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For Immediate Release

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Notice Concerning Acquisition of Investment Assets (COMFORIA KAMIMEGURO and other 2 assets)

Comforia Residential REIT, Inc (“CRR”) announces that TLC REIT Management Inc. (“TRM”), to which CRR entrusts management of its assets decided today for CRR to acquire the investment assets as shown below. In addition, the acquisition of investment assets was approved by CRR’s Board of Directors in accordance with the Act on Investment Trusts and Investment Corporations (Act No.198 of 1951. Including subsequent revisions) (“Act on Investment Trusts and Investment Corporations”) and the bylaws of TRM concerning transaction with interested parties. (Please refer to “7. TRM’s Interested Parties in the Assets to be Acquired”)

1. Summary of the Acquisition

No.	Type of Asset	Property Name	Acquisition Price (thousand yen) (Note 1)
1	Beneficial Interest in Real Estate Trust	COMFORIA HIKIFUNE (Note 2)	1,164,000
2	Beneficial Interest in Real Estate Trust	COMFORIA NISHINOMIYA (Note 3)	1,782,000
3	Real Estate	COMFORIA KAMIMEGURO (Note 4)	2,070,000
Total			5,016,000

(Note 1) “Acquisition Price” denotes the amount exclusive of the various expenses required (brokerage commission, taxes and public dues, etc.) in the acquisition of the concerned asset, etc. (the amount of real estate or beneficial interest in real estate trust specified in the Agreement on Purchase and Sale).

(Note 2) The property name is “Hamahaitsu Sumida” currently, but will be changed to “COMFORIA HIKIFUNE” around 1 month after the acquisition. The current property name will be omitted hereinafter.

(Note 3) The property name is “Perfect Life Nishinomiya” currently, but will be changed to “COMFORIA NISHINOMIYA” around 1 month after the acquisition. The current property name will be omitted hereinafter.

(Note 4) Since “COMFORIA KAMIMEGURO” is an uncompleted property scheduled to be completed in March 2024, the (scheduled) name after the acquisition is indicated. The same applies below.

(1) Date of Agreement	March 15, 2024	
(2) Date of Acquisition	No.1, 2	March 27, 2024
	No.3	August 28, 2024
(3) Seller	No.1	Sumitomo Mitsui Trust Panasonic Finance Co., Ltd. (Refer to “5. Summary of the Seller(1)”)
	No.2	Tokyu Land Corporation (Refer to “5. Summary of the Seller(2)”)

No.3 Ascot Corporation  
(Refer to “5. Summary of the Seller(3)”) )

(4) Financing for acquisition Borrowings (Note) and cash on hand

(5) Method of payment Full payment at the time of delivery

(Note) CRR will announce the details of the borrowings once it's determined.

## 2. Reason for the Acquisition

TRM decided to acquire the investment assets based on asset management class and policy described in bylaws to ensure stable earnings and steady growth of the portfolio. On deciding to acquire the investment assets, TRM evaluated the features of the property, etc. of the assets stated in “3. Summary of the Assets to be Acquired.”

## 3. Summary of the Assets to be Acquired

### (1) COMFORIA HIKIFUNE

Property Name		COMFORIA HIKIFUNE
Type of Asset		Beneficial Interest in Real Estate Trust
Trustee of Beneficial Trust (planned)		Sumitomo Mitsui Trust Bank, Limited
Expiration Date of Beneficial Trust Contract (planned)		March 31, 2039
Location (Residential address) (Note 1)		2-33-5, Oshiage, Sumida-ku, Tokyo
Land	Area (Note 1)	742.15 m <sup>2</sup> (Note 10)
	Type of Ownership	Ownership
Building	Completion Date (Note 1)	March, 1995
	Structure / Number of Floors (Note 1)	SRC / 9F
	Gross Floor Area (Note 1)	1,718.77 m <sup>2</sup>
	Type of Ownership	Ownership
Use (Note 1)		Apartment building, Retail store
Property Management Company (Note 2) (planned)		Tokyu Housing Lease Corporation
Master Leasing Company (Note 3) (planned)		Tokyu Housing Lease Corporation
Master Leasing Type (planned)		Pass-through type
Appraisal Company		Japan Valuers Co., Ltd.
Appraisal Value		1,200,000 thousand yen (Appraisal Date: January 31, 2024)
Collateral		None
Special affairs (Note 4)		None
Features of the Property		<p>This property is mainly a 2LDK family-type rental residence, located a 3-minute walk from Hikifune Station on the Tobu Isesaki Line and Tobu Kameido Line, a 6-minute walk from Keisei-Hikifune Station on the Keisei Oshiage Line, and an 8-minute walk from Oshiage Station on the Tokyo Metro Hanzomon Line, Toei Asakusa Line, Tobu Isesaki Line and one other line. With access to 3 stations and 5 lines, the property has good access to main business and commercial zones in Central Tokyo. In the area where the property resides, the "Tokyo Sky Tree" and the surrounding office and commercial facilities are being developed, while the shopping streets with a downtown atmosphere can also be enjoyable. There is a convenience store on the first floor of the property, as well as supermarkets, shopping malls, restaurants, and other daily life convenient facilities in the surrounding area. Moreover, elementary school and junior high school are at close distance, contributing to form educational environment.</p> <p>As a whole, the property's proximity to Central Tokyo area as well as comfort of living environment features could mainly satisfy the demands of family tenants.</p>

Summary of Rental Status (as of January 31, 2024) (Note 5)	
Rentable Area	1,596.78 m <sup>2</sup>
Rented Area	1,540.22 m <sup>2</sup>
Occupancy Rate	96.5%
Rentable Units	26 Units
Rented Units	25 Units
Total Number of Tenants	1
Total Monthly Rent	4,119 thousand yen
Security Deposit	10,039 thousand yen
Summary of the Engineering Report (Note 7)	
Reporting Company	Tokio Marine dR Co., Ltd.
Report Date	February, 2024
Estimated Amount of Emergency Repair Expenses	—
Estimated Amount of Short-Term Repair Expenses	—
Estimated Amount of Long-Term Repair Expenses	42,701 thousand yen
Replacement Value	476,100 thousand yen
Summary of the Earthquake Risk Analysis (Note 8)	
PML Reporting Company	Sompo Risk Management Inc.
Report Date	February, 2024
PML	6.9%
Architect/Contractor/Building Permit Agency, etc. (Note 9)	
Architect	Fujiki Komuten Co.,Ltd.
Contractor	Fujiki Komuten Co.,Ltd.
Building Permit Agency	Sumida-ku
Investment Agency or Structural Calculation Fitness Judge, etc.	Tokio Marine dR Co., Ltd.

## (2) COMFORIA NISHINOMIYA

Property Name	COMFORIA NISHINOMIYA	
Type of Asset	Beneficial Interest in Real Estate Trust	
Trustee of Beneficial Trust (planned)	Sumitomo Mitsui Trust Bank, Limited	
Expiration Date of Beneficial Trust Contract (planned)	March 31, 2039	
Location (Residential address) (Note 1)	1-12, Rokutanjicho, Nishinomiya-shi, Hyogo	
Land	Area (Note 1)	889.65 m <sup>2</sup> (Note 11)
	Type of Ownership	Ownership
Building	Completion Date (Note 1)	January, 2020
	Structure / Number of Floors (Note 1)	RC 7F
	Gross Floor Area (Note 1)	2,630.23 m <sup>2</sup>
	Type of Ownership	Ownership
	Use (Note 1)	Apartment building, Office
Property Management Company (Note 2) (planned)	Tokyu Housing Lease Corporation	
Master Leasing Company (Note 3) (planned)	Tokyu Housing Lease Corporation	
Master Leasing Type (planned)	Pass-through type	
Appraisal Company	Tanizawa Sogo Appraisal Co., Ltd.	

Appraisal Value	1,800,000 thousand yen (Appraisal Date: January 31, 2024)
Collateral	None
Special affairs (Note 4)	None
Features of the Property	<p>This property is a rental residence mainly composed of compact type units, located in Nishinomiya-shi, Hyogo. It is a 6-minute walk from Nishinomiya Station on the Tokaido Main Line (JR Kobe Line) and Nishinomiya Station on the HANSHIN Main Line, and has good access to major cities in the vicinity area, with the minimum time to Osaka Station around 12 minutes, to Osaka Umeda Station around 16 minutes, and Kobe-sannomiya Station around 14 minutes without transfers. In the surrounding area, parks, hospital and city hall are at close distance, and there are also plenty of department stores, home centers, supermarkets, convenience stores, drugstores, restaurants near the stations, and other daily life convenient facilities.</p> <p>As a whole, the property's convenience of transportation as well as comfort of living environment features could mainly satisfy the demands of single and DINKs tenants.</p>
Summary of Rental Status (as of January 31, 2024) (Note 5)	
Rentable Area	2,460.08 m <sup>2</sup>
Rented Area	2,167.60 m <sup>2</sup>
Occupancy Rate	88.1%
Rentable Units	71 Units
Rented Units	62 Units
Total Number of Tenants	1
Total Monthly Rent	6,086 thousand yen
Security Deposit	10,159 thousand yen
Summary of the Engineering Report (Note 7)	
Reporting Company	Tokio Marine dR Co., Ltd.
Report Date	February, 2024
Estimated Amount of Emergency Repair Expenses	—
Estimated Amount of Short-Term Repair Expenses	—
Estimated Amount of Long-Term Repair Expenses	44,768 thousand yen
Replacement Value	681,600 thousand yen
Summary of the Earthquake Risk Analysis (Note 8)	
PML Reporting Company	Sompo Risk Management Inc.
Report Date	February, 2024
PML	2.5%
Architect/Contractor/Building Permit Agency, etc. (Note 9)	
Architect	SEIWA CORPORATION
Contractor	SEIWA CORPORATION
Building Permit Agency	Kenchikukensakikou
Investment Agency or Structural Calculation Fitness Judge, etc.	Hyogo Prefectural Housing Construction Center

### (3) COMFORIA KAMIMEGURO

Property Name	COMFORIA KAMIMEGURO
Type of Asset	Real Estate
Trustee of Beneficial Trust (planned)	—
Expiration Date of Beneficial Trust Contract (planned)	—

Location (Residential address) (Note 1)		5-17-23, Kamimeguro, Meguro-ku, Tokyo
Land	Area (Note 1)	709.41 m <sup>2</sup> (Note 12)
	Type of Ownership	Ownership
Building	Completion Date (Note 1)	March, 2024
	Structure / Number of Floors (Note 1)	RC B1~5F
	Gross Floor Area (Note 1)	1,737.44 m <sup>2</sup>
	Type of Ownership	Ownership
	Use (Note 1)	Apartment building
Property Management Company (Note 2) (planned)		Tokyu Housing Lease Corporation
Master Leasing Company (Note 3) (planned)		Tokyu Housing Lease Corporation
Master Leasing Type (planned)		Pass-through type
Appraisal Company		Japan Real Estate Institute
Appraisal Value		2,150,000 thousand yen (Appraisal Date: January 31, 2024)
Collateral		None
Special affairs (Note 4)		Since this property is an uncompleted property scheduled to be completed in March 2024, it will be acquired under a low-occupancy condition.
Features of the Property		<p>This property is a rental residence mainly composed of single and compact type units, located a 12-minute walk from Ikejiri-Ohashi Station on the Tokyu Den-en-toshi Line and a 14-minute walk from Yutenji Station on the Tokyu Toyoko Line. From the nearest bus stop, it is approximately 12 minutes to Shibuya Station and approximately 20 minutes to Meguro Station, providing good access to main business and commercial zones. While located in a quiet residential area with lots of greenery, the property is close to sophisticated areas such as Daikanyama and Nakameguro, and several shopping streets close to Yutenji Station and restaurants around Ikejiri-Ohashi Station are also within walking distance. In the surroundings, there are parks, hospital, and other daily life convenient facilities such as supermarkets, convenience stores, and drugstores.</p> <p>As a whole, the property's proximity to Central Tokyo area as well as comfort of living environment features could mainly satisfy the demands of single and DINKs tenants.</p>
Summary of Rental Status (Note 5) (Note 6)		
Rentable Area		1,402.63 m <sup>2</sup>
Rented Area		—
Occupancy Rate		—
Rentable Units		43 Units
Rented Units		—
Total Number of Tenants		1
Total Monthly Rent		—
Security Deposit		—
Summary of the Engineering Report (Note 7)		
Reporting Company		Japan Constructive Inspection Association (JCIA)
Report Date		March, 2024
Estimated Amount of Emergency Repair Expenses		—
Estimated Amount of Short-Term Repair Expenses		—
Estimated Amount of Long-Term Repair Expenses		7,221 thousand yen

Replacement Value	358,484 thousand yen
Summary of the Earthquake Risk Analysis (Note 8)	
PML Reporting Company	Sompo Risk Management Inc.
Report Date	February, 2024
PML	4.7%
Architect/Contractor/Building Permit Agency, etc. (Note 9)	
Architect	SHIKI Architectural Design Studio
Contractor	P.S.Mitsubishi Construction Co., Ltd.
Building Permit Agency	Japan Housing Finance Agency
Investment Agency or Structural Calculation Fitness Judge, etc.	Japan Housing Finance Agency

(Note 1) “Location” is based on the residential address. However, for properties that have no residential address, the building address on the registry is indicated. In addition, “Area” of “Land” “Completion Date” “Structure / Number of Floors” “Gross Floor Area” and “Use” of building are based on information in the real estate registry and may not necessarily be identical with the actual figures. “Gross Floor Area” of building denotes the area of the entire building (excepting annexes).

However, since “COMFORIA KAMIMEGURO” is an uncompleted property that has not yet been registered, the “Completion Date” indicates the scheduled completion date, and the “Structure / Number of Floors”, “Gross Floor Area” and “Use” indicate the figures, etc. based on the building permit.

(Note 2) “Property Management Company” is the company that has provided or is scheduled to provide property management service for each property.

(Note 3) “Master Leasing Company” is the lessee that has conducted or is scheduled to conclude a master lease agreement with the titleholder of each property.

(Note 4) “Special affairs” are matters recognized as important, regarding the right and use, etc. of the asset, as well as consideration of the degree of impact on the appraised value, profitability, and appropriation. They include the following matters:

- i Significant limitation or restriction by laws, regulations and rules
- ii Significant burdens or limitations on rights, etc.
- iii Significant cases where there are architectural structures crossing the boundaries of the concerned property, etc. and cases where there are issues with boundary confirmation, etc., and related arrangements, etc.
- iv Significant agreements, arrangements, etc. concluded with co-owners / sectional owners.

(Note 5) Explanation of “Summary of Rental Status”

- i “Rentable Area” is the total rentable floor area of residences and retail stores, etc. of the asset (if the common area, etc. is leased, the concerned area is also included). “Rentable Area” for Non-Pass-through type master lease agreements (master lease agreements (defined in ii below) other than Pass-through type master lease agreements (defined in ii below)) is the rentable area based on the lease agreement concluded or scheduled to be conducted between CRR or Trustee of Beneficial Trust and the Master Leasing Company. The Rentable Area is not based on the real estate registry, but the floor area stated in the lease agreement or the floor area calculated from the building as-built drawing, etc., and may not necessarily be identical to the floor area written in the real estate registry.
- ii In the following cases, “Rented Area” means the floor area (based on the floor area in the lease agreement; however, limited to the floor area of residences and retail stores, etc. (when all units are leased in bulk, the floor area of the entire leased units) and excluding the leased area of parking lots) that is actually leased and a lease agreement is executed with the end-tenant. Cases where all or some units are leased in bulk, based on the lease agreement (“Master Lease Agreement”), and the Master Leasing Company in Master Lease Agreement subleases end-tenants, besides there is an agreement under which the rent of Master Lease Agreement is in accordance with the rent, etc. that end-tenants paid (hereafter this type of Master Lease Agreement is referred to as “Pass-through type Master Lease Agreement”). “Rented Area” for Non-Pass-through type master lease agreements is the rented area based on the lease agreement concluded or scheduled to be conducted between CRR or Trustee of Beneficial Trust and the Master Leasing Company.
- iii “Occupancy Rate” is the rate of rented area to rentable area.
- iv “Rentable Units” is the number of rentable units (including the number of stores, if any). “Rentable Units” for Non-Pass-through type master lease agreements are the number of units that the Master Leasing Company can sublease.
- v “Rented Units” is the number of rented units (which includes the number of stores, if any) that is actually leased and a lease agreement is executed with the end-tenant. “Rented Units” for Non-Pass-through type master lease agreements is the number of units leased to the Master Leasing Company.
- vi “Total Number of Tenants” is the number of tenants with which CRR or Trustee of Beneficial Trust has a direct rental contract relationship (including a direct rental contract relationship to be concluded). Therefore, when CRR or Trustee of Beneficial Trust leases comprehensively to the Master Leasing Company all units of the acquired property, and the Master Leasing Company subleases each unit to end-tenants, the Total Number of Tenants is 1; that is, the end-tenants of the sublease agreements are excluded. With regard to the asset to be acquired, master lease agreement is scheduled to be concluded with Tokyu Housing Lease Corporation as the master leasing companies on the acquisition dates of these properties. The “total number of tenants” above is therefore the number of tenants after such a master lease agreement is concluded.
- vii When the Master Leasing type is a Pass-Through type Master Lease Agreement, “Total Monthly Rent” means the total monthly rent (including the common area expense, but not fees for incidental facilities such as parking lot or trunk room), stated in the lease agreements executed by the Master Leasing Company, or the owner of each real estate or real estate in real estate trust with end-tenants. In addition, in the case that the master leasing type is a non-pass-through master lease agreement, the monthly fixed rent (common area expense are included (except when the common area expense is not a fixed amount.), except for parking lots, trunk rooms and other ancillary facilities.) based on the lease agreement between CRR or the Trustee of Beneficial Trust and the Master Leasing Company is stated. Amounts are rounded down to the nearest thousand yen. Consumption tax and other taxes are excluded.
- viii In the case that the master leasing type is a Pass-Through type Master Lease Agreement, “Security Deposit” is the total amount of balance of Security Deposit, based on lease agreements executed with the end-tenants, rounded down to the nearest thousand yen. However, if all or a part of a Deposits, guarantees does not need to be repaid according to special policy

conditions such as the redemption of the deposit in a lease agreement, the amount of such Security Deposit is excluded. In addition, in the case that the Master Leasing type is a Non-Pass-Through type Master Lease Agreement, the Security Deposit, guarantees based on the lease agreement between CRR or the Trustee of Beneficial Trust and the Master Leasing Company are stated.

- (Note 6) Since “COMFORIA KAMIMEGURO” is an uncompleted property, the “Rentable Area” and “Rentable Units” indicate figures based on information provided by the seller, and the “Rented Area”, “Occupancy Rate”, “Rented units”, “Total Monthly Rent” and “Security Deposit” are not stated.
- (Note 7) This section is a summary based on each of the engineering reports (dated on each of the dates included in “ Report Date”) on the acquired asset prepared by the reporting company which is a third party with no special interest in CRR. However, the content of the report is simply the opinion of the reporting company above, and CRR does not guarantee the adequacy and accuracy of the content.
- i “Estimated Amount of Emergency Repair Expenses” is the amount of repair and renewal costs expected to emergently arise, and is stated in the engineering report. Amounts are rounded down to the nearest thousand yen.
  - ii “Estimated Amount of Short-term Repair Expenses” is the amount of repair and renewal costs that are assumed to be required within one year, and is stated in the engineering report. Amounts are rounded down to the nearest thousand yen.
  - iii “Estimated Amount of Long-term Repair Expenses” is the amount of repair and renewal costs that are assumed to be required for 12 years, and is stated in the engineering report. Amounts are rounded down to the nearest thousand yen.
  - iv “Replacement Value” is the estimated money amount provided in the engineering report of construction work required if the acquired asset with the same design and the same specifications were to be newly constructed at the time when the report was prepared. However, the content of the report is simply the opinion of the reporting company above, and CRR does not guarantee the adequacy or accuracy of the content. All amounts are rounded down to the nearest thousand yen.
- (Note 8) This section is a summary of the “Earthquake Risk Analysis” report on the acquired asset prepared by the PML reporting company which is a third party with no special interest in CRR. However, the content of the report is simply the opinion of the PML reporting company above, and CRR does not guarantee the adequacy or accuracy of the content. “PML” is the probable maximum loss from an earthquake. There is a PML for individual buildings and for the entire portfolio of buildings. In this document, PML is calculated based on the definition of PML3, an indicator of earthquake risk assessment by the Architectural Institute of Japan, and are expressed as a percentage (%) of the replacement price of the amount of loss with a 10% probability of exceedance (amount of loss equivalent to a 475-year return period) during the assumed expected period of use (50 years = the useful life of a typical building).
- (Note 9) In “Architect/Contractor/Building Permit Agency, etc.,” the architect, the contractor, the building permit agency and the investment agency or structural calculation fitness judge, etc. of the Asset to be Acquired is stated. As a general rule, CRR has asked a specialized third-party organization to make an inspection and received a report stating that there is no wrongful act such as the intentional falsification and forgery of documents related to structural design (structural drawings and structural calculation sheets, etc.). However, the content of the report is simply an opinion of the third-party organization, and CRR does not guarantee the adequacy and accuracy of the content. For properties that have received from the specified structural calculation fitness judgment agency the judgment that the structural calculation is appropriately conducted according to the methods prescribed by the Minister of Land, Infrastructure, Transport and Tourism in accordance with the Building Standards Act revised in June 2007 (Act No. 201 of 1950. Including subsequent revisions), the specified structural calculation fitness judgment agency constitutes a specialized third-party organization.
- (Note 10) A portion of private road burden (approximately 92.21m<sup>2</sup>) is included.
- (Note 11) A portion of private road burden (approximately 22.68m<sup>2</sup>) is included.
- (Note 12) A portion of setback area (approximately 1.79m<sup>2</sup>) is included.

#### 4. Summary of the Appraisal Report

##### (1) COMFORIA HIKIFUNE

(thousand yen)

Property Name	COMFORIA HIKIFUNE
Appraisal Company	Japan Valuers Co., Ltd.
Appraisal Date	January 31, 2024
Appraisal Value	1,200,000

	Content	Appraisal summary
Income Approach Value	1,200,000	
Value by the Direct Capitalization Method ((6)/(7))	1,260,000	
(1) Operating Income	63,362	Calculated with consideration of the average income according to ongoing rental agreements as well as the assumed income level of new rents.
Potential Gross Income	65,740	
Rental Income (including common area expense)	61,916	
Utility Charge Income	0	
Parking Lot Income, etc.	2,100	
Key Money / Renewal Income	1,695	
Other Income	28	
Vacancy Loss	-2,378	Calculated with consideration of occupancy rates of historical conditions and similar properties in the same market area.
Collection Loss	0	Collection loss has not been calculated.
(2) Operating Expense	13,744	
Maintenance and Management Fee	3,048	Calculated with consideration of the characteristics of the property,

Utility Charge	561	referring to fees for similar properties as well as actual fees in previous years.
Repair Cost	2,923	Expenses for restoring rooms to their original conditions are calculated with consideration of the level of expenses that are usually incurred, while repair costs are calculated with consideration of the actual costs in previous years, the cost level in similar properties, and average repair costs presented in engineering reports.
Property Management Fee	1,152	Calculated with consideration of commissions for managing similar properties and the property's characteristics, referring to the tariff of commissions of the property management company.
Tenant Advertisement Cost	2,503	Calculated with consideration of such factors as average replacement rate of residents per year and occupancy rates, while referring to the conditions of ongoing agreements and rental agreements of similar properties.
Taxes and Public Dues	2,628	Appraised based on the taxes and public dues materials of the property in previous year, etc.
Insurance	478	Calculated with consideration of insurance premium rates of the property and those for similar properties.
Other Expenses	448	Calculated with consideration of the management of current asset.
(3) Net Operating Income (NOI, (1)-(2))	49,617	
(4) Interest on Security Deposit	118	Assumed in consideration of rental conditions for ongoing and new contracts, as well as occupancy rates and yields on deposits.
(5) Capital Expenditure	3,095	Appraised in consideration of capital expenditure in similar properties, building ages, and the average renovation expenses per year in engineering reports.
(6) Net Cash Flow (NCF, (3)+(4)-(5))	46,641	
(7) Cap Rate	3.7%	Appraised based on basic yields for the respective areas, adjusted with spreads calculated from the geographical and social conditions of the property's location, conditions of the building, and other factors, while considering future uncertainties, yields on trades pertaining to similar properties, etc.
Value by the DCF Method	1,180,000	
Discount Rate	3.5%	Appraised in comprehensive consideration of the characteristics of the property and other factors, referring to yields on investments in similar properties.
Terminal Cap Rate	3.9%	Appraised in full consideration of future trends in yields on investments, possible risks from investment in the property, general forecasts on future economic growth, trends in property prices and rents, and other factors, while referring to yields on trade pertaining to similar properties.
Cost Approach Value	1,080,000	
Total Value of Land and Building	1,080,000	
Land Value	1,022,000	Appraised based on actual trade prices, calculated using a market comparison approach method.
Building Value	58,000	Appraised based on a cost approach method, where new prices for repurchasing properties are multiplied by a discount rate that has been decided from current situations and regional characteristics.
Adjustment for Change	100%	Appraised in consideration of marketability.

Other matters taken into consideration by appraisal institutions when issuing appraisals	Income approach value is adopted based on the determination that it is more convincing to use income approach value as it precisely recreates a value building process in terms of profitability, while the cost approach value is used only for reference.
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## (2) COMFORIA NISHINOMIYA

(thousand yen)

Property Name	COMFORIA NISHINOMIYA
Appraisal Company	Tanizawa Sogo Appraisal Co., Ltd.
Appraisal Date	January 31, 2024
Appraisal Value	1,800,000

	Content	Appraisal summary
Income Approach Value	1,800,000	
Value by the Direct Capitalization Method ((6)/(7))	1,860,000	
(1) Operating Income	95,314	
Potential Gross Income	102,642	Calculated with consideration of the average income according to



Rental Income (including common area expense)	94,813	ongoing rental agreements as well as the assumed income level of new rents.
Utility Charge Income	0	
Parking Lot Income, etc.	5,532	
Key Money / Renewal Income	2,187	
Other Income	109	
Vacancy Loss	-7,328	Calculated with consideration of occupancy rates of historical conditions and similar properties in the same market area.
Collection Loss	0	Collection loss has not been calculated.
(2) Operating Expense	18,933	
Maintenance and Management Fee	2,095	Calculated with consideration of the characteristics of the property, referring to fees for similar properties as well as actual fees in previous years.
Utility Charge	590	
Repair Cost	2,796	Expenses for restoring rooms to their original conditions are calculated with consideration of the level of expenses that are usually incurred, while repair costs are calculated with consideration of the actual costs in previous years, the cost level in similar properties, and average repair costs presented in engineering reports.
Property Management Fee	2,166	Calculated with consideration of commissions for managing similar properties and the property's characteristics, referring to the tariff of commissions of the property management company.
Tenant Advertisement Cost	2,313	Calculated with consideration of such factors as average replacement rate of residents per year and occupancy rates, while referring to the conditions of ongoing agreements and rental agreements of similar properties.
Taxes and Public Dues	5,840	Appraised based on the taxes and public dues materials of the property in previous year, etc.
Insurance	271	Calculated with consideration of insurance premium rates of the property and those for similar properties.
Other Expenses	2,859	Calculated with consideration of the management of current asset.
(3) Net Operating Income (NOI, (1)-(2))	76,380	
(4) Interest on Security Deposit	129	Assumed in consideration of rental conditions for ongoing and new contracts, as well as occupancy rates and yields on deposits.
(5) Capital Expenditure	4,017	Appraised in consideration of capital expenditure in similar properties, building ages, and the average renovation expenses per year in engineering reports.
(6) Net Cash Flow (NCF, (3)+(4)-(5))	72,492	
(7) Cap Rate	3.9%	Appraised based on basic yields for the respective areas, adjusted with spreads calculated from the geographical and social conditions of the property's location, conditions of the building, and other factors, while considering future uncertainties, yields on trades pertaining to similar properties, etc.
Value by the DCF Method	1,770,000	
Discount Rate	4.0%	Appraised in comprehensive consideration of the characteristics of the property and other factors, referring to yields on investments in similar properties.
Terminal Cap Rate	4.1%	Appraised in full consideration of future trends in yields on investments, possible risks from investment in the property, general forecasts on future economic growth, trends in property prices and rents, and other factors, while referring to yields on trade pertaining to similar properties.
Cost Approach Value	1,700,000	
Total Value of Land and Building	1,700,000	
Land Value	950,000	Appraised based on actual trade prices, calculated using a market comparison approach method.
Building Value	750,000	Appraised based on a cost approach method, where new prices for repurchasing properties are multiplied by a discount rate that has been decided from current situations and regional characteristics.
Adjustment for Change	100%	Appraised in consideration of marketability.

Other matters taken into consideration by appraisal institutions when issuing appraisals	Income approach value is adopted based on the determination that it is more convincing to use income approach value as it precisely recreates a value building process in terms of profitability, while the cost approach value is used only for reference.
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### (3) COMFORIA KAMIMEGURO

(thousand yen)

Property Name	COMFORIA KAMIMEGURO
Appraisal Company	Japan Real Estate Institute

Appraisal Date	January 31, 2024
Appraisal Value	2,150,000

	Content	Appraisal summary
Income Approach Value	2,150,000	
Value by the Direct Capitalization Method ((6)/(7))	2,160,000	
(1) Operating Income	93,372	
Potential Gross Income	97,655	Calculated with consideration of the income according to the assumed income level of new rents.
Rental Income (including common area expense)	91,740	
Utility Charge Income	0	
Parking Lot Income, etc.	2,780	
Key Money / Renewal Income	2,732	
Other Income	403	
Vacancy Loss	-4,283	Calculated with consideration of occupancy rates of similar properties in the same market area.
Collection Loss	0	Collection loss has not been calculated.
(2) Operating Expense	17,496	
Maintenance and Management Fee	3,226	Calculated with consideration of the characteristics of the property, referring to fees for similar properties.
Utility Charge	615	
Repair Cost	818	Expenses for restoring rooms to their original conditions are calculated with consideration of the level of expenses that are usually incurred, while repair costs are calculated with consideration of the cost level in similar properties, and average repair costs presented in engineering reports.
Property Management Fee	1,807	Calculated with consideration of commissions for managing similar properties and the property's characteristics, referring to the tariff of commissions of the property management company.
Tenant Advertisement Cost	4,843	Calculated with consideration of such factors as average replacement rate of residents per year and occupancy rates, while referring to the conditions of rental agreements of similar properties.
Taxes and Public Dues	5,315	Appraised based on the taxes and public dues materials of the property, etc.
Insurance	185	Calculated with consideration of insurance premium rates for similar properties.
Other Expenses	687	Calculated with consideration of the management of similar properties.
(3) Net Operating Income (NOI, (1)-(2))	75,876	
(4) Interest on Security Deposit	70	Assumed in consideration of rental conditions for assumed new contracts, as well as occupancy rates and yields on deposits.
(5) Capital Expenditure	421	Appraised in consideration of capital expenditure in similar properties, building ages, and the average renovation expenses per year in engineering reports.
(6) Net Cash Flow (NCF, (3)+(4)-(5))	75,525	
(7) Cap Rate	3.5%	Appraised based on basic yields for the respective areas, adjusted with spreads calculated from the geographical and social conditions of the property's location, conditions of the building, and other factors, while considering future uncertainties, yields on trades pertaining to similar properties, etc.
Value by the DCF Method	2,140,000	
Discount Rate	3.2%	Appraised in comprehensive consideration of the characteristics of the property and other factors, referring to yields on investments in similar properties.
Terminal Cap Rate	3.5%	Appraised in full consideration of future trends in yields on investments, possible risks from investment in the property, general forecasts on future economic growth, trends in property prices and rents, and other factors, while referring to yields on trade pertaining to similar properties.
Cost Approach Value	2,390,000	
Total Value of Land and Building	2,390,000	
Land Value	2,020,000	Appraised based on actual trade prices, calculated using a market comparison approach method.
Building Value	370,000	Appraised based on a cost approach method, where new prices for repurchasing properties are multiplied by a discount rate that has been decided from current situations and regional characteristics.
Adjustment for Change	100%	Appraised in consideration of marketability.

Other matters taken into consideration by appraisal institutions when issuing appraisals	Income approach value is adopted based on the determination that it is more convincing to use income approach value as it precisely recreates a value building process in terms of profitability, while the cost approach value is used only for reference.
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(Note) “Summary of the Appraisal Report” is the appraisal value described in the respective real estate appraisal reports that were prepared by Japan Valuers Co., Ltd., Tanizawa Sogo Appraisal Co., Ltd. and Japan Real Estate Institute based on an important notice concerning real estate appraisal in the context of the Act on Investment Trusts and Investment Corporations, the Act on Real Estate Appraisal (Act No. 152 of 1963. Including subsequent revisions) and real estate appraisal standards. The appraisal value is the judgment and opinion of the appraiser at a fixed point in time, with no guarantees as to the validity or accuracy of the report, nor to the possibility of transactions at the appraised value.

## 5. Summary of the Seller

### (1) COMFORIA HIKIFUNE

Name	Sumitomo Mitsui Trust Panasonic Finance Co., Ltd.
Headquarters Address	1-2-3, Shibaura, Minato-ku, Tokyo
Representative	Toshiya Nishino, President
Principal Business	General finance business
Capital	25,584 million yen (as of March 31, 2023)
Date Established	February 27, 1967
Net Asset	187,666 million yen (as of March 31, 2023)
Total Asset	1,373,189 million yen (as of March 31, 2023)
Major Shareholder & its Shareholding Ratio	Sumitomo Mitsui Trust Bank, Limited (84.90%), etc.
Relationship with the Investment Corporation and the Asset Management Company	
Capital relationship	None.
Personal relationship	None.
Business relationship	None.
Interested parties	The company is not classified as interested party in relation to CRR or TRM under the Act on Investment Trusts and Investment Corporations.

### (2) COMFORIA NISHINOMIYA

Name	Tokyu Land Corporation
Headquarters Address	1-21-1, Dogenzaka, Shibuya-ku, Tokyo
Representative	Hiroaki Hoshino, President & CEO
Principal Business	1. Management, leasing, buying and selling, brokerage, consulting, appraising of real estate 2. Buying and selling, brokerage, and management of investments and equities in investment, etc. in specific purpose companies, special purpose companies and real estate investment trusts 3. Any other business activities related to the items described above
Capital	57,551 million yen (as of March 31, 2023)
Date Established	December 17, 1953
Net Asset	400,364 million yen (as of March 31, 2023)
Total Asset	1,841,797 million yen (as of March 31, 2023)
Major Shareholder & its Shareholding Ratio	Tokyu Fudosan Holdings Corporation (100.0%)
Relationship with the Investment Corporation and the Asset Management Company	
Capital relationship	The company owns 9.1% of units that CRR has issued as of January 31, 2024. The company is also the parent company (ownership of 100%) of TRM, and is thus an interested party of TRM under the Act on Investment Trusts and Investment Corporations.
Personal relationship	27 employees (and officers) of TRM are seconded from the company as of today.

Business relationship	CRR acquired 3 properties from the company in the fiscal period ended January 2024.
Interested parties	The company is not classified as a related party in relation to CRR. However, as described above, the company is an interested party of TRM under the Act on Investment Trusts and Investment Corporations.

### (3) COMFORIA KAMIMEGURO

Name	Ascot Corporation
Headquarters Address	3-1-30, Jingumae, Shibuya-ku, Tokyo
Representative	Takeshi Nakabayashi, President
Principal Business	Real Estate Development, Investment, Fund Management and Leasing Business
Capital	10,867 million yen (as of September 30, 2023)
Date Established	April 20, 1999
Net Asset	24,983 million yen (as of September 30, 2023)
Total Asset	60,530 million yen (as of September 30, 2023)
Major Shareholder & its Shareholding Ratio	SUN YE COMPANY LIMITED (46.78%), etc.
Relationship with the Investment Corporation and the Asset Management Company	
Capital relationship	None.
Personal relationship	None.
Business relationship	None.
Interested parties	The company is not classified as interested party in relation to CRR or TRM under the Act on Investment Trusts and Investment Corporations.

## 6. Ownership History of the Assets to be Acquired

(1) Details are omitted for “COMFORIA HIKIFUNE” and “COMFORIA KAMIMEGURO”, whose sellers are not classified as interested party in relation to CRR or TRM.

### (2) COMFORIA NISHINOMIYA

	Previous Owner, etc.	Former Owner, etc.	Owner Prior to Former Owner, etc.
Name	Tokyu Land Corporation	Other than those that have special interest	—
Relationship with interested parties	Refer to “5. Summary of the Seller(2)”	—	—
Background / reasons for acquisition	Investment purpose	—	—
Acquisition price	1,782 million yen	—	—
Building and Land Acquisition date	June, 2023	—	—
Warehousing Cost (Note)	68 million yen		

(Note) “Warehousing fee” denotes the expenses exclusive of the brokerage fee, the acquisition price, etc., that is scheduled to pay to the previous owner by the Investment Corporation in the acquisition of the concerned asset. It is unsettled as at the time of this press release because the Investment Corporation has not reached a final agreement with the previous owner.

## 7. TRM's Interested Parties in the Assets to be Acquired

- (1) Tokyu Land Corporation, which is seller of the Assets to be Acquired (as described in "5. Summary of the Seller (2)" above) is an interested party in relation to CRR. Therefore, the procedures required in accordance with the bylaws were completed with respect to agreements with Tokyu Land Corporation.
- (2) CRR plans to entrust the master leasing service and property management service in relation to the Assets to be Acquired to Tokyu Housing Lease Corporation, which is an interested party in relation to TRM. Therefore, the procedures required in accordance with the bylaws were completed with respect to agreements with Tokyu Housing Lease Corporation.

## 8. Summary of Brokerage

- (1) No broker was involved in the transaction of "COMFORIA HIKIFUNE" and "COMFORIA NISHINOMIYA".
- (2) The broker of the transaction of "COMFORIA KAMIMEGURO" is a business company in Japan, whose details are omitted as it is not classified as interested parties in relation to CRR or TRM.

## 9. Risks Related to the Acquisition of "COMFORIA KAMIMEGURO"

Since "COMFORIA KAMIMEGURO" is a property under construction scheduled to be completed in March 2024, construction completion and building delivery risks, etc. are inherent before the building completion. However, CRR believes that such risks are minimized to a reasonable extent mainly by making the following points the terms of payment of the purchase price.

- (i) It is expected to be certain that the building of the property will be delivered to the seller from the building contractor in a legal and valid manner and in a condition satisfactory to CRR.
- (ii) The inspection certificate for the building of the property has been delivered to CRR by the seller.

Although leasing risk exists after the acquisition of the property as the property will be delivered to CRR under the condition of zero or low occupancy, CRR expects to be able to secure tenants by setting appropriate rents based on the rental market and the operating conditions of the assets managed by CRR in the vicinity of the property through consultations with the property's master leasing and property management company (planned).

Moreover, the investment ratio of the property after the acquisition is approximately 0.7%, and the risks related to the acquisition of the property are considered to have a limited impact on the overall portfolio of CRR.

## 10. Impact on CRR's Finance When Forward Commitment, etc. Cannot be Executed

The acquisition of "COMFORIA KAMIMEGURO" falls under the category of "forward commitment, etc. (Note)" by investment corporations as defined in the "Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc." established by the Financial Services Agency, the Japanese Government.

CRR plans to purchase the property using borrowings and cash on hand, but in the case that the forward commitment cannot be executed, CRR shall pay 10% of the acquisition price as a penalty for breach of sales contract. However, the sales contract for the acquisition stipulates that only if CRR is able to raise funds based on the satisfactory content, the obligation to pay the purchase price shall be fulfilled, and that if the fundraising could not be completed, the sales contract may be cancelled without CRR undertaking any obligation including damage compensation. Therefore, CRR considers that even if CRR fails to complete fundraising and thus fails to execute forward commitment, etc., CRR's finance and such are unlikely to be materially impacted.

(Note) "Forward commitment, etc." refers to a postdated sales contract under which settlement payment and asset delivery shall be made at least one month after the conclusion of the contract, or any other contract similar thereto.

## 11. Forecast

For the earnings forecast for the period ending July 31, 2024 (February 1, 2024 – July 31, 2024) and the period ending January 31, 2025 (August 1, 2024 – January 31, 2025) reflecting the acquisition effects, please refer to the press release "Financial Results for the Fiscal Period Ended January 31, 2024" announced today.

\*Website of CRR: <https://www.comforia-reit.co.jp/en/>



<Attachments>

1. Portfolio List after the Acquisition
2. Exterior Images and Maps of the Assets to be Acquired

<Attachment 1> Portfolio List after the Acquisition (Estimated on August 28, 2024)

Area (Note 1)	Property Name	Location (Residential address)	Type of Asset	Acquisition Price (million yen) (Note 2)	Share (Note 3)
Central Tokyo	COMFORIA NIHONBASHININGYOCHO	3-5-10 Nihonbashi, Ningyocho, Chuo-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,586	0.5%
	COMFORIA WASEDA	147 Bentencho, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,900	0.6%
	COMFORIA SHIMOOCHIAI	2-7-10 Nakaochiai, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,181	0.4%
	COMFORIA HIGASHINAKANO	4-34-2 Kitashinjuku, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	552	0.2%
	COMFORIA GINZA EAST	1-3-1 Irifune, Chuo-ku, Tokyo	Beneficial Interest in Real Estate Trust	3,059	1.0%
	COMFORIA AZABUDAI	3-4-4 Azabudai, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	574	0.2%
	COMFORIA SHIBAKOEN	2-2-15 Shibakoen, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,398	0.4%
	COMFORIA NISHIAZABU	4-1-10 Nishiazabu, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	755	0.2%
	COMFORIA MINAMIAOYAMA	4-1-12 Minamiaoyama, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,041	0.3%
	COMFORIA NISHIWASEDA	1-5-19 Takadanobaba, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,685	0.5%
	COMFORIA HARAJYUKU	3-61-3 Sendagaya, Shibuya-ku, Tokyo	Beneficial Interest in Real Estate Trust	3,629	1.1%
	COMFORIA MITA NORTH	2-7-16 Mita, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	850	0.3%
	COMFORIA SHIBAURA BOWHOUSE	3-13-12 Kaigan, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,650	0.8%
	COMFORIA SHIROKANETAKANAWA	5-1-21 Mita, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,300	0.4%
	COMFORIA NIHONBASHININGYOCHO EAST	3-6-3 Nihonbashi, Ningyocho, Chuo-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,139	0.7%
	COMFORIA ATAGO	3-23-7 Toranomom, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	826	0.3%
	COMFORIA KUDAN	2-6-12 Kudanminami, Chiyoda-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,280	0.4%
	COMFORIA NIHONBASHININGYOCHO NORTH	1-1-6 Nihonbashi Horidomecho, Chuo-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,108	0.3%
	COMFORIA SHINKAWA	2-15-5 Shinkawa, Chuo-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,840	0.6%
	COMFORIA AKASAKA	2-17-63 Akasaka, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,945	0.6%
COMFORIA MITA EAST	4-18-1 Shiba, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	3,190	1.0%	
COMFORIA SHIBAURA CANAL	3-1-9 Kaigan, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,570	0.5%	

Central Tokyo	COMFORIA KITASANDO	4-5-10 Sendagaya, Shibuya-ku, Tokyo	Beneficial Interest in Real Estate Trust	4,268	1.3%
	COMFORIA YOYOGIUEHARA	2-31-5 Uehara, Shibuya-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,560	0.5%
	COMFORIA SASAZUKA	1-59-10 Sasazuka, Shibuya-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,789	0.6%
	COMFORIA SHINJUKUGYOEN II	1-13-3 Shinjuku, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,806	0.6%
	COMFORIA ICHIGAYAYANAGICHO	18-2 Ichigayayanagicho, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,623	0.5%
	COMFORIA KAGURAZAKA	26-1 Iwatocho, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	736	0.2%
	COMFORIA NIBANCHO	4-8 Nibancho, Chiyoda-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,621	0.5%
	COMFORIA NISHISHINJUKU	1-20-12 Kitashinjuku, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,625	0.5%
	COMFORIA KANDAJINBOCHO	1-42-2 Kandajinbocho, Chiyoda-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,434	0.5%
	COMFORIA NIHONBASHI	1-2-2 Nihonbashibakurocho, Chuo-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,956	0.6%
	COMFORIA TAMACHI	4-5-13 Shibaura, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	3,272	1.0%
	COMFORIA AZABUJUBAN	1-2-15 Mita, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,471	0.5%
	COMFORIA SHINJUKUGYOEN I	1-10-4 Shinjuku, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,406	0.4%
	COMFORIA KAGURAZAKA DEUX	7-3 Iwatocho, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,245	0.4%
	COMFORIA AZABU EAST	2-29-1 Higashiazabu, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,900	0.6%
	COMFORIA SHINJUKU EASTSIDE TOWER	(Tower Building) 6-27-29 Shinjuku, Shinjuku-ku, Tokyo (Annex Building) 6-27-28 Shinjuku, Shinjuku-ku, Tokyo (Gate Building) 6-27-14 Shinjuku, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	13,264	4.2%
	COMFORIA ICHIGAYAYAKUOJI	74-23 Ichigayayakujimachi, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	941	0.3%
	COMFORIA AKIHABARA EAST	2-9-19 Higashikanda, Chiyoda-ku, Tokyo	Beneficial Interest in Real Estate Trust	4,425	1.4%
	COMFORIA MITA TROIS	3-43-6 Shiba, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	890	0.3%
	COMFORIA SHIBAURA	2-3-33 Shibaura, Minato-ku, Tokyo	Real Estate	1,065	0.3%
COMFORIA SHINJUKU	5-8-20 Shinjuku, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,150	0.7%	
COMFORIA HIGASHINIHONBASHI	3-6-4 Higashi-Nihonbashi, Chuo-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,194	0.4%	



Central Tokyo	COMFORIA GINZA EAST NIBANKAN	2-1-8 Minato, Chuo-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,380	0.8%
	COMFORIA HIGASHISHINJUKU STATION FRONT	7-27-12 Shinjuku, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	5,540	1.7%
	COMFORIA NAKAOCHIAI	2-16-29 Nakaochiai, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,489	0.5%
	COMFORIA WASEDA DEUX	173 Bentencho, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,056	0.3%
Subtotal				98,168	31.0%
Sub-central Tokyo	COMFORIA BUNKYOKASUGA	1-15-12 Nishikata, Bunkyo-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,470	0.5%
	COMFORIA ASAKUSAMATSUGAYA	1-11-5 Matsugaya, Taito-ku, Tokyo	Beneficial Interest in Real Estate Trust	910	0.3%
	COMFORIA NAKANO	2-40-12 Kamitakada, Nakano-ku, Tokyo	Beneficial Interest in Real Estate Trust	881	0.3%
	COMFORIA SHIMOKITAZAWA	1-9-14 Hanegi, Setagaya-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,587	0.8%
	COMFORIA NISHIKAMATA	6-37-3 Nishikamata, Ota-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,550	0.5%
	COMFORIA OYAMA	4-4 Oyamacho, Itabashi-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,987	0.6%
	COMFORIA KIYOSUMISHIRAKAWA SOUTH	3-2-13 Miyoshi, Koto-ku, Tokyo	Beneficial Interest in Real Estate Trust	740	0.2%
	COMFORIA KOMAZAWA	2-1-5 Komazawa, Setagaya-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,290	0.4%
	COMFORIA KOISHIKAWA	2-17-27 Koishikawa, Bunkyo-ku, Tokyo	Beneficial Interest in Real Estate Trust	552	0.2%
	COMFORIA SENGOKU	4-3-20 Sengoku, Bunkyo-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,219	0.4%
	COMFORIA DAIKANYAMAAOBADAI	2-1-7 Aobadai, Meguro-ku, Tokyo	Beneficial Interest in Real Estate Trust	926	0.3%
	COMFORIA IKEBUKURO	2-57-1 Ikebukuro, Toshima-ku, Tokyo	Beneficial Interest in Real Estate Trust	602	0.2%
	COMFORIA RYOGOKUISHIWARA	1-36-1 Ishiwarra, Sumida-ku, Tokyo	Beneficial Interest in Real Estate Trust	651	0.2%
	COMFORIA ASAKUSABASHI DEUX	5-24-10 Asakusabashi, Taito-ku, Tokyo	Beneficial Interest in Real Estate Trust	874	0.3%
	COMFORIA OSHIAGE	4-7-2 Narihira, Sumida-ku, Tokyo	Beneficial Interest in Real Estate Trust	714	0.2%
	COMFORIA HONJOAZUMABASHI	2-11-12 Honjo, Sumida-ku, Tokyo	Beneficial Interest in Real Estate Trust	762	0.2%
	COMFORIA KIYOSUMISHIRAKAWA TROIS	3-5-14 Shirakawa, Koto-ku, Tokyo	Beneficial Interest in Real Estate Trust	873	0.3%
COMFORIA MONZENNAKACHO	16-8 Fuyuki, Koto-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,658	0.8%	

Sub-central  
Tokyo

COMFORIA HIMONYA	2-3-3 Himonya, Meguro-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,189	0.4%
COMFORIA MISYUKU	3-23-2 Ikejiri, Setagaya-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,874	0.6%
COMFORIA GAKUGEIDAIGAKU	6-46-6 Shimouma, Setagaya-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,138	0.4%
COMFORIA HIGASHINAKANO DEUX	4-2-19 Higashinakano, Nakano-ku, Tokyo	Beneficial Interest in Real Estate Trust	833	0.3%
COMFORIA HIGASHIIEBUKURO WEST	3-22-21 Higashiiebukuro, Toshima-ku, Tokyo	Beneficial Interest in Real Estate Trust	3,911	1.2%
COMFORIA RYOGOKU DEUX	1-2-10 Chitose, Sumida-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,014	0.3%
COMFORIA OMORI DEUX	3-4-2 Omorikita, Ota-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,188	0.4%
COMFORIA MACHIYA	5-51-7 Arakawa, Arakawa-ku, Tokyo	Beneficial Interest in Real Estate Trust	594	0.2%
COMFORIA ASAKUSABASHI	2-20-10 Yanagibashi, Taito-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,680	0.8%
COMFORIA RYOGOKU SOUTH	2-14-8 Chitose, Sumida-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,240	0.4%
COMFORIA TOYOSU	1-4-12 Edagawa, Koto-ku, Tokyo	Beneficial Interest in Real Estate Trust	3,096	1.0%
COMFORIA SUMIDA-TACHIBANA	5-18-5 Tachibana, Sumida-ku, Tokyo	Beneficial Interest in Real Estate Trust	938	0.3%
COMFORIA UENOHIROKOJI	3-17-4 Ueno, Taito-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,050	0.3%
COMFORIA KASUGATOMISAKA	1-11-18 Kasuga, Bunkyo-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,912	0.9%
COMFORIA HONKOMAGOME	2-29-24 Honkomagome, Bunkyo-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,344	0.4%
COMFORIA MORISHITA	3-6-8 Shinohashi, Koto-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,530	0.5%
COMFORIA KIBAKOEN	2-17-7 Kiba, Koto-ku, Tokyo	Beneficial Interest in Real Estate Trust	956	0.3%
COMFORIA MEGURO CHOJAMARU	2-6-25 Kamiosaki, Shinagawa-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,972	0.6%
COMFORIA HIGASHIIEBUKURO EAST	2-8-1 Higashiiebukuro, Toshima-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,712	0.5%
COMFORIA HIGASHIIEBUKURO	4-3-5 Higashiiebukuro, Toshima-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,132	0.4%
COMFORIA KOMABA	4-8-25 Ikejiri, Setagaya-ku, Tokyo	Beneficial Interest in Real Estate Trust	5,000	1.6%
COMFORIA KINSHICHO	3-8-6 Taihei, Sumida-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,042	0.3%
COMFORIA MINAMISUNAMACHI	4-4-20 Miamisuna, Koto-ku, Tokyo	Beneficial Interest in Real Estate Trust	4,681	1.5%

Sub-central  
Tokyo

COMFORIA HIGASHISHINAGAWA	3-22-11 Higashishinagawa, Shinagawa-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,510	0.5%
COMFORIA MEGUROYAKUMO	1-12-10 Yakumo, Meguro-ku, Tokyo	Beneficial Interest in Real Estate Trust	813	0.3%
COMFORIA YOGA	3-24-3 Yoga, Setagaya-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,041	0.3%
COMFORIA ITABASHINAKAJUKU	62-2 Nakajuku, Itabashi-ku, Tokyo	Beneficial Interest in Real Estate Trust	3,794	1.2%
COMFORIA SHINAGAWA EAST	1-20-8 Kitashinagawa, Shinagawa-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,430	0.5%
COMFORIA OJIMA	4-8-10 Ojima, Koto-ku, Tokyo	Real Estate	2,110	0.7%
COMFORIA OMORI TROIS	3-36-7 Omorikita, Ota-ku, Tokyo	Real Estate	866	0.3%
COMFORIA BUNKYOHAKUSAN	1-3-2 Honkomagome, Bunkyo-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,330	0.4%
COMFORIA KAMATA	4-21-2 Kamata, Ota-ku, Tokyo	Beneficial Interest in Real Estate Trust	5,721	1.8%
COLLEGE COURT HACHIMANYAMA	1-15-1 Kamitakaido, Suginami-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,245	0.4%
COMFORIA UENOIRIYA	2-6-8 Ryusen, Taito-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,173	0.7%
COMFORIA IKEJIRI	2-31-18 Ikejiri, Setagaya-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,313	0.4%
COMFORIA SETAGAYAKAMIUMA	3-6-11 Kamiuma, Setagaya-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,622	0.8%
COMFORIA AKABANEIWABUCHI	26-11 Iwabuchimachi, Kita-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,500	0.8%
COMFORIA RYOGOKU TROIS	1-5-15 Kamezawa, Sumida-ku, Tokyo	Real Estate	1,660	0.5%
COLLEGE SQUARE HACHIMANYAMA	1-15-2 Kamitakaido, Suginami-ku, Tokyo	Beneficial Interest in Real Estate Trust	880	0.3%
COMFORIA KINSHICHO DEUX	2-10-20 Mori, Koto-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,213	0.7%
COMFORIA KAMEIDO SOUTH	6-25-5 Kameido, Koto-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,050	0.6%
COMFORIA SHIBUYA WEST	4-4-5 Aobadai, Meguro-ku, Tokyo	Beneficial Interest in Real Estate Trust	5,397	1.7%
COMFORIA ASAKUSAKOMAGATA	2-4-7 Komagata, Taito-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,254	0.4%
COMFORIA OMORIKASHIMA	6-20-10 Oi, Shinagawa-ku, Tokyo	Beneficial Interest in Real Estate Trust	864	0.3%
COMFORIA OMORIMACHI	4-11-5 Omori-nishi, Ota-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,096	0.3%
COMFORIA KAMI IKEDAI	5-7-22 Kamiikedai, Ota-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,842	0.6%
CAMPUS VILLAGE SHIINAMACHI	3-2-19 Nagasaki, Toshima-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,740	0.9%

Sub-central Tokyo	COMFORIA TAKINOGAWA	7-48-2 Takinogawa, Kita-ku, Tokyo	Beneficial Interest in Real Estate Trust	3,430	1.1%
	COMFORIA KIBASHINSUIKOEN	3-11-13 Kiba, Koto-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,294	0.4%
	COMFORIA NISHIMAGOME HILLSIDE	1-30-8 Nishimagome, Ota-ku, Tokyo	Real Estate	1,330	0.4%
	COMFORIA IKEBUKURO DEUX	2-19-14 Minami Ikebukuro, Toshima-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,930	0.6%
	COMFORIA NARIMASU	3-18-13 Asahicho, Nerima-ku, Tokyo	Real Estate	1,551	0.5%
	COMFORIA SHIN-OKACHIMACHI	2-18-8 Misuji, Taito-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,237	0.4%
	COMFORIA MORISHITA WEST	1-3-5 Shin-Ohashi, Koto-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,222	0.4%
	COMFORIA TOYOCHO	2-26-11 Minamisuna, Koto-ku, Tokyo	Beneficial Interest in Real Estate Trust	3,674	1.2%
	COMFORIA FUDOMAE	5-1-12 Nishigotanda, Shinagawa-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,622	0.5%
	COMFORIA TAITONEGISHI	3-18-15 Negishi, Taito-ku, Tokyo	Beneficial Interest in Real Estate Trust	3,031	1.0%
	COMFORIA MONZENNAKACHO SOUTH	1-13-6 Botan, Koto-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,428	0.5%
	COMFORIA MAGOME	1-1-4 Nishimagome, Ota-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,905	0.9%
	GRANCREER BAJIKOEN (LAND)	1-22-23 Kamiyoga, Setagaya-ku, Tokyo	Beneficial Interest in Real Estate Trust	4,546	1.4%
	COMFORIA AKIHABARA NORTH	1-1-13 Taito, Taito-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,850	0.6%
	COMFORIA SAKURAJOSUI	4-6-4 Shimotakaido, Suginami-ku, Tokyo	Beneficial Interest in Real Estate Trust	3,750	1.2%
	COMFORIA KITAZAWA	1-24-8 Kitazawa, Setagaya-ku, Tokyo	Beneficial Interest in Real Estate Trust	3,816	1.2%
	CAMPUS VILLAGE AKATSUKA-SHINMACHI	2-10-8 Akatsuka-shinmachi, Itabashi-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,280	0.7%
	NEIGHBORS HIGASHI-JUJO	2-14-13 Higashijujo, Kita-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,860	0.6%
	COMFORIA NIPPORI	2-7-17 Nishinippori, Arakawa-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,660	0.8%
	COMFORIA KANAMECHO	5-27-9 Nishiikebukuro, Toshima-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,950	0.6%
COMFORIA HONKOMAGOME 1-CHOME	1-6-7 Honkomagome, Bunkyo-ku, Tokyo	Real Estate	1,600	0.5%	
COMFORIA MORISHITA SOUTH	2-2-8 Shinohashi, Koto-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,180	0.7%	
COMFORIA OJIMA DEUX	8-5-3 Ojima, Koto-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,350	0.4%	
COMFORIA TAKASHIMADAIRA	2-1-40 Shingashi, Itabashi-ku, Tokyo	Beneficial Interest in Real Estate Trust	3,900	1.2%	

Sub-central Tokyo	COMFORIA NISHIOGIKITA	1-8-13, Nishiogikita, Suginami-ku, Tokyo	Beneficial Interest in Real Estate Trust	3,220	1.0%
	COMFORIA HIKIFUNE	2-33-5, Oshiage, Sumida-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,164	0.4%
	COMFORIA KAMIMEGURO	5-17-23, Kamimeguro, Meguro-ku, Tokyo	Real Estate	2,070	0.7%
Subtotal				175,588	55.4%
Tokyo Metropolitan Area	COMFORIA YATSUKA	3-38-3 Sezaki, Soka-shi, Saitama	Beneficial Interest in Real Estate Trust	626	0.2%
	COMFORIA SHINKOYASU	2-216-2 Koyasudori, Kanagawa-ku, Yokohama-shi, Kanagawa	Beneficial Interest in Real Estate Trust	1,077	0.3%
	COMFORIA GYOTOKU	2-1-13 Gyotokuekimae, Ichikawa-shi, Chiba	Beneficial Interest in Real Estate Trust	978	0.3%
	GRANCREER CENTER-MINAMI	40-3 Chigasaki Chuo, Tsuzuki-ku, Yokohama-shi, Kanagawa	Beneficial Interest in Real Estate Trust	4,150	1.3%
	COMFORIA TAMA-PLAZA	2-12-1 Utsukushigaoka, Aoba-ku, Yokohama-shi, Kanagawa	Beneficial Interest in Real Estate Trust	2,220	0.7%
	COMFORIA OMIYA	3-36-1 Nakamachi, Omiya-ku, Saitama-shi, Saitama	Beneficial Interest in Real Estate Trust	4,420	1.4%
	CAMPUS VILLAGE URAYASU	2-13-2 Kitasakae, Urayasu-shi, Chiba	Beneficial Interest in Real Estate Trust	1,500	0.5%
	GRANCREER TACHIKAWA	2-3-21 Fujimicho, Tachikawa-shi, Tokyo	Real Estate	2,933	0.9%
	COMFORIA SAGINUMA 3-CHOME	3-13-2 Saginuma, Miyamae-ku, Kawasaki-shi, Kanagawa	Real Estate	2,620	0.8%
	NICHII HOME KAWAGUCHI	2-11-1 Honcho, Kawaguchi-shi, Saitama	Beneficial Interest in Real Estate Trust	1,395	0.4%
	COMFORIA KAWAGUCHI HONCHO	2-11-2 Honcho, Kawaguchi-shi, Saitama	Beneficial Interest in Real Estate Trust	1,082	0.3%
Subtotal				23,001	7.3%
Other Major Cities	COMFORIA KITASANJO	2-2-51 Kitasanjohigashi, Chuo-ku, Sapporo-shi, Hokkaido	Beneficial Interest in Real Estate Trust	660	0.2%
	COMFORIA SAPPORO SHOKUBUTSUEN	10-1-6 Kitanijonishi, Chuo-ku, Sapporo-shi, Hokkaido	Beneficial Interest in Real Estate Trust	1,250	0.4%
	COMFORIA OGIMACHI	3-7-15 Tenjinbashi, Kita-ku, Osaka- shi, Osaka	Beneficial Interest in Real Estate Trust	1,435	0.5%
	COMFORIA SHINSAIBASHI EAST	2-6-8 Bakuromachi, Chuo-ku, Osaka- shi, Osaka	Beneficial Interest in Real Estate Trust	1,980	0.6%
	COMFORIA KYOMACHIBORI	1-16-14 Kyomachibori, Nishi-ku, Osaka-shi, Osaka	Beneficial Interest in Real Estate Trust	1,567	0.5%
	COMFORIA AWAZA	1-5-5 Enokojima, Nishi-ku, Osaka- shi, Osaka	Beneficial Interest in Real Estate Trust	1,289	0.4%
	COMFORIA KITAHAMA	2-1-14 Imabashi, Chuo-ku, Osaka-shi, Osaka	Beneficial Interest in Real Estate Trust	1,719	0.5%
	COMFORIA ESAKAHIROSHIBACHO	19-13 Hiroshibacho, Suita-shi, Osaka	Beneficial Interest in Real Estate Trust	1,700	0.5%

Other Major Cities	CAMPUS VILLAGE KYOTOFUSHIMI	24-1 Takedakitamitsuguicho, Fushimi-ku, Kyoto-shi, Kyoto	Beneficial Interest in Real Estate Trust	1,075	0.3%
	COMFORIA NISHITENMA	3-9-1 Nishitenma, Kita-ku, Osaka-shi, Osaka	Beneficial Interest in Real Estate Trust	1,400	0.4%
	CAMPUS VILLAGE KYOTO ICHIJIOJI	6-109 Takanoizumicho, Sakyo-ku, Kyoto-shi, Kyoto	Beneficial Interest in Real Estate Trust	1,722	0.5%
	CAMPUS VILLAGE KYOTO SHIMOGAMOHIGASHI	44 Tanakanishiuracho, Sakyo-ku, Kyoto-shi, Kyoto	Beneficial Interest in Real Estate Trust	1,289	0.4%
	LUXAS TAKATSUKI	4-2 Otecho, Takatsuki-shi, Osaka	Beneficial Interest in Real Estate Trust	1,095	0.3%
	COMFORIA NISHINOMIYA	1-12, Rokutanjicho, Nishinomiya-shi, Hyogo	Beneficial Interest in Real Estate Trust	1,782	0.6%
Subtotal				19,963	6.3%
Total				316,721	100.0%

(Note 1) Explanation of “Area”

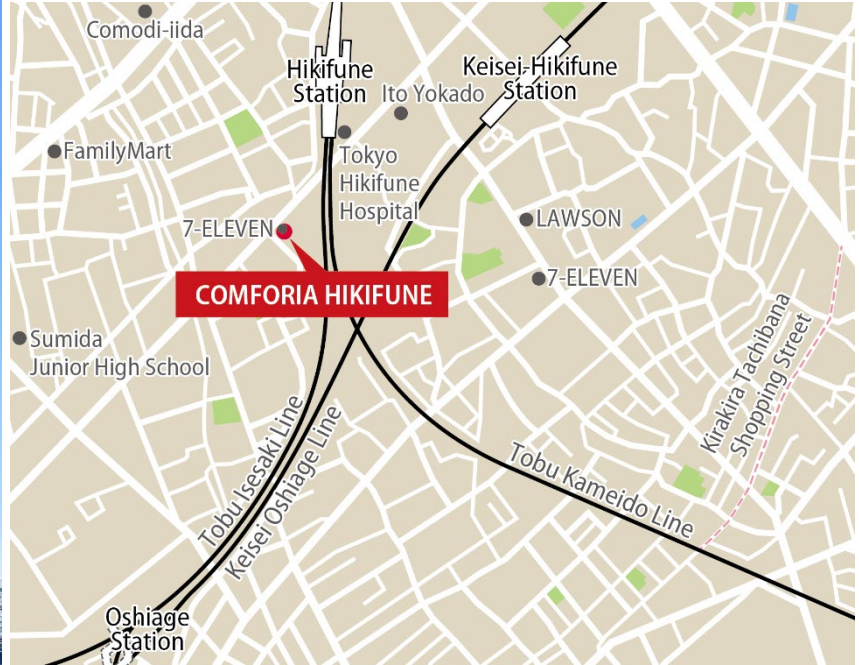
- i “Central Tokyo” denotes the five major wards of Tokyo (Chiyoda, Chuo, Minato, Shinjuku and Shibuya).
- ii “Sub-central Tokyo” denotes the other 18 wards of Tokyo.
- iii “Tokyo Metropolitan Area” denotes residential areas equivalent to Central Tokyo and Sub-central Tokyo (areas in Tokyo, Kanagawa, Saitama and Chiba) where demand for rental residences is strong, but excluding Central Tokyo and Sub-central Tokyo.
- iv “Other Major Cities” denotes residential areas in ordinance-designated cities, etc. except for Central Tokyo, Sub-central Tokyo and Tokyo Metropolitan Area.

(Note 2) “Acquisition Price” is the purchase price (not including tax and rounded down to the nearest million yen) of the trust beneficial interest in real estate or the real estate listed in the respective sales and purchase agreement.

(Note 3) “Share” refers to the ratio of the Acquisition Price of each property to the total Acquisition Price and rounded to the first decimal place.

<Attachment 2> Exterior Images and Maps of the Assets to be Acquired

(1) COMFORIA HIKIFUNE



(2) COMFORIA NISHINOMIYA



(3) COMFORIA KAMIMEGURO

