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For Immediate Release

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Notice Concerning Revisions to Forecasts of Financial Results for the Fiscal Periods Ending July 31, 2026 and January 31, 2027

Comforia Residential REIT, Inc. (hereinafter, the "Investment Corporation") announces that it has revised its forecasts of financial results for the fiscal period ending July 31, 2026 (the 32nd fiscal period: February 1, 2026 to July 31, 2026) and the fiscal period ending January 31, 2027 (the 33rd fiscal period: August 1, 2026 to January 31, 2027) (hereinafter, the "Previously Announced Forecasts"), which were announced in the "Summary of Financial Results for the Fiscal Period Ended January 31, 2026 (REIT)" dated March 17, 2026. The details are as follows:

1. The revision of the forecast of financial results of the period ending July 31, 2026 (32nd period) and the period ending January 31, 2027 (33rd period)

(1) Details of Revision of the forecast of financial results of the period ending July 31, 2026 (32nd period)

	Operating Revenue (million yen)	Operating Profit (million yen)	Ordinary Profit (million yen)	Profit (million yen)	Cash Distribution per Unit (yen) (Note)	Cash Distribution in Excess of Profit per Unit(yen)
Previous Forecasts (A)	12,709	6,277	5,142	5,132	2,063	—
Revised Forecasts (B)	12,942	6,400	5,260	5,251	2,098	—
Changes (B-A)	233	122	118	118	35	—
Changes	1.8%	2.0%	2.3%	2.3%	1.7%	—

(Note) Excluding Cash Distribution in Excess of Profit

(Reference) Projected number of investment units issued as of the period-end: 2,331,795 units

Projected profit per unit as of the period-end: 2,252 yen

(2) Details of Revision of the forecast of financial results of the period ending January 31, 2027 (33rd period)

	Operating Revenue (million yen)	Operating Profit (million yen)	Ordinary Profit (million yen)	Profit (million yen)	Cash Distribution per Unit (yen) (Note)	Cash Distribution in Excess of Profit per Unit(yen)
Previous Forecasts (A)	12,653	6,150	4,907	4,897	2,100	—
Revised Forecasts (B)	12,828	6,199	4,958	4,948	2,122	—
Changes (B-A)	175	49	50	50	22	—
Changes	1.4%	0.8%	1.0%	1.0%	1.0%	—

(Note) Excluding Cash Distribution in Excess of Profit

(Reference) Projected number of investment units issued as of the period-end: 2,331,795 units

Projected profit per unit as of the period-end: 2,122 yen

2. Reason for the Revision

Due to the acquisition and disposition of assets announced in the "Notice Concerning Acquisition and Disposition of Domestic Real Estate Trust Beneficiary Interests" dated today, changes have arisen in the assumptions underlying the previously announced forecasts. Accordingly, we are revising the forecasts to reflect the updated outlook for asset management operations, taking into consideration current rental market conditions and other factors.

Furthermore, in connection with this disposition, a gain on disposition of approximately 214 million yen is expected to be generated in each of the fiscal periods ending July 31, 2026 and January 31, 2027. We intend to strategically utilize a portion of these gains as funds for growth investments and other purposes and expect to return the remainder (Fiscal period ending July 31, 2026: approx. 81 million yen; Fiscal period ending January 31, 2027: approx. 51 million yen) to unitholders as distributions.

(Note)

1. The forecasts in this material are as of the time of writing and are calculated based on the assumptions written in the exhibit "Assumptions for Forecast of Financial Results for the Period Ending July 31, 2026 (32nd Period) and the Period Ending January 31, 2027 (33rd Period)". Therefore, actual operating revenue, operating profit, ordinary profit, profit and cash distribution per unit may differ due to acquisitions and/or sales of assets, trends in the real estate market, and changes in circumstances. The forecasts do not guarantee the amount of cash distribution.
2. The forecasts may be revised if a material difference from the forecasts above is anticipated.
3. Amounts are rounded down. The same applies below.

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



Exhibit Assumptions for Forecast of Financial Results for the Period Ending July 31, 2026 (32nd Period) and the Period Ending January 31, 2027 (33rd Period)

Item	Assumptions																									
Period	●	Period ending July 31, 2026 (32 nd period) (February 1, 2026 - July 31, 2026) (181 days)																								
	●	Period ending January 31, 2027 (33 rd period) (August 1, 2026 - January 31, 2027) (184 days)																								
Investment Assets	●	<p>As of today, CRR owns 175 properties comprising real estate and beneficial trusts in real estate trusts ("Owned Assets"). In addition to the acquisition and disposition of assets announced in the "Notice Concerning Acquisition of Domestic Real Estate and Acquisition and Sale of Beneficial Interests in Domestic Real Estate Trusts " dated March 17, 2026, CRR is to conduct the newly announced acquisition and disposition of assets, and plans to own a total of 175 properties comprising real estate and real estate trust beneficiary interests, etc. as of the end of the fiscal period ending January 2027 (33rd period). The assets scheduled to be acquired and the assets scheduled to be disposed of by the end of the fiscal period ending January 2027 (33rd period) are as follows:</p> <p><Assets to be Acquired></p> <table border="1"> <thead> <tr> <th>No.</th> <th>Property Name</th> <th>Anticipated Date of Acquisition</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>COMFORIA NISHIRAI (Note 1)</td> <td>August 7, 2026</td> </tr> <tr> <td>2</td> <td>COMFORIA ITABASHI KUYAKUSHOMAE (Note 1)</td> <td>August 7, 2026</td> </tr> <tr> <td>3</td> <td>COMFORIA KYODO</td> <td>August 3, 2026</td> </tr> </tbody> </table> <p><Assets to be Sold></p> <table border="1"> <thead> <tr> <th>No.</th> <th>Property Name</th> <th>Anticipated Date of Sale</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>COLLEGE COURT HACHIMANYAMA</td> <td>August 4, 2026</td> </tr> <tr> <td>2</td> <td>COLLEGE SQUARE HACHIMANYAMA</td> <td>August 4, 2026</td> </tr> <tr> <td>3</td> <td>COMFORIA KYOMACHIBORI (Note 2)</td> <td>July 31, 2026 August 3, 2026</td> </tr> </tbody> </table> <p>(Note 1) The acquisition prices for "COMFORIA NISHIRAI" and "COMFORIA ITABASHI KUYAKUSHOMAE" remain unchanged from the previously announced forecast. (Note 2) The disposition of "COMFORIA KYOMACHIBORI" is scheduled to be conducted through the transfer of a 50% quasi-co-ownership interest on July 31, 2026, and the remaining 50% quasi-co-ownership interest on August 3, 2026.</p>	No.	Property Name	Anticipated Date of Acquisition	1	COMFORIA NISHIRAI (Note 1)	August 7, 2026	2	COMFORIA ITABASHI KUYAKUSHOMAE (Note 1)	August 7, 2026	3	COMFORIA KYODO	August 3, 2026	No.	Property Name	Anticipated Date of Sale	1	COLLEGE COURT HACHIMANYAMA	August 4, 2026	2	COLLEGE SQUARE HACHIMANYAMA	August 4, 2026	3	COMFORIA KYOMACHIBORI (Note 2)	July 31, 2026 August 3, 2026
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	●	For the forecast of financial results, it is assumed that there will be no changes in managed assets (acquisitions of new properties and/or sales of existing assets, etc.) after acquiring the Assets to be Acquired and selling the Asset to be Sold until the end of the period ending January 31, 2027 (33 rd period).																								
	●	The assumptions may differ due to changes in the managed assets.																								
Operating Revenue	●	Leasing revenues from the Owned Assets are calculated based on actual performance for the period ending March 31, 2026 and rent trend factors, etc. Furthermore, the forecasted dividend income from silent partnership equity trust is calculated on the assumption that the underlying assets will maintain stable operating conditions. In addition, leasing revenues from the Assets to be Acquired are calculated based on information provided by the former owners of each property, etc., effective lease contracts as of today, and market trends, etc.																								
	●	Average occupancy rate is assumed to be 96.8% in the period ending July 31, 2026 (32 nd period) and 96.9% in the period ending January 31, 2027 (33 rd period).																								
	●	Operating Revenue assumes that tenants will pay their rents without delinquency.																								
	●	The gain on sale of real estate in trust of the Asset to be Sold is assumed to be accounted as 729 million yen in the period ending July 31, 2026 (32 nd period) and as 443 million																								

		yen in the period ending January 31, 2027 (33 rd period).
Operating Expenses	●	Leasing business expenses are the principal expenses of operating expenses. Leasing business expenses, excluding depreciation expenses, of the Owned Assets are based on actual performance for the period ended March 31, 2026 and expense trend factors, etc. In addition, leasing business expenses, excluding depreciation expenses, of the Assets to be Acquired are calculated based on past and comparable properties' performance figures while considering variable factors, according to information provided by the former owners of each property, etc.
	●	Although fixed property taxes, city planning taxes, etc. on the acquired assets are generally calculated on a pro-rata basis and settled at the time of acquisition with the former owners, the amount equivalent to the settlement money is not expensed in the year when the assets are acquired, as it is included in the acquisition costs. Moreover, fixed property taxes, city planning taxes, etc. for fiscal year 2027 of the Assets to be Acquired, will be partially expensed starting from the period ending July 31, 2027 (34 th period). The annual total amount of fixed property taxes, city planning taxes, etc. of the Assets to be Acquired is assumed to be 12 million yen.
	●	With respect to building repair expenses, the amount assumed to be necessary for each business period is anticipated based on the medium- to long-term repair plan prepared by the asset management company. However, repair expenses in each business period may be substantially different from the expected amount for reasons including: (i) Repair expenses could suddenly arise due to damage to buildings, etc. from certain unexpected factors; (ii) The amount of repair expenses generally varies considerably from year to year; and (iii) Repair expenses are not incurred regularly.
Non-operating Expenses	●	Depreciation expenses including incidental costs, etc. are calculated by the straight-line method. They are assumed to be 1,690 million yen in the period ending July 31, 2026 (32 nd period) and 1,704 million yen in the period ending January 31, 2027 (33 rd period).
	●	Expenses related to the issuance of new investment units through public offering and third-party allotment and secondary offering of investment units, which will be implemented by the period ending January 31, 2026 (31 st period), are assumed to be 6 million yen in the period ending July 31, 2026 (32 nd period) and 4 million yen in the period ending January 31, 2027 (33 rd period).
Interest-bearing Debt	●	For interest expenses and investment corporation bonds interest payable and other interest bearing debt costs, 1,153 million yen and 1,264 million yen are anticipated in the period ending July 31, 2026 (32 nd period) and the period ending January 31, 2027 (33 rd period), respectively.
Investment Units	●	The calculations are based on the assumption that, although CRR has an outstanding interest-bearing debt balance of 187,442 million yen as of today, the balance of interest-bearing debt will be 187,142 million yen at the end of the fiscal period ending July 31, 2026 (32 nd period) and 186,342 million yen at the end of the fiscal period ending January 31, 2027 (33 rd period), due to the partial repayment of borrowings.
	●	The number of Investment Units is assumed based on the 2,331,795 investment units as of today.
Cash Distribution per Unit	●	In addition to the above, the calculations assume that there will be no additional issuance of new investment units or cancellation, etc. of outstanding investment units by the end of the fiscal period ending January 31, 2027 (33 rd period).
	●	Cash distribution per unit is calculated on the premise of the fund distribution policy that is provided in the Articles of the Incorporation of CRR.
	●	Cash distribution per unit in the end of the period ending July 31, 2026 (32 nd period) is calculated based on profit and by deducting the provision of reserve for reduction entry totaling 357 million yen.
	●	Cash distribution per unit may differ due to various factors including changes in the managed assets and changes in rent revenues attributable to changes in tenants, etc., as well as the occurrence of unexpected repairs, etc.

Cash Distribution in Excess of Profit per Unit	●	CRR does not intend to pay cash distributions in excess of net income (cash distributions in excess of profit per unit) as of the time of writing.
Others	<ul style="list-style-type: none"> ● ● ● 	<p>It is assumed that a reversion that will have an impact on the forecast above will not be made in the laws and ordinances, tax systems, accounting standards, listing rules, or the rules of the Investment Trust Association, Japan, etc.</p> <p>The corporate and other taxes are calculated by taking into consideration the taxes in relation to the amortization of term leasehold interest for buildings and asset retirement obligations.</p> <p>It is assumed that an unexpected significant change will not arise in general economic trends and real estate market conditions, etc.</p>