

Financial Results for the Fiscal Period Ended January 31, 2025

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

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

Scheduled Issue Date of Securities Report: April 24, 2025
Scheduled Commencement Date of Cash Distribution: April 22, 2025
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, 2025 (August 1, 2024 - January 31, 2025)

(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, 2025	11,460	(0.6)	5,293	(△0.7)	4,510	(△1.5)	4,501	(△1.5)
Period Ended Jul. 31, 2024	11,389	(6.8)	5,332	(8.5)	4,581	(9.5)	4,572	(9.5)

	Profit Per Unit	Return on Equity (ROE)	Return on Assets (ROA)	Ordinary Profit to Operating Revenue Ratio
	Yen	%	%	%
Period Ended Jan. 31, 2025	5,769	2.8	1.3	39.2
Period Ended Jul. 31, 2024	6,032	3.0	1.4	40.2

(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, 2025	5,873	4,582	—	—	101.8	2.9
Period Ended Jul. 31, 2024	5,714	4,330	—	—	94.7	2.8

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

Period ended Jul 31, 2024 : the reversal of reserve for reduction entry (42 million yen) and subtracting the provision of reserve for reduction entry (284 million yen).

Period ended Jan 31, 2025: the reversal of reserve for reduction entry (81 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, 2025	343,551	161,640	47.0	207,140
Period Ended Jul. 31, 2024	333,922	154,987	46.4	204,511

(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, 2025	7,824	△13,418	4,961	17,155
Period Ended Jul. 31, 2024	7,005	△11,197	2,738	17,788

2. Forecasts of Financial Results for the period Ending July 31, 2025 and January 31, 2026

(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, 2025	11,649 (1.6)	5,331 (0.7)	4,403 (△2.4)	4,394 (△2.4)	5,750	—
Period Ended Jan. 31, 2026	11,831 (1.6)	5,482 (2.8)	4,488 (1.9)	4,479 (2.0)	5,860	—

(Reference) Forecast of profit per unit for the period ending Jul 31, 2025 : 5,631 yen (Forecasted profit per unit ÷ forecasted units issued at end of period)

Forecast of profit per unit for the period ending Jan 31, 2026 : 5,741 yen (Forecasted profit per unit ÷ forecasted units issued at end of period)

(Note) Cash distributions per unit for the period ending Jul 31, 2025 and Jan 31, 2026 are calculated based on the amount obtained by adding the reversal of voluntary retained earnings (92 million yen and 92 million yen) to the profit.

3. Others

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

- Changes in accounting policies due to reversions in accounting standard: None
- Changes not mentioned in a. above: None
- Changes in accounting estimates: None
- 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 Jan.31, 2025 : 780,342 units

Fiscal Period Ended Jul.31, 2024 : 757,842 units

b. The number of treasury units at end of period

Fiscal Period Ended Jan.31, 2025 : - units

Fiscal Period Ended Jul.31, 2024 : - 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.