024 (August 1, 2023 - January 31, 2024)

#### (1) Operating Results

(Percentages show changes compared to the previous period)

	Operating Revenue		Operating Profit		Ordinary Profit		Profit	
	Million yen	%	Million yen	%	Million yen	%	Million yen	%
Period Ended Jan. 31, 2024	10,664	(△0.1)	4,915	(1.4)	4,182	(0.9)	4,173	(0.9)
Period Ended Jul. 31, 2023	10,680	(4.8)	4,846	(4.7)	4,147	(3.8)	4,138	(3.8)

	Profit Per Unit	Return on Equity (ROE)	Return on Assets (ROA)	Ordinary Profit to Operating Revenue Ratio
	Yen	%	%	%
Period Ended Jan. 31, 2024	5,520	2.8	1.3	39.2
Period Ended Jul. 31, 2023	5,615	2.9	1.3	38.8

#### (2) Cash Distributions

	Cash Distribution Per Unit (excluding Cash Distribution in Excess of Profit)	Total Cash Distributions	Cash Distribution in Excess of Profit Per Unit	Total Cash Distributions in Excess of Profit	Payout Ratio	Distribution Ratio to Net Asset
	Yen	Million yen	Yen	Million yen	%	%
Period Ended Jan. 31, 2024	5,650	4,281	—	—	102.5	2.8
Period Ended Jul. 31, 2023	5,620	4,141	—	—	100.0	2.8

Note1: The differences of Profit and Total Cash Distributions are as follows:

Period ended Jan 31, 2024: the reversal of reserve for reduction entry (107 million yen).

Period ended Jul 31, 2023 : the reversal of reserve for reduction entry (118 million yen) and the reversal of reserve for reduction entry under special provisions for property replacement (253 million yen) and subtracting the provision of reserve for reduction entry (368 million yen).

Note2: Payout ratio is calculated as follows :

Payout ratio = Total distributions ÷ Profit × 100 (Payout ratio is rounded down to the first decimal place)

#### (3) Financial Position

	Total Assets	Net Assets	Capital Adequacy Ratio	Net Assets Per Unit
	Million yen	Million yen	%	Yen
Period Ended Jan. 31, 2024	326,106	154,697	47.4	204,128
Period Ended Jul. 31, 2023	318,577	148,121	46.5	200,983

#### (4) Cash Flows

	Cash Flows from Operating Activities	Cash Flows from Investing Activities	Cash Flows from Financing Activities	Cash and Cash Equivalents
	Million yen	Million yen	Million yen	Million yen
Period Ended Jan. 31, 2024	6,006	△8,179	3,127	19,242
Period Ended Jul. 31, 2023	6,446	△18,780	10,495	18,288

2. Forecasts of Financial Results for the period Ending July 31, 2024 (February 1, 2024 - July 31, 2024) and January 31, 2025 (August 1, 2024 – January 31, 2025)

(Percentages show changes compared to the previous period)

	Operating Revenue	Operating Profit	Ordinary Profit	Profit	Cash Distribution Per Unit (excluding Cash Distribution in Excess of Profit)	Cash Distribution in Excess of Profit Per Unit
	Million yen (%)	Million yen (%)	Million yen (%)	Million yen (%)	Yen	Yen
Period Ended Jul. 31, 2024	10,911 (2.3)	4,933 (0.4)	4,185 (0.1)	4,175 (0.0)	5,660	—
Period Ended Jan. 31, 2025	11,036 (1.1)	4,988 (1.1)	4,208 (0.5)	4,198 (0.5)	5,670	—

(Reference) Forecast of profit per unit for the period ending Jul 31, 2024 : 5,510 yen (Forecasted profit per unit ÷ forecasted units issued at end of period)

Forecast of profit per unit for the period ending Jan 31, 2025 : 5,540 yen (Forecasted profit per unit ÷ forecasted units issued at end of period)

(Note) Cash distributions per unit for the period ending Jul 31, 2024 and Jan 31, 2025 are calculated based on the amount obtained by adding the reversal of voluntary retained earnings (113 million yen and 98 million yen) to the profit.

3. Others

(1) Changes in accounting policies, changes in accounting estimates, and retrospective restatement

- a. Changes in accounting policies due to reversions in accounting standard: None
- b. Changes not mentioned in a. above: None
- c. Changes in accounting estimates: None
- d. Retrospective Restatement: None

(2) The number of investment units issued

a. The number of investment units issued at end of period (including treasury units)

Fiscal Period Ended Jul.31, 2023 : 757,842 units

Fiscal Period Ended Jan.31, 2023 : 736,982 units

b. The number of treasury units at end of period

Fiscal Period Ended Jul.31, 2023 : - units

Fiscal Period Ended Jan.31, 2023 : - units

\*Summary of financial results is not inside the scope of audit procedure by certified public accountants or audit corporations.

\*Other matters of special consideration

Forward-looking statements in this material including forecasts of financial results are based on information currently available to us and on certain assumptions we deem to be reasonable. Therefore, actual operating and other results may differ materially due to various factors. In addition, the forecasts do not guarantee the payment of the amount.

This material is a translated excerpt from Brief Announcement on the Financial Result (“Kessan Tanshin”) in Japanese released today, and is for reference purposes only. If any discrepancies arise between this material and the original Japanese version, the later will prevail.