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For Immediate Release

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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

Comforia Residential REIT, Inc ("CRR") announces today that it has revised the forecast of financial results for the period ending January 31, 2027 (33rd period: August 1, 2026 - January 31, 2027), which was announced on May 25, 2026. CRR also announces its forecast of financial results for the period ending July 31, 2027 (34th period: February 1, 2027 - July 31, 2027). Details are as follows:

There is no change in the forecast of financial results for the period ending July 31, 2026 (32nd period: February 1, 2026 - July 31, 2026) announced on May 25, 2026.

1. The revision of the forecast of financial results for the period ending January 31, 2027 (33rd period)

(1) Details of Revision

	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)	12,828	6,199	4,958	4,948	2,122	－
Revised Forecasts (B)	13,055	6,335	5,087	5,077	2,122	－
Changes (B－A)	226	136	128	128	0	－
Changes	1.8%	2.2%	2.6%	2.6%	0.0%	－

(Note) Excluding Cash Distribution in Excess of Profit

(Reference) Projected number of investment units issued as of the period-end: 2,444,795 units
Projected profit per unit as of the period-end: 2,076 yen

(2) Reason for Revision

Due to the acquisition of assets as described in the “Notice Concerning Acquisition of Domestic Real Estate and Beneficial Interests in Domestic Real Estate Trusts (COMFORIA SHIMO and other 4 assets)” and the issuance of new investment units as described in the “Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units”, which were both announced today, the assumptions for the forecast of financial results for the period ending January 31, 2027 (33rd period), which were announced on May 25, 2026, have been changed. Therefore, CRR has revised the forecast of financial results based on the revision of the outlook for the operational status considering current market trends for rental residences, etc.

2. The forecast of financial results for the period ending July 31, 2027 (34th 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)
Forecasts	12,872	6,364	5,087	5,075	2,122	—

(Note) Excluding Cash Distribution in Excess of Profit

(Reference) Projected number of investment units issued as of the period-end: 2,444,795 units

Projected profit per unit as of the period-end: 2,075 yen

(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 January 31, 2027 (33rd Period) and the Period Ending July 31, 2027 (34th 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. Cash distribution per unit for the periods ending January 31, 2027 (33rd period) and July 31, 2027 (34th period) is calculated based on profit and the reversal of reserve for reduction entry totaling 111 million yen and 113 million yen, respectively.
3. The forecasts may be revised if a material difference from the forecasts above is anticipated.
4. 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 January 31, 2027 (33rd Period) and the Period Ending July 31, 2027 (34th Period)

<table>
<tr><th>Item</th><th>Assumptions</th></tr>
<tr><td>Period</td><td>

Period ending January 31, 2027 (33rd period)
(August 1, 2026 - January 31, 2027) (184 days)
Period ending July 31, 2027 (34th period)
(February 1, 2027 - July 31, 2027) (181 days)

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<tr><td>Investment Assets</td><td>

As of today, CRR owns 175 properties comprising real estate and real estate trust beneficiary interests, etc. (hereinafter referred to as the "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, and the "Notice Concerning Acquisition and Sales of Beneficial Interests in Domestic Real Estate Trusts" dated May 25, 2026, CRR is to acquire five new real estate and real estate trust beneficiary interests using the funds raised through this additional issuance of new investment units, and cash on hand. Consequently, as of the end of the period ending July 31, 2027 (34th period), CRR is scheduled to own a total of 179 properties comprising real estate and real estate trust beneficiary interests, etc. However, if the amount of proceeds from public offering as resolved at the board of directors' meeting held today is less than the expected amount calculated based on the closing price of the investment units in the regular trading session at the Tokyo Stock Exchange as of June 26, 2026 (Fri.), additional cash on hand or new borrowings may be used. The assets scheduled for acquisition and disposition by the end of the period ending July 31, 2027 (34th period) are as follows:

<Assets to be Acquired>
<table>
<tr><th>No</th><th>Property Name</th><th>Anticipated Date of Acquisition</th></tr>
<tr><td>1</td><td>COMFORIA NISHIARAI (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>
<tr><td>4</td><td>COMFORIA SHIMO</td><td>August 3, 2026</td></tr>
<tr><td>5</td><td>COMFORIA MUSASHI URAWA</td><td>August 3, 2026</td></tr>
<tr><td>6</td><td>COMFORIA GOTANNO</td><td>August 5, 2026</td></tr>
<tr><td>7</td><td>COMFORIA NISHITAKASHIMADAIRA</td><td>August 5, 2026</td></tr>
<tr><td>8</td><td>COMFORIA AYASE</td><td>August 6, 2026</td></tr>
</table>

<Assets to be Sold>
<table>
<tr><th>No</th><th>Property Name</th><th>Anticipated Date of Sale</th></tr>
<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>
<tr><td>4</td><td>COMFORIA ESAKAHIROSHIBACHO</td><td>February 26, 2027</td></tr>
</table>
(Note 1) For the acquisition prices of "COMFORIA NISHIARAI" and "COMFORIA ITABASHI KUYAKUSHOMAE", please refer to the "Notice Concerning Determination of Acquisition Price for the Acquisition of Beneficial Interests in Domestic Real Estate Trusts", separately announced today.
(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.

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 the acquisition of the Assets to be Acquired and the disposition of the Assets to be Sold until the end of the period ending July 31, 2027 (34th period).
The assumptions may differ due to changes in the managed assets.

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Operating Revenue	● Leasing revenues from the Owned Assets are calculated based on actual performance as of April 30, 2026, considering 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 96.6% in the period ending January 31, 2027 (33rd period) and 96.7% in the period ending July 31, 2027 (34th period). ● Operating Revenue assumes that tenants will pay their rents without delinquency. The gain on sale of real estate in trust of the Assets to be Sold is assumed to be accounted as 446 million yen in the period ending January 31, 2027 (33rd period) and 100 million yen in the period ending July 31, 2027 (34th period).
Operating Expenses	● Leasing business expenses are the principal component of operating expenses. Leasing business expenses for the Owned Assets, excluding depreciation expenses, are calculated based on actual performance as of April 30, 2026 and expense trend factors, etc. In addition, leasing business expenses for the Assets to be Acquired, excluding depreciation expenses, are calculated based on past performance of each property and actual performance of comparable properties, which are based on information provided by the former owners of each property, etc., while taking into account variable factors of expenses. ● 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, and 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. The total amount of fixed property taxes, city planning taxes, etc. of the Assets to be Acquired that will be included in the acquisition costs is assumed to be 13 million yen. Fixed property taxes, city planning taxes, etc. of the Assets to be Acquired for 2027, will be partially expensed starting from the period ending July 31, 2027 (34th period). The annual total amount of fixed property taxes, city planning taxes, etc. of the Assets to be Acquired is assumed to be 38 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 differ substantially from the expected amount for reasons including: (i) Repair expenses may suddenly arise due to damage to buildings, etc. resulting from unforeseeable factors; (ii) The amount of repair expenses generally varies considerably from year to year; and (iii) Repair expenses are not incurred regularly. ● Depreciation expenses including incidental costs, etc. are calculated by the straight-line method and are assumed to be 1,739 million yen in the period ending January 31, 2027 (33rd period) and 1,756 million yen in the period ending July 31, 2027 (34th period).
Non-operating Expenses	● 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, 2027 (33rd period), are assumed to be 8 million yen in the period ending January 31, 2027 (33rd period) and 7 million yen in the period ending July 31, 2027 (34th period). ● For interest expenses and investment corporation bonds interest payable and other interest-bearing debt costs, 1,272 million yen and 1,303 million yen are anticipated in the period ending January 31, 2027 (33rd period) and the period ending July 31, 2027 (34th period), respectively.
Interest-bearing Debt	● CRR has a total of 187,142 million yen in interest-bearing debt as of today, and plans to refinance the borrowings (4,950 million yen) maturing on July 31, 2026. ● The figures are calculated based on the assumption that a portion of the borrowings maturing by the end of the period ending January 31, 2027 (33rd period) and the period ending July 31, 2027 (34th period) will be repaid using cash on hand, etc., and the remaining balance will be refinanced, resulting in an outstanding balance of interest-bearing debt of 186,342 million yen as of the end of the period ending January 31, 2027 (33rd period) and 184,642 million yen as of the end of the period ending July 31, 2027 (34th period). ● The above amount of interest-bearing debt may change depending upon the issue price of the investment units to be issued in the current offering.
Investment Units	● The number of investment units is assumed based on, in addition to the 2,331,795 investment units issued as of today, the full execution of the issuance of new investment units (107,620 units) and the third-party allotment (up to 5,380 units), as resolved at the board of directors' meeting held today. ● Other than the above, it is assumed that no additional investment units will be issued before the end of the period ending July 31, 2027 (34th period).

	● Cash distribution per unit for the periods ending January 31, 2027 (33rd period) and July 31, 2027 (34th period) is calculated on the basis of 2,444,795 units, including the units to be issued in the current offering.
Cash Distribution per Unit	● 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 for the period ending January 31, 2027 (33rd period) is calculated based on profit and the reversal of reserve for reduction entry totaling 111 million yen. ● Cash distribution per unit for the period ending July 31, 2027 (34th period) is calculated based on profit and the reversal of reserve for reduction entry totaling 113 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	● It is assumed that a revision 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 Management Association of Japan, etc. ● Corporate tax, etc. are calculated by taking into consideration the amortization of term leasehold interest for buildings and asset retirement obligations, etc. ● It is assumed that no unexpected significant changes will arise in general economic trends and real estate market conditions, etc.