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For Immediate Release

REIT Issuer

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Notice Concerning Differences between Forecasts and Actual Results  
for Management Status and Distribution for the Fiscal Period Ended April 2025 (39th Fiscal Period)  
and Revision of Management Status and Distribution Forecasts  
for the Fiscal Period Ending October 2025 (40th Fiscal Period)

Starts Proceed Investment Corporation (hereinafter referred to as "SPI") hereby announces the following regarding the differences between the forecasts of management status and distribution for the fiscal period ended April 2025 (39th fiscal period: from November 1, 2024 to April 30, 2025) announced in the "Notice Concerning Revision of Management Status and Distribution Forecasts for the Fiscal Period Ending April 2025 (39th Fiscal Period) and the Fiscal Period Ending October 2025 (40th Fiscal Period)" dated April 24, 2024, and the actual results announced today, as well as the revision of management status and distribution forecasts for the fiscal period ending October 2025 (40th Fiscal Period).

## 1. Differences between Forecasts and Actual Results for the Fiscal Period Ended April 2025 (39th Fiscal Period)

	Operating revenue	Operating income	Ordinary income	Net income	Distribution per unit (excluding distribution in excess of earnings)	Distribution in excess of earnings per unit	Distribution per unit (including distribution in excess of earnings)
Previous forecast (A)	3,781 million yen	1,648 million yen	1,302 million yen	1,300 million yen	4,772 yen	392 yen	5,164 yen
Actual Results (B)	3,827 million yen	1,719 million yen	1,384 million yen	1,383 million yen	5,078 yen	392 yen	5,470 yen
Change (B-A) =(C)	46 million yen	71 million yen	82 million yen	83 million yen	306 yen	0 yen	306 yen
Rate of variation (C/A)	1.2%	4.3%	6.3%	6.4%	6.4%	0.0%	5.9%

(Note 1) Number of investment units issued and outstanding at the end of the fiscal period ending April 2025: 272,415 units

(Note 2) For details of the actual results, please refer to the "REIT Financial Report for 39th Fiscal Period" released today.

(Note 3) Figures have been rounded down to the nearest specified unit. Rate of variation is rounded off to one decimal place.

## 2. Revision of Management Status and Distribution Forecasts for the Fiscal Period Ending October 2025 (40th Fiscal Period)

	Operating revenue	Operating income	Ordinary income	Net income	Distribution per unit (excluding distribution in excess of earnings)	Distribution in excess of earnings per unit	Distribution per unit (including distribution in excess of earnings)
Previous forecast (A)	3,558 million yen	1,494 million yen	1,138 million yen	1,136 million yen	4,172 yen	392 yen	4,564 yen
Revised forecast (B)	3,586 million yen	1,545 million yen	1,170 million yen	1,168 million yen	4,288 yen	392 yen	4,680 yen
Change (B-A) =(C)	28 million yen	51 million yen	32 million yen	32 million yen	116 yen	0 yen	116 yen
Rate of variation (C/A)	0.8%	3.4%	2.8%	2.8%	2.8%	0.0%	2.5%

(Note 1) Forecast number of investment units issued and outstanding at the end of the fiscal period ending October 2025: 272,415 units

(Note 2) The above forecasts are based on the assumptions stated in the "Assumptions Underlying Forecast for Management Status in 40th Fiscal Period and 41st Fiscal Period" in the "REIT Financial Report for 39th Fiscal Period" released today. Therefore, actual operating revenues, operating profits, ordinary profits, net income, distributions per unit and excess earnings distributions may fluctuate due to future additional acquisitions or transfers of real estate, fluctuations in the real estate market, changes in the operating environment surrounding SPI and other changes in circumstances. In addition, the above forecasts do not guarantee actual performance or the amount of distributions. For details of the forecasts, please refer to the "REIT Financial Report for 39th Fiscal Period."

(Note 3) When a certain level of divergence from the above forecast is expected, the forecast may be revised.

(Note 4) Figures have been rounded down to the nearest specified unit. Rate of variation is rounded off to one decimal place.

## 3. Reasons for the Announcement of the Differences between Forecasts and Actual Results, and Revision of Forecasts

The differences between the forecasts and actual results for the fiscal period ended April 2025 (39th Fiscal Period) are disclosed because an overview of the management status has become clear, and the distribution per unit differs by more than 5% from the forecast.

The revision of the forecast for the fiscal period ending October 2025 (40th Fiscal Period) is due to changes in assumptions, including the gain on sale of specific assets, as disclosed in the "Notice Concerning Disposition of Trust Beneficiary Interest in Domestic Real Estate" released today.

\* Starts Proceed website: <https://www.sp-inv.co.jp/en/>

[Attachment]

Assumptions Underlying the Revisions of the Management Status and Distribution Forecasts for the 39th Fiscal Periods

Item	Assumption
Business period	39th fiscal period: from November 1, 2024 to April 30, 2025 (181 days)
Assets under management	<ul style="list-style-type: none"> <li>The forecasts assumes that assets are the 109 properties in the SPI portfolio as of October 31, 2024, that SPI disposed of (G-30) Proceed Hyogoekimaedori on January 24, 2025, and SPI disposes of (C-20) Proceed Shinkoiwa on February 28, 2025, and there will be no changes (acquisition of new properties, disposition of existing properties, etc.) through to the end of the 39th fiscal period. The actual assets under management may vary due to changes in assets under management.</li> </ul>
Operating revenue	<ul style="list-style-type: none"> <li>Real estate rent revenue includes rent, common area maintenance charges, parking revenue, incidental revenue, etc. and is calculated based on historical data and future forecast.</li> </ul>
Operating expenses	<ul style="list-style-type: none"> <li>Expenses related to rent business other than depreciation and amortization for the acquired assets are calculated based on the historical data and forecasts, as well as variables.</li> <li>Expenses for administrative work are estimated at 242 million yen.</li> <li>Repair expenses, which are recorded as expenses in the amount presumed to be necessary in the business period, are expected to be 136 million yen. However, repair expenses may differ materially from the forecast amount due to a variety of factors, including repair expenses possibly arising from unforeseen events, the variation in the amount depending on the fiscal year being large and repair expenses not being an amount that arises periodically.</li> <li>Concerning fixed asset tax, city planning tax and depreciable asset tax, etc., in principle, of the tax amount assessed and determined, the amount of tax payable during the business period (in the case of fixed asset tax, city planning tax and depreciable asset tax, etc. on properties that have a different number of installment tax payments every period, the amount of the number of annual tax payments corresponding to the business period) is calculated as expenses related to rent business. The amount is expected to be 219 million yen.</li> <li>Depreciation and amortization, which is calculated using the straight-line method inclusive of incidental expenses at the time of acquisition and future additional capital expenditures, is expected to be 708 million yen.</li> <li>Operating expenses other than expenses related to rent business (asset management fee, asset custody fee, administrative service fees, etc.) are expected to be 503 million yen.</li> </ul>
Non-operating expenses	<ul style="list-style-type: none"> <li>Interest expenses (including interest expenses on investment corporation bonds) are expected to be 292 million yen.</li> <li>Borrowing related expenses are expected to be 49 million yen.</li> <li>Expenses for the issuance of investment corporation bonds are recorded as deferred assets and assumed to be amortized until the redemption using the straight-line method. The amount is expected to be 4 million yen.</li> <li>Expenses related to public offerings of investment equity are posted as deferred assets, and they are amortized using the straight-line method over three years. An amortization of 2 million yen will be posted.</li> </ul>
Interest-bearing debt	<ul style="list-style-type: none"> <li>The forecasts assume that the balance of the loan of 47,246 million yen as of today will remain unchanged through to the end of April 2025.</li> <li>The forecasts assume that the balance of investment corporation bonds of 6,000 million yen as of today will remain unchanged through to the end of April 2025.</li> </ul>
Total number of investment units issued and outstanding	<ul style="list-style-type: none"> <li>The forecasts assume the total number of investment units issued and outstanding as of today of 282,477 units will remain unchanged through to the end of April 2025.</li> <li>The acquisition and cancellation of own investment units as stated in the "Notice Concerning Decision on Matters Relating to Acquisition of Own Investment Unit " announced today is not taken into consideration.</li> </ul>
Distribution per unit	<ul style="list-style-type: none"> <li>Distributions (distribution per unit) are calculated by assuming the policy on cash distributions provided in the Articles of Incorporation of Starts Proceed.</li> <li>Distribution per unit may vary due to various factors, including fluctuation in leasing revenue accompanying change in assets under management, change in tenants, etc. and repair expenses possibly arising from unforeseen events.</li> </ul>
Distribution in excess of earnings per unit	<ul style="list-style-type: none"> <li>Starts Proceed calculates its distribution in excess of earnings per unit in accordance with its cash distributions policy as set forth in its Articles of Incorporation.</li> <li>Distribution in excess of earnings per unit that is the sum of the difference between the depreciation for the five properties with fixed-term land leasehold rights and the depreciation calculated on the assumption of land ownership (other distributions in excess of earnings, or a refund of investment) and the amount equivalent to the amortization of fixed-term leaseholds, the amortization of asset retirement obligations, and asset retirement obligation interest (distributions of an allowance for temporary difference adjustments) is estimated to be 378 yen.</li> </ul>
Other	<ul style="list-style-type: none"> <li>For other items, the forecast assumes that there will be no revision of laws and regulations, tax systems, accounting standards, listing regulations, rules of The Investment Trusts Association, Japan, etc. that will impact the forecast figures above.</li> <li>The forecast assumes that there will be no unforeseen material change in general economic trends and real estate market conditions, etc.</li> </ul>