July 13, 2026

For Immediate Release

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Notice Concerning Acquisition of Domestic Real Estate and Beneficial Interests in Domestic Real Estate Trusts (COMFORIA SHIMO and other 4 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 1 ("the Acquisition").

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 SHIMO (Note 2)	2,841,000
2	Real Estate	COMFORIA MUSASHIURAWA (Note 3)	2,795,000
3	Beneficial Interest in Real Estate Trust	COMFORIA GOTANNO (Note 4)	1,352,000
4	Beneficial Interest in Real Estate Trust	COMFORIA NISHITAKASHIMADAIRA (Note 5)	1,886,000
5	Beneficial Interest in Real Estate Trust	COMFORIA AYASE (Note 6)	1,389,000
Total			10,263,000

(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 "NEO PROMINENCE" currently, but will be changed to "COMFORIA SHIMO" around 1 month after the acquisition. The current property name will be omitted hereinafter.
(Note 3) The property name is "RUMINAR" and "ETOILE" currently, but will be changed to "COMFORIA MUSASHIURAWA" around 1 month after the acquisition. The current property name will be omitted hereinafter.
(Note 4) The property name is "GENOVIA GOTANNO SKYGARDEN" currently, but will be changed to "COMFORIA GOTANNO" around 1 month after the acquisition. The current property name will be omitted hereinafter.
(Note 5) The property name is "GENOVIA NISHITAKASHIMADAIRA SKYGARDEN" currently, but will be changed to "COMFORIA NISHITAKASHIMADAIRA" around 1 month after the acquisition. The current property name will be omitted hereinafter.
(Note 6) The property name is "ALPHACOURT AYASE 3" currently, but will be changed to "COMFORIA AYASE" around 1 month after the acquisition. The current property name will be omitted hereinafter.

1) Date of Agreement July 13, 2026
2) Date of Acquisition No.1, 2 August 3, 2026
No.3, 4 August 5, 2026

	No.5	August 6, 2026
3) Seller	No.1	Sumitomo Mitsui Trust Panasonic Finance Co., Ltd. (Refer to "4. Summary of the Seller (1)" below)
	No.2, 3, 4	Not Disclosed (Refer to "4. Summary of the Seller (2) (3) (4)" below)
	No.5	Lumina 3 Specified Purpose Company (Refer to "4. Summary of the Seller (5)" below)
4) Brokerage	No.1, 2	None
	No.3, 4, 5	Yes (Refer to "7. Summary of Brokerage (2)" below)
5) Financing for acquisition	Proceeds from the issuance of new investment units outlined in the press release "Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units" separately announced today, and cash on hand (Note)	
6) Method of payment	Full payment at the time of delivery	

(Note) Should the amount of proceeds of new investment units as resolved at the board of directors' meeting held today be less than the expected amount calculated based on the closing price of the investment units in a regular trading session at the Tokyo Stock Exchange as of June 26, 2026 (Fri.), additional cash on hand or new borrowings may be used.

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 upon the Acquisition, 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) Details of the Assets to be Acquired

① COMFORIA SHIMO

Property Name		COMFORIA SHIMO
Type of Asset		Beneficial Interest in Real Estate Trust
Trustee of Beneficial Trust (planned)		Mitsubishi UFJ Trust and Banking Corporation
Expiration Date of Beneficial Trust Contract (planned)		August 31, 2036
Location (Residential address) (Note 1)		3-21-5 Shimo, Kita-ku, Tokyo
Land	Area (Note 1)	1,451.34 m^2
	Type of Ownership	Ownership
Building	Completion Date (Note 1)	April 1994
	Structure / Number of Floors (Note 1)	SRC 12F
	Gross Floor Area (Note 1)	4,755.52 m^2
	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 Valuers Co., Ltd.
Appraisal Value		3,100,000 thousand yen (Appraisal Date: April 30, 2026)
Collateral		None
Special affairs (Note 4)		None

Features of the Property	This property is a rental residence with mainly family-type units, located a 1-minute walk from Shimo Station on the Tokyo Metro Namboku Line and a 15-minute walk from Akabane Station on the JR Saikyo Line, Shonan-Shinjuku Line and other four lines. The Tokyo Metro Namboku Line provides direct access to the heart of central Tokyo, taking approximately 18 minutes to Iidabashi Station and 25 minutes to Nagatacho Station, offering excellent connectivity to major business and commercial zones. In addition, the property is positioned such that Akabane Station, a major terminal served by multiple train lines, is within its daily living area. Daily conveniences such as supermarkets and convenience stores are close at hand, and commercial facilities in the vibrant Akabane area can be easily used on a daily basis. Schools and lush green parks are also within walking distance. Due to these characteristics, the property is expected to attract solid demand primarily from families who value both proximity to the city center and a comfortable living environment.
Summary of Rental Status (as of April 30, 2026) (Note 5)	
Rentable Area	3,577.04 m^2
Rented Area	3,450.01 m^2
Occupancy Rate	96.4%
Rentable Units	52 Units
Rented Units	50 Units
Total Number of Tenants	1
Total Monthly Rent	10,519 thousand yen
Security Deposit	18,685 thousand yen
Summary of the Engineering Report (Note 6)	
Reporting Company	Tokio Marine dR Co., Ltd.
Report Date	May 2026
Estimated Amount of Emergency Repair Expenses	—
Estimated Amount of Short-Term Repair Expenses	—
Estimated Amount of Long-Term Repair Expenses	81,641 thousand yen
Replacement Value	1,677,800 thousand yen
Summary of the Earthquake Risk Analysis (Note 7)	
PML Reporting Company	Sompo Risk Management Inc.
Report Date	May 2026
PML	8.6%
Architect/Contractor/Building Permit Agency, etc. (Note 8)	
Architect	Sanei Architectural Firm
Contractor	Takenaka Corporation
Building Permit Agency	Building Official of Tokyo Metropolitan Government
Investment Agency or Structural Calculation Fitness Judge, etc.	Tokio Marine dR Co., Ltd.

② COMFORIA MUSASHIURAWA

Property Name	COMFORIA MUSASHIURAWA
Type of Asset	Real Estate
Trustee of Beneficial Trust (planned)	—
Expiration Date of Beneficial Trust Contract (planned)	—
Location (Residential address) (Note 1)	5-6-11, 28 Shirahata, Minami-ku, Saitama-shi, Saitama

Land	Area (Note 1)	2,207.00m^2
	Type of Ownership	Ownership
Building	Completion Date (Note 1)	February 2008
	Structure / Number of Floors (Note 1)	RC 12F
	Gross Floor Area (Note 1)	4,579.61 m^2 (Note 9)
	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 Valuers Co., Ltd.
Appraisal Value		3,030,000 thousand yen (Appraisal Date: April 30, 2026)
Collateral		None
Special affairs (Note 4)		None
Features of the Property		This property is a rental residence with mainly family-type units, located a 6-minute walk from Musashi-Urawa Station on the JR Saikyo and Musashino Lines. As Musashi-Urawa Station is served by commuter rapid and rapid trains on the Saikyo Line, it offers excellent access to major business and commercial zones, taking approximately 22 minutes direct to Ikebukuro Station and 27 minutes direct to Shinjuku Station. Furthermore, the property boasts excellent wide-area accessibility by car. It provides easy access to National Route 17 (Nakasendo), which runs north-south through the neighborhood, and is conveniently positioned for using interchanges of the Metropolitan Expressway and the Tokyo Gaikan Expressway. The area surrounding the property offers an abundance of daily conveniences, including large commercial facilities near the station, supermarkets, and convenience stores, as well as public facilities such as the ward office. Due to these characteristics, the property is expected to attract solid demand primarily from families who value both proximity to the city center and a comfortable living environment.
Summary of Rental Status (as of April 30, 2026) (Note 5)		
	Rentable Area	4,090.90 m^2
	Rented Area	3,788.95 m^2
	Occupancy Rate	92.6%
	Rentable Units	66 Units
	Rented Units	61 Units
	Total Number of Tenants	1
	Total Monthly Rent	9,817 thousand yen
	Security Deposit	19,537 thousand yen
Summary of the Engineering Report (Note 6)		
	Reporting Company	Tokio Marine dR Co., Ltd.
	Report Date	May 2026
	Estimated Amount of Emergency Repair Expenses	—
	Estimated Amount of Short-Term Repair Expenses	—
	Estimated Amount of Long-Term Repair Expenses	76,985 thousand yen (Note 10)
	Replacement Value	1,417,600 thousand yen (Note 10)

Summary of the Earthquake Risk Analysis (Note 7)		
	PML Reporting Company	Sompo Risk Management Inc.
	Report Date	May, 2026
	PML	5.6%
Architect/Contractor/Building Permit Agency, etc. (Note 8)		
	Architect	Meiho Chiko Co., Ltd.
	Contractor	Meiho Chiko Co., Ltd.
	Building Permit Agency	Japan ERI Co., Ltd.
	Investment Agency or Structural Calculation Fitness Judge, etc.	Tokio Marine dR Co., Ltd.

③ COMFORIA GOTANNO

Property Name		COMFORIA GOTANNO
Type of Asset		Beneficial Interest in Real Estate Trust
Trustee of Beneficial Trust (planned)		Mizuho Trust & Banking Co., Ltd.
Expiration Date of Beneficial Trust Contract (planned)		August 31, 2036
Location (Residential address) (Note 1)		2-2-8 Umeda, Adachi-ku, Tokyo
Land	Area (Note 1)	366.88 m^2
	Type of Ownership	Ownership
Building	Completion Date (Note 1)	September 2021
	Structure / Number of Floors (Note 1)	RC 10F
	Gross Floor Area (Note 1)	1,641.45 m^2
	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		1,400,000 thousand yen (Appraisal Date: June 1, 2026)
Collateral		None
Special affairs (Note 4)		None
Features of the Property		This property is a rental residence composed of primarily single-type units along with compact-type units, located a 10-minute walk from Gotanno Station on the Tobu Isesaki Line. It is in close proximity to Kita-Senju Station, one of Tokyo's major terminals, taking approximately 4 minutes direct. It also offers excellent access to major business and commercial zones, taking approximately 14 minutes direct to Ueno Station and 26 minutes to Otemachi Station. The area surrounding the property forms a highly convenient living environment, offering large supermarkets and convenience stores, as well as vibrant shopping streets that can be easily used on daily basis. Elementary schools, junior high schools, and parks are also within walking distance. Due to these characteristics, the property is expected to attract solid demand primarily from singles, DINKs, and families who value both proximity to the city center and the convenience of their living environment.

Summary of Rental Status (as of April 30, 2026) (Note 5)		
	Rentable Area	1,443.15 m²
	Rented Area	1,443.15 m²
	Occupancy Rate	100.0%
	Rentable Units	45 Units
	Rented Units	45 Units
	Total Number of Tenants	1
	Total Monthly Rent	5,193 thousand yen
	Security Deposit	1,102 thousand yen
Summary of the Engineering Report (Note 6)		
	Reporting Company	JCIA Insight Co., Ltd.
	Report Date	June 2026
	Estimated Amount of Emergency Repair Expenses	—
	Estimated Amount of Short-Term Repair Expenses	—
	Estimated Amount of Long-Term Repair Expenses	29,785 thousand yen
	Replacement Value	391,559 thousand yen
Summary of the Earthquake Risk Analysis (Note 7)		
	PML Reporting Company	Sompo Risk Management Inc.
	Report Date	June, 2026
	PML	8.8%
Architect/Contractor/Building Permit Agency, etc. (Note 8)		
	Architect	International Iwata Kikaku Co., Ltd.
	Contractor	Ogawa Construction Co., Ltd.
	Building Permit Agency	Tokyo Metropolitan Center for Safe and Secure Buildings
	Investment Agency or Structural Calculation Fitness Judge, etc.	JCIA

④ COMFORIA NISHITAKASHIMADAIRA

Property Name		COMFORIA NISHITAKASHIMADAIRA
Type of Asset		Beneficial Interest in Real Estate Trust
Trustee of Beneficial Trust (planned)		Mizuho Trust & Banking Co., Ltd.
Expiration Date of Beneficial Trust Contract (planned)		August 31, 2036
Location (Residential address) (Note 1)		1-48-20 Misono, Itabashi-ku, Tokyo
Land	Area (Note 1)	682.00 m²
	Type of Ownership	Ownership
Building	Completion Date (Note 1)	July 2021
	Structure / Number of Floors (Note 1)	RC 10F
	Gross Floor Area (Note 1)	2,101.02 m²
	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	1,970,000 thousand yen (Appraisal Date: June 1, 2026)
Collateral	None
Special affairs (Note 4)	None
Features of the Property	This property is a rental residence composed of single-type units along with compact-type units, located a 4-minute walk from Nishi-Takashimadaira Station on the Toei Mita Line. While located in a tranquil environment close to the vast nature of the Arakawa riverbed, it allows for comfortable commuting to work or school as residents can use the starting station of the Toei Mita Line. It also offers excellent access to major business and commercial zones, taking approximately 35 minutes direct to Otemachi Station and 37 minutes direct to Hibiya Station. The area surrounding the property is well-equipped with daily conveniences such as supermarkets, convenience stores, and drugstores. Due to these characteristics, the property is expected to attract solid demand primarily from singles, DINKs, and families who value a living environment that balances proximity to the city center with a favorable natural environment.
Summary of Rental Status (as of April 30, 2026) (Note 5)	
Rentable Area	1,893.53 m^2
Rented Area	1,867.03 m^2
Occupancy Rate	98.6%
Rentable Units	57 Units
Rented Units	56 Units
Total Number of Tenants	1
Total Monthly Rent	6,741 thousand yen
Security Deposit	1,788 thousand yen
Summary of the Engineering Report (Note 6)	
Reporting Company	JCIA Insight Co., Ltd.
Report Date	June 2026
Estimated Amount of Emergency Repair Expenses	—
Estimated Amount of Short-Term Repair Expenses	—
Estimated Amount of Long-Term Repair Expenses	28,857 thousand yen
Replacement Value	517,244 thousand yen
Summary of the Earthquake Risk Analysis (Note 7)	
PML Reporting Company	Sompo Risk Management Inc.
Report Date	June, 2026
PML	7.2%
Architect/Contractor/Building Permit Agency, etc. (Note 8)	
Architect	Vint Sekkei Co., Ltd.
Contractor	Daioh Shinyo Co., Ltd.
Building Permit Agency	Tokyo Metropolitan Center for Safe and Secure Buildings
Investment Agency or Structural Calculation Fitness Judge, etc.	Good Eyes Architectural Inspection Agency Co., Ltd.

⑤ COMFORIA AYASE

Property Name	COMFORIA AYASE

Type of Asset		Beneficial Interest in Real Estate Trust
Trustee of Beneficial Trust (planned)		SMBC Trust Bank Ltd.
Expiration Date of Beneficial Trust Contract (planned)		August 31, 2036
Location (Residential address) (Note 1)		2-41-2 Ayase, Adachi-ku, Tokyo
Land	Area (Note 1)	309.00 m^2
	Type of Ownership	Ownership
Building	Completion Date (Note 1)	July 2023
	Structure / Number of Floors (Note 1)	RC 10F
	Gross Floor Area (Note 1)	1,536.98 m^2
	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		1,470,000 thousand yen (Appraisal Date: June 1, 2026)
Collateral		None
Special affairs (Note 4)		None
Features of the Property		This property is a rental residence mainly composed of single-type units, with additional compact-type units, located a 9-minute walk from Ayase Station on the Tokyo Metro Chiyoda and JR Joban Lines. While enjoying a peaceful environment dotted with parks rich in water and greenery, residents can also use the starting trains on the Chiyoda Line, which run directly to the city center. It offers excellent access to major business and commercial zones, taking approximately 19 minutes direct to Otemachi Station and 23 minutes direct to Hibiya Station. The area surrounding the property is well-equipped with daily conveniences, with facilities such as large supermarkets, convenience stores, and drugstores concentrated around the station. Due to these characteristics, the property is expected to attract solid demand primarily from singles and DINKs who value both proximity to the city center and the convenience of their living environment.
Summary of Rental Status (as of April 30, 2026) (Note 5)		
	Rentable Area	1,216.91 m^2
	Rented Area	1,173.99 m^2
	Occupancy Rate	96.5%
	Rentable Units	40 Units
	Rented Units	39 Units
	Total Number of Tenants	1
	Total Monthly Rent	4,967 thousand yen
	Security Deposit	7,083 thousand yen
Summary of the Engineering Report (Note 6)		
	Reporting Company	JCIA Insight Co., Ltd.
	Report Date	June 2026
	Estimated Amount of Emergency Repair Expenses	—
	Estimated Amount of Short-Term Repair Expenses	—

	Estimated Amount of Long-Term Repair Expenses	9,189 thousand yen
	Replacement Value	364,561 thousand yen
Summary of the Earthquake Risk Analysis (Note 7)		
	PML Reporting Company	Sompo Risk Management Inc.
	Report Date	June, 2026
	PML	6.9%
Architect/Contractor/Building Permit Agency, etc. (Note 8)		
	Architect	Yusuke Kamioka Architectural Design Office
	Contractor	Link Construction Corporation
	Building Permit Agency	General Incorporated Foundation Housing Finance Promotion Association
	Investment Agency or Structural Calculation Fitness Judge, etc.	Bureau Veritas Japan Co., Ltd.

(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).

(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) 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 7) 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 8) 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 9) This property consists of two buildings (COMFORIA MUSASHIURAWA I: total floor area of 2,295.73 m², and COMFORIA MUSASHIURAWA II: total floor area of 2,283.88 m²). The "Gross Floor Area" column shows the combined total floor area of the two buildings.

(Note 10) This property comprises two buildings, and the figures provided for "Estimated Amount of Long-Term Repair Expenses" and "Replacement Value" are the combined totals of the two buildings.

(2) Summary of the Appraisal Reports of the Assets to be Acquired

① COMFORIA SHIMO (thousand yen)

Property Name	COMFORIA SHIMO
Appraisal Company	Japan Valuers Co., Ltd.
Appraisal Date	April 30, 2026
Appraisal Value	3,100,000

	Content	Appraisal summary
Income Approach Value	3,100,000	
Value by the Direct Capitalization Method ((6)/(7))	3,140,000	
(1) Operating Income	166,465	
Potential Gross Income	173,947	Calculated with consideration of the income according to the assumed income level of new rents.
Rental Income (including common area expense)	154,592	
Utility Charge Income	5,956	
Parking Lot Income, etc.	4,992	
Key Money / Renewal Income	5,001	
Other Income	3,405	
Vacancy Loss	-7,482	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	40,923	
Maintenance and Management Fee	3,636	Calculated with consideration of the characteristics of the property,

Utility Charge	7,790	referring to fees for similar properties.
Repair Cost	10,444	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	2,601	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	5,972	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	7,688	Appraised based on the taxes and public dues materials of the property, etc.
Insurance	1,491	Calculated with consideration of insurance premium rates of similar properties.
Other Expenses	1,298	Calculated with consideration of the management of similar properties.
(3) Net Operating Income (NOI, (1)-(2))	125,541	
(4) Interest on Security Deposit	235	Assumed in consideration of rental conditions for assumed new contracts, as well as occupancy rates and yields on deposits.
(5) Capital Expenditure	6,343	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))	119,433	
(7) Cap Rate	3.8%	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	3,050,000	
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	4,990,000	
Total Value of Land and Building	4,990,000	
Land Value	4,794,000	Appraised based on actual trade prices, calculated using a market comparison approach method.
Building Value	196,000	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.

② COMFORIA MUSASHIURAWA

(thousand yen)

Property Name	COMFORIA MUSASHIURAWA
Appraisal Company	Japan Valuers Co., Ltd.
Appraisal Date	April 30, 2026
Appraisal Value	3,030,000

	Content	Appraisal summary
Income Approach Value	3,030,000	
Value by the Direct Capitalization Method ((6)/(7))	3,090,000	
(1) Operating Income	159,705	
Potential Gross Income	172,305	Calculated with consideration of the income according to the assumed income level of new rents.
Rental Income (including common area expense)	158,894	

Utility Charge Income	0	
Parking Lot Income, etc.	7,776	
Key Money / Renewal Income	4,979	
Other Income	654	
Vacancy Loss	-12,600	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	34,021	
Maintenance and Management Fee	4,003	Calculated with consideration of the characteristics of the property, referring to fees for similar properties.
Utility Charge	1,930	
Repair Cost	8,680	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	2,944	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	7,096	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	7,965	Appraised based on the taxes and public dues materials of the property, etc.
Insurance	213	Calculated with consideration of insurance premium rates of similar properties.
Other Expenses	1,188	Calculated with consideration of the management of similar properties.
(3) Net Operating Income (NOI, (1)-(2))	125,683	
(4) Interest on Security Deposit	118	Assumed in consideration of rental conditions for assumed new contracts, as well as occupancy rates and yields on deposits.
(5) Capital Expenditure	5,159	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))	120,641	
(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	2,970,000	
Discount Rate	3.6%	Appraised in comprehensive consideration of the characteristics of the property and other factors, referring to yields on investments in similar properties.
Terminal Cap Rate	4.0%	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	2,150,000	
Total Value of Land and Building	2,150,000	
Land Value	1,822,000	Appraised based on actual trade prices, calculated using a market comparison approach method.
Building Value	328,000	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.

③ COMFORIA GOTANNO

(thousand yen)

Property Name	COMFORIA GOTANNO
Appraisal Company	Japan Real Estate Institute
Appraisal Date	June 1, 2026
Appraisal Value	1,400,000

	Content	Appraisal summary
Income Approach Value	1,400,000	
Value by the Direct Capitalization Method ((6)/(7))	1,410,000	
(1) Operating Income	66,866	
Potential Gross Income	69,754	Calculated with consideration of the income according to the assumed income level of new rents.
Rental Income (including common area expense)	66,417	
Utility Charge Income	0	
Parking Lot Income, etc.	720	
Key Money / Renewal Income	2,522	
Other Income	95	
Vacancy Loss	-2,888	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	14,426	
Maintenance and Management Fee	2,950	Calculated with consideration of the characteristics of the property, referring to fees for similar properties.
Utility Charge	700	
Repair Cost	1,362	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	1,544	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	3,770	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	3,649	Appraised based on the taxes and public dues materials of the property, etc.
Insurance	202	Calculated with consideration of insurance premium rates of similar properties.
Other Expenses	249	Calculated with consideration of the management of similar properties.
(3) Net Operating Income (NOI, (1)-(2))	52,440	
(4) Interest on Security Deposit	9	Assumed in consideration of rental conditions for assumed new contracts, as well as occupancy rates and yields on deposits.
(5) Capital Expenditure	1,737	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))	50,712	
(7) Cap Rate	3.6%	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	1,380,000	
Discount Rate	3.4%	Appraised in comprehensive consideration of the characteristics of the property and other factors, referring to yields on investments in similar properties.
Terminal Cap Rate	3.7%	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	1,360,000	
Total Value of Land and Building	1,049,000	
Land Value	726,000	Appraised based on actual trade prices, calculated using a market comparison approach method.
Building Value	323,000	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	130%	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.

④ COMFORIA NISHITAKASHIMADAIRA

(thousand yen)

Property Name	COMFORIA NISHITAKASHIMADAIRA
Appraisal Company	Japan Real Estate Institute
Appraisal Date	June 1, 2026
Appraisal Value	1,970,000

	Content	Appraisal summary
Income Approach Value	1,970,000	
Value by the Direct Capitalization Method ((6)/(7))	1,990,000	
(1) Operating Income	90,620	
Potential Gross Income	94,877	Calculated with consideration of the income according to the assumed income level of new rents.
Rental Income (including common area expense)	90,148	
Utility Charge Income	0	
Parking Lot Income, etc.	1,400	
Key Money / Renewal Income	3,329	
Other Income	0	
Vacancy Loss	-4,257	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	19,205	
Maintenance and Management Fee	3,550	Calculated with consideration of the characteristics of the property, referring to fees for similar properties.
Utility Charge	800	
Repair Cost	1,522	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	2,011	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	5,663	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	4,852	Appraised based on the taxes and public dues materials of the property, etc.
Insurance	267	Calculated with consideration of insurance premium rates of similar properties.
Other Expenses	540	Calculated with consideration of the management of similar properties.
(3) Net Operating Income (NOI, (1)-(2))	71,415	
(4) Interest on Security Deposit	22	Assumed in consideration of rental conditions for assumed new contracts, as well as occupancy rates and yields on deposits.
(5) Capital Expenditure	1,680	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))	69,757	
(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	1,940,000	
Discount Rate	3.3%	Appraised in comprehensive consideration of the characteristics of the property and other factors, referring to yields on investments in similar properties.
Terminal Cap Rate	3.6%	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	1,840,000	
Total Value of Land and Building	1,417,000	
Land Value	990,000	Appraised based on actual trade prices, calculated using a market comparison approach method.
Building Value	427,000	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	130%	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.

⑤ COMFORIA AYASE

(thousand yen)

Property Name	COMFORIA AYASE
Appraisal Company	Japan Real Estate Institute
Appraisal Date	June 1, 2026
Appraisal Value	1,470,000

	Content	Appraisal summary
Income Approach Value	1,470,000	
Value by the Direct Capitalization Method ((6)/(7))	1,490,000	
(1) Operating Income	66,802	
Potential Gross Income	69,700	Calculated with consideration of the average income according to ongoing rental agreements as well as the assumed income level of new rents.
Rental Income (including common area expense)	66,874	
Utility Charge Income	0	
Parking Lot Income, etc.	240	
Key Money / Renewal Income	2,586	
Other Income	0	
Vacancy Loss	-2,898	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	14,250	
Maintenance and Management Fee	2,500	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	500	
Repair Cost	747	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	1,479	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	4,392	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	3,943	Appraised based on the taxes and public dues materials of the property, etc.
Insurance	189	Calculated with consideration of insurance premium rates of the property and those for similar properties.
Other Expenses	500	Calculated with consideration of the management of current asset.
(3) Net Operating Income (NOI, (1)-(2))	52,552	
(4) Interest on Security Deposit	65	Assumed in consideration of rental conditions for ongoing and new contracts, as well as occupancy rates and yields on deposits.
(5) Capital Expenditure	536	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))	52,081	
(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	1,450,000	
Discount Rate	3.3%	Appraised in comprehensive consideration of the characteristics of the property and other factors, referring to yields on investments in similar properties.
Terminal Cap Rate	3.6%	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	1,280,000	
Total Value of Land and Building	1,022,000	
Land Value	702,000	Appraised based on actual trade prices, calculated using a market comparison approach method.
Building Value	320,000	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	125%	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.

(Note) "Summary of the Appraisal Report" is the appraisal value described in the respective real estate appraisal reports that were prepared by Japan Real Estate Institute and Japan Valuers Co., Ltd. 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.

4. Summary of the Seller

(1) "COMFORIA SHIMO"

Name	Sumitomo Mitsui Trust Panasonic Finance Co., Ltd.
Headquarters Address	1-2-3, Shibaura, Minato-ku, Tokyo
Representative	Keiichi Hamano, President
Principal Business	General finance business
Capital	25,584 million yen (as of September 30, 2025)
Date Established	February 27, 1967
Net Asset	211,266 million yen (as of September 30, 2025)
Total Asset	1,522,564 million yen (as of September30, 2025)
Major Shareholder & its Shareholder Ratio	Sumitomo Mitsui Trust Bank, Limited (84.9%), Panasonic Holdings Corporation (15.1%)
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) The seller of "COMFORIA MUSASHIURAWA" is an operating company in Japan. However, details are not disclosed as consent from the seller has not been obtained. Note that the seller has no special interest in CRR or TRM.

(3) The seller of "COMFORIA GOTANNO" is a domestic special purpose company (SPC). However, details are not disclosed as consent from the seller has not been obtained. Note that the seller has no special interest in CRR or TRM.

(4) The seller of "COMFORIA NISHITAKASHIMADAIRA" is a domestic special purpose company (SPC). However, details are not disclosed as consent from the seller has not been obtained. Note that the seller has no special

interest in CRR or TRM.

(5) “COMFORIA AYASE”

Name	Lumina 3 Specified Purpose Company
Headquarters Address	2-6-1, Toranomon, Minato-ku, Tokyo
Representative	Makoto Nagao
Principal Business	1. Businesses pertaining to the acquisition, management, and disposition of specified assets in accordance with an asset securitization plan based on the Act on Securitization of Assets; 2. Any and all other businesses incidental or related to the businesses pertaining to the securitization of the aforementioned specified assets.
Capital	1,833 million yen (as of March 23, 2026)
Date Established	March 19, 2010
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.

5. Ownership History of the Assets to be Acquired

The acquisition of “COMFORIA SHIMO”, “COMFORIA MUSASHIURAWA”, “COMFORIA GOTANNO”, “COMFORIA NISHITAKASHIMADAIRA” and “COMFORIA AYASE” is not from any person or company having a special interest in CRR or TRM, therefore the details are omitted.

6. TRM’s Interested Parties in the Assets to be Acquired

(1) CRR plans to entrust the master leasing service and property management service in relation to “COMFORIA SHIMO”, “COMFORIA MUSASHIURAWA”, “COMFORIA GOTANNO”, “COMFORIA NISHITAKASHIMADAIRA” and “COMFORIA AYASE” to Tokyu Housing Lease Corporation, which are interested parties in relation to TRM. Therefore, the procedures required in accordance with the bylaws were completed with respect to agreements with the company.

(2) Tokyu Livable Inc., which is the broker of the assets to be acquired as described in “7. Summary of Brokerage (2)” below, 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 Livable Inc.

7. Summary of Brokerage

(1) No broker was involved in the acquisition of “COMFORIA SHIMO” and “COMFORIA MUSASHIURAWA”.

(2) The acquisition of “COMFORIA GOTANNO”, “COMFORIA NISHITAKASHIMADAIRA” and “COMFORIA AYASE”

Name	Tokyu Livable Inc.
Headquarters Address	1-9-5 Dogenzaka, Shibuya-ku, Tokyo
Representative	Shunichi Kobayashi, Representative Director and President
Principal Business	Real estate brokerage, seller agency, property sales, etc.
Capital	1,396 million yen (as of March 31, 2026)
Date Established	March 10, 1972
Relationship with the Investment Corporation and the Asset Management Company	
Capital relationship	None. The company is a wholly-owned subsidiary of Tokyu Fudosan Holdings, the same as TRM’s parent company Tokyu Land Corporation, and is thus an interested party under the Act on Investment Trusts and Investment Corporations.

	Personal relationship	None.
	Business relationship	CRR paid leasing commissions of 1,279 thousand yen to the company for the assets held, and brokerage commissions of 5,000 thousand yen to the company for the assets sold during the fiscal period ended January 31, 2026.
	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.
Brokerage commission		COMFORIA GOTANNO: 40,620 thousand yen (consumption taxes excluded) COMFORIA NISHITAKASHIMADAIRA: 56,640 thousand yen (consumption taxes excluded) COMFORIA AYASE: 41,730 thousand yen (consumption taxes excluded)

8. Forecast

Please refer to the "Notice Concerning Revision to Forecast of Financial Results for the Period Ending January 31, 2027 and Forecast of Financial Results for the Period Ending July 31, 2027" separately announced today for forecasts of the management performance for the period ending January 31, 2027 (August 1, 2026 – January 31, 2027) and the period ending July 31, 2027 (February 1, 2027 – July 31, 2027) after the Acquisition.

*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 February 26, 2027)

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	0.5%
	COMFORIA SHIMOOCHIAI	2-7-10 Nakaochiai, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,181	0.3%
	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	0.9%
	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	1.0%
	COMFORIA MITA NORTH	2-7-16 Mita, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	850	0.2%
	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	0.6%
	COMFORIA ATAGO	3-23-7 Toranomon, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	826	0.2%
	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	0.5%
	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	0.9%
	COMFORIA SHIBAURA CANAL	3-1-9 Kaigan, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,570	0.4%

Central Tokyo	COMFORIA KITASANDO	4-5-10 Sendagaya, Shibuya-ku, Tokyo	Beneficial Interest in Real Estate Trust	4,268	1.2%
	COMFORIA YOYOGIUEHARA	2-31-5 Uehara, Shibuya-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,560	0.4%
	COMFORIA SASAZUKA	1-59-10 Sasazuka, Shibuya-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,789	0.5%
	COMFORIA SHINJUKUGYOEN II	1-13-3 Shinjuku, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,806	0.5%
	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	0.4%
	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	0.9%
	COMFORIA AZABUJUBAN	1-2-15 Mita, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,471	0.4%
	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	0.5%
	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	3.8%
	COMFORIA ICHIGAYAYAKUOJI	74-23 Ichigayayakuojimachi, 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	1.3%
	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	0.6%
	COMFORIA HIGASHINIHONBASHI	3-6-4 Higashi-Nihonbashi, Chuo-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,194	0.3%

Central Tokyo	COMFORIA HIGASHISHINJUKU STATION FRONT	7-27-12 Shinjuku, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	5,540	1.6%
	COMFORIA NAKAOCHIAI	2-16-29 Nakaochiai, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,489	0.4%
	COMFORIA WASEDA DEUX	173 Bentencho, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,056	0.3%
	COMFORIA HATAGAYA	1-5-1 Hatagaya, Shibuya-ku, Tokyo	Real Estate	1,073	0.3%
	COMFORIA SHIBAURA II	2-8-3 Shibaura, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	4,612	1.3%
Subtotal				101,473	29.0%
Sub-central Tokyo	COMFORIA BUNKYOKASUGA	1-15-12 Nishikata, Bunkyo-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,470	0.4%
	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	0.7%
	COMFORIA NISHIKAMATA	6-37-3 Nishikamata, Ota-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,550	0.4%
	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 SENGOKU	4-3-20 Sengoku, Bunkyo-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,219	0.3%
	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 Ishiwara, 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	0.2%
	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	0.2%
	COMFORIA MONZENNAKACHO	16-8 Fuyuki, Koto-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,658	0.8%
	COMFORIA HIMONYA	2-3-3 Himonya, Meguro-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,189	0.3%

Sub-central Tokyo	COMFORIA MISYUKU	3-23-2 Ikejiri, Setagaya-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,874	0.5%
	COMFORIA GAKUGEIDAIGAKU	6-46-6 Shimouma, Setagaya-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,138	0.3%
	COMFORIA HIGASHINAKANO DEUX	4-2-19 Higashinakano, Nakano-ku, Tokyo	Beneficial Interest in Real Estate Trust	833	0.2%
	COMFORIA HIGASHIIKEBUKURO WEST	3-22-21 Higashiikebukuro, Toshima-ku, Tokyo	Beneficial Interest in Real Estate Trust	3,911	1.1%
	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	0.3%
	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	0.9%
	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	0.8%
	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	0.4%
	COMFORIA MEGURO CHOJAMARU	2-6-25 Kamiosaki, Shinagawa-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,972	0.6%
	COMFORIA HIGASHIIKEBUKURO EAST	2-8-1 Higashiikebukuro, Toshima-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,712	0.5%
	COMFORIA HIGASHIIKEBUKURO	4-3-5 Higashiikebukuro, Toshima-ku,Tokyo	Beneficial Interest in Real Estate Trust	1,132	0.3%
	COMFORIA KOMABA	4-8-25 Ikejiri, Setagaya-ku, Tokyo	Beneficial Interest in Real Estate Trust	5,000	1.4%
	COMFORIA KINSHICHO	3-8-6 Taihei, Sumida-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,042	0.3%
	COMFORIA MINAMISUNAMACHI	4-4-20 Minamisuna, Koto-ku, Tokyo	Beneficial Interest in Real Estate Trust	4,681	1.3%
	COMFORIA HIGASHISHINAGAWA	3-22-11 Higashishinagawa, Shinagawa-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,510	0.4%
	COMFORIA MEGUROYAKUMO	1-12-10 Yakumo, Meguro-ku, Tokyo	Beneficial Interest in Real Estate Trust	813	0.2%

Sub-central Tokyo	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	1.1%
	COMFORIA SHINAGAWA EAST	1-20-8 Kitashinagawa, Shinagawa-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,430	0.4%
	COMFORIA OJIMA	4-8-10 Ojima, Koto-ku, Tokyo	Real Estate	2,110	0.6%
	COMFORIA OMORI TROIS	3-36-7 Omorikita, Ota-ku, Tokyo	Real Estate	866	0.2%
	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	1.6%
	COMFORIA UENOIRIYA	2-6-8 Ryusen, Taito-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,173	0.6%
	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	0.7%
	COMFORIA AKABANEIWABUCHI	26-11 Iwabuchimachi, Kita-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,500	0.7%
	COMFORIA RYOGOKU TROIS	1-5-15 Kamezawa, Sumida-ku, Tokyo	Real Estate	1,660	0.5%
	COMFORIA KINSHICHO DEUX	2-10-20 Mori, Koto-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,213	0.6%
	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	1.5%
	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	0.2%
	COMFORIA OMORIMACHI	4-11-5 Omori-nishi, Ota-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,096	0.3%
	COMFORIA KAMIIKEDAI	5-7-22 Kamiikedai, Ota-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,842	0.5%
	CAMPUS VILLAGE SHIINAMACHI	3-2-19 Nagasaki, Toshima-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,740	0.8%
	COMFORIA TAKINOGAWA	7-48-2 Takinogawa, Kita-ku, Tokyo	Beneficial Interest in Real Estate Trust	3,430	1.0%
	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%

Sub-central Tokyo	COMFORIA NARIMASU	3-18-13 Asahicho, Nerima-ku, Tokyo	Real Estate	1,551	0.4%
	COMORIA 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	0.3%
	COMFORIA TOYOCHO	2-26-11 Minamisuna, Koto-ku, Tokyo	Beneficial Interest in Real Estate Trust	3,674	1.0%
	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	0.9%
	COMFORIA MONZENNAKACHO SOUTH	1-13-6 Botan, Koto-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,428	0.4%
	COMFORIA MAGOME	1-1-4 Nishimagome, Ota-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,905	0.8%
	GRANCREER BAJIKOEN (LAND)	1-22-23 Kamiyoga, Setagaya-ku, Tokyo	Beneficial Interest in Real Estate Trust	4,546	1.3%
	COMFORIA AKIHABARA NORTH	1-1-13 Taito, Taito-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,850	0.5%
	COMFORIA SAKURAJOSUI	4-6-4 Shimotakaido, Suginami-ku, Tokyo	Beneficial Interest in Real Estate Trust	3,750	1.1%
	COMFORIA KITAZAWA	1-24-8 Kitazawa, Setagaya-ku, Tokyo	Beneficial Interest in Real Estate Trust	3,816	1.1%
	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	0.5%
	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	0.6%
	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	1.1%
	COMFORIA NISHIOGIKITA	1-8-13 Nishiogikita, Suginami-ku, Tokyo	Beneficial Interest in Real Estate Trust	3,220	0.9%
	COMFORIA HIKIFUNE	2-33-5 Oshiage, Sumida-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,164	0.3%
	COMFORIA KAMIMEGURO	5-1488-22 Kamimeguro, Meguro-ku, Tokyo and 3 other lots	Real Estate	2,070	0.6%
	COMFORIA SHIN-NAKANO II	4-38-17 Honcho, Nakano-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,610	0.5%

Sub-central Tokyo	COMFORIA NISHIOGU	3-17-5 Nishiogu, Arakawa-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,350	0.4%
	COMFORIA HONJOAZUMABASHI II	2-10-4 Honjo, Sumida-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,300	0.4%
	CAMPUS VILLAGE CHITOSE-KARASUYAMA	4-4-9 Minamikarasuyama, Setagaya-ku, Tokyo	Beneficial Interest in Real Estate Trust	4,126	1.2%
	COMFORIA KITAIKEBUKURO	2-6 Kumanocho, Itabashi-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,790	0.5%
	COMFORIA KOJIYA	1-13-9, Nishikojiya, Ota-ku Tokyo	Real Estate	1,220	0.3%
	COMFORIA HIGASHIOI I	3-16-3, Higashioi, Shinagawa-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,677	0.5%
	COMFORIA HIGASHIOI II	3-16-4, Higashioi, Shinagawa-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,091	0.6%
	COMFORIA OMORI SANNO	3-23-2, Sanno, Ota-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,930	0.6%
	COMFORIA TOGOSHI-KOEN	1-8-3, Yutaka-cho, Shinagawa-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,954	0.6%
	COMFORIA GAKUGEIDAIGAKU EAST	2-14-5, MeguroHoncho, Meguro-ku, Tokyo	Real Estate	1,530	0.4%
	COMFORIA NISHIARAI	3-12-13, Sekibara, Adachi-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,184	0.6%
	COMFORIA ITABASHIKUYAKUSHOMAE	57-9, Nakajuku, Itabashi-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,170	0.3%
	COMFORIA KYODO	1-8-17, Sakuragaoka, Setagaya-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,500	0.4%
	COMFORIA SHIMO	3-21-5, Shimo, Kita-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,841	0.8%
	COMFORIA GOTANNO	2-2-8, Umeda, Adachi-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,352	0.4%
	COMFORIA NISHITAKASHIMADAIRA	1-48-20, Misono, Itabashi-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,886	0.5%
	COMFORIA AYASE	2-41-2, Ayase, Adachi-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,389	0.4%
Subtotal				204,857	58.5%
Tokyo Metropolitan Area	COMFORIA YATSUKA	3-38-3 Sezaki, Soka-shi, Saitama	Beneficial Interest in Real Estate Trust	626	0.2%
	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	1.2%
	COMFORIA TAMA-PLAZA	2-12-1 Utsukushigaoka, Aoba-ku, Yokohama-shi, Kanagawa	Beneficial Interest in Real Estate Trust	2,220	0.6%
	COMFORIA OMIYA	3-36-1 Nakamachi, Omiya-ku, Saitama-shi, Saitama	Beneficial Interest in Real Estate Trust	4,420	1.3%
	CAMPUS VILLAGE URAYASU	2-13-2 Kitasakae, Urayasu-shi, Chiba	Beneficial Interest in Real Estate Trust	1,500	0.4%

Tokyo Metropolitan Area	GRANCREER TACHIKAWA	2-3-21 Fujimicho, Tachikawa-shi, Tokyo	Real Estate	2,933	0.8%
	COMFORIA SAGINUMA 3-CHOME	3-13-2 Saginuma, Miyamae-ku, Kawasaki-shi, Kanagawa	Real Estate	2,620	0.7%
	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%
	COMFORIA KITAKOGANE	43-1 Kogane, Matsudo-shi, Chiba	Beneficial Interest in Real Estate Trust	1,180	0.3%
	COMFORIA MUSASHIURAWA	5-6-11, 28, Shirahata, Minami-ku, Saitama-shi, Saitama	Real Estate	2,795	0.8%
Subtotal				25,899	7.4%
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 SHINSAIBASHI EAST	2-6-8 Bakuromachi, Chuo-ku, Osaka-shi, Osaka	Beneficial Interest in Real Estate Trust	1,980	0.6%
	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%
	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 ICHIJOJI	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%
	COMFORIA 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	0.5%
	CAMPUS VILLAGE OSAKA KINDAIMAE	5-1-48, Tomoi, HigashiOsaka-shi, Osaka	Beneficial Interest in Real Estate Trust	2,956	0.8%
Subtotal				18,217	5.2%
Total				350,447	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.

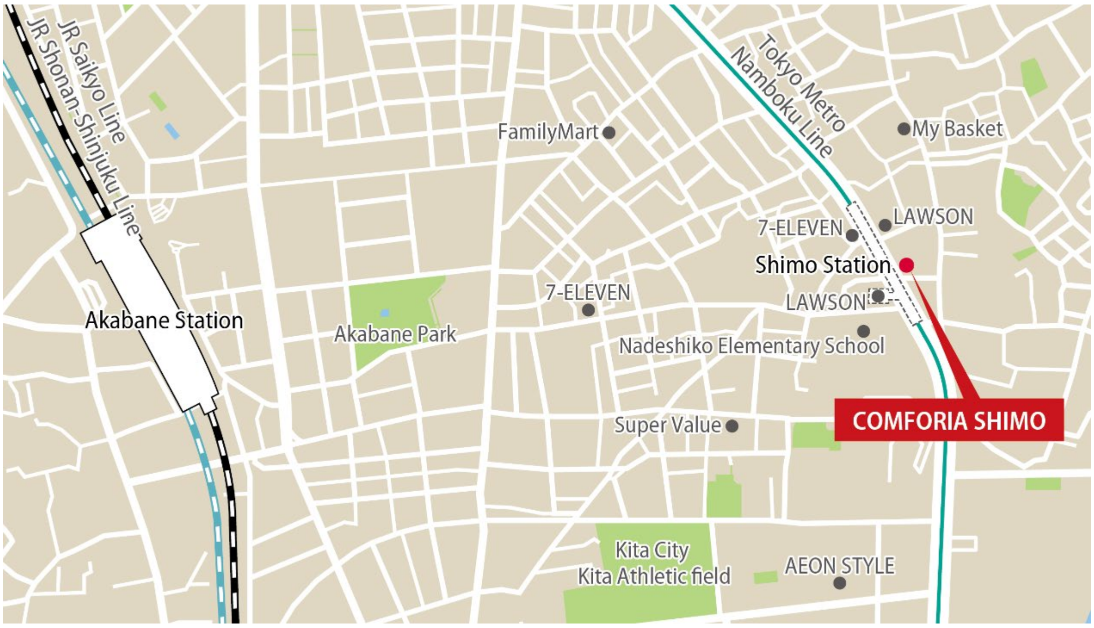
(Note 2) "Acquisition Price" is the purchase price (not including tax and rounded down to the nearest million yen) of the trust beneficial interest in real estate or the real estate listed in the respective sales and purchase agreement.

(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.

(Note 4) Portfolio List after the Acquisition excludes the assets scheduled for transfer announced on March 17, 2026, namely "COLLEGE COURT HACHIMANYAMA" (scheduled date of sale: August 4, 2026) and "COLLEGE SQUARE HACHIMANYAMA" (scheduled date of sale: August 4, 2026), as well as the assets scheduled for transfer announced on May 25, 2026, namely "COMFORIA KYOMACHIBORI" (scheduled dates of sale: July 31, 2026 (50% quasi-co-ownership interest) and August 3, 2026 (50% quasi-co-ownership interest) and "COMFORIA ESAKAHIROSHIBACHO" (scheduled date of sale: February 26, 2027).

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

(1) COMFORIA SHIMO



(2) COMFORIA MUSASHIURAWA

Renovated Pathway and Entrance

Renovated Lobby

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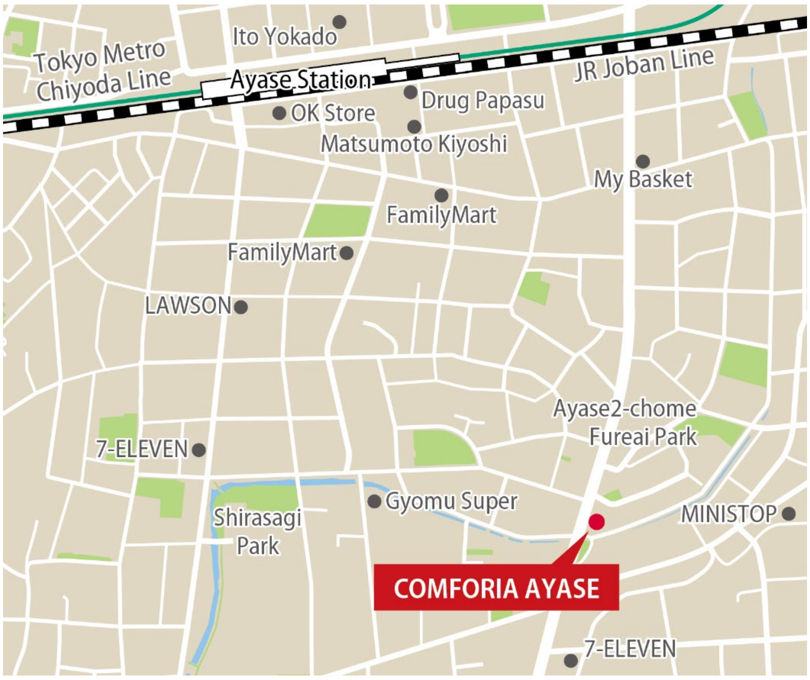
(3) COMFORIA GOTANNO

(4) COMFORIA NISHITAKASHIMADAIRA

(5) COMFORIA AYASE



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