

Financial Results for the Fiscal Period Ended January 31, 2018

Name: Comforia Residential REIT, Inc
 Listed Stock Exchange: Tokyo Stock Exchange
 Security Code: 3282
 URL: <http://comforia-reit.co.jp/english/>
 Representative: Takehiro Izawa, Executive Director

Asset Management Company: TLC REIT Management Inc.
 Representative: Hiroyuki Tohmata, President & CEO
 Inquiries: Kentaro Yoshikawa, General Manager of Strategy Department, Comforia Management Division
 TEL: +81-3-5770-5710

Scheduled Issue Date of Securities Report: April 27, 2018
 Scheduled Commencement Date of Cash Distribution: April 16, 2018
 Supplementary Presentation Material on Financial Results: Yes
 Presentation Meeting of Financial Results: Yes (for institutional investors and analysts)

(Figures less than one million yen are rounded down)

1. Results of Operating and Assets for the Fiscal Period Ended January 31, 2018 (August 1, 2017 - January 31, 2018)

(1) Operating Results (Percentages show changes compared to the previous period)

	Operating Revenue		Operating Profit		Ordinary Profit		Profit	
	Million yen	%	Million yen	%	Million yen	%	Million yen	%
Period Ended Jan. 31, 2018	7,357	(1.1)	3,168	(2.3)	2,680	(2.5)	2,674	(2.5)
Period Ended Jul. 31, 2017	7,276	(9.0)	3,098	(11.1)	2,613	(11.6)	2,608	(11.7)

	Profit Per Unit	Return on Equity (ROE)	Return on Assets (ROA)	Ordinary Profit to Operating Revenue Ratio
	Yen	%	%	%
Period Ended Jan. 31, 2018	4,744	2.7	1.3	36.4
Period Ended Jul. 31, 2017	4,629	2.9	1.3	35.9

(2) Cash Distributions

	Cash Distribution Per Unit (excluding Cash Distribution in Excess of Profit)	Total Cash Distributions	Cash Distribution in Excess of Profit Per Unit	Total Cash Distributions in Excess of Profit	Payout Ratio	Distribution Ratio to Net Asset
	Yen	Million yen	Yen	Million yen	%	%
Period Ended Jan. 31, 2018	4,788	2,698	0	0	100.9	2.8
Period Ended Jul. 31, 2017	4,681	2,638	0	0	101.1	2.8

Note1: The difference of Profit and Total Cash Distributions is caused by The Reversals of Reserve for reduction entry of property.

Period Ended Jan.31, 2018 : 24 million yen

Period Ended Jul.31, 2017 : 30 million yen

Note2: Payout ratio is calculated as follows :

Payout ratio = Total distributions ÷ Profit × 100 (Payout ratio is rounded down to the first decimal place)

(3) Financial Position

	Total Assets	Net Assets	Capital Adequacy Ratio	Net Assets Per Unit
	Million yen	Million yen	%	Yen
Period Ended Jan. 31, 2018	206,171	97,294	47.2	172,601
Period Ended Jul. 31, 2017	205,121	97,258	47.4	172,537

(4) Cash Flows

	Cash Flows from Operating Activities	Cash Flows from Investing Activities	Cash Flows from Financing Activities	Cash and Cash Equivalents at End of Period
	Million yen	Million yen	Million yen	Million yen
Period Ended Jan. 31, 2018	3,997	△ 1,514	△ 1,618	14,043
Period Ended Jul. 31, 2017	3,926	△ 20,297	17,904	13,180

2. Forecasts of Financial Results for the Fiscal Period Ending July 31, 2018 (February 1, 2018 - July 31, 2018)

(Percentages show changes compared to the previous period)

	Operating Revenue	Operating Profit	Ordinary Profit	Profit	Cash Distribution Per Unit (excluding Cash Distribution in Excess of Profit)	Cash Distribution in Excess of Profit Per Unit
	Million yen (%)	Million yen (%)	Million yen (%)	Million yen (%)	Yen	Yen
Period Ended Jul. 31, 2018	7,881 (7.1)	3,482 (9.9)	2,975 (11.0)	2,962 (10.8)	4,810	0

(Reference) Forecast of profit per unit (fiscal period ending July 31, 2018) is 5,047 yen.

(Note) Cash distributions per unit for the fiscal period ending July 31, 2018 is calculated based on the amount obtained by adding the reversal of reserve for reduction entry (46 million yen) to the profit and subtracting the provision of new reserve for reduction entry (184 million yen).

3. Others

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

- Changes in accounting policies due to reversions in accounting standard: None
- Changes not mentioned in a. above: None
- Changes in accounting estimates: None
- Retrospective Restatement: None

(2) The number of investment units issued

- The number of investment units issued at end of period (including treasury units)

Fiscal Period Ended Jan.31, 2018 : 563,694 units

Fiscal Period Ended Jul.31, 2017 : 563,694 units

- The number of treasury units at end of period

Fiscal Period Ended Jan.31, 2018 : 0 units

Fiscal Period Ended Jul.31, 2017 : 0 units

(Note) Profit per unit is calculated by dividing profit by the weighted average number of investment unit.

*Status of audit procedures

This material is outside the scope of audit procedures based on the Financial Instruments and Exchange Act of Japan (Act No. 25 of 1948, including subsequent revisions, hereinafter referred to as the "Financial Instruments and Exchange Act"). As of the time of disclosing this material, audit procedures for the financial statements based on the Financial Instruments and Exchange Act are incomplete.

*Appropriate use of forecasts of financial results and other special items

Forward-looking statements in this material including forecasts of financial results are based on information currently available to us and on certain assumptions we deem to be reasonable. Therefore, actual operating and other results may differ materially due to various factors. In addition, the forecasts do not guarantee the payment of the amount.

This material is a translated excerpt from Brief Announcement on the Financial Result (“Kessan Tanshin”) in Japanese released today, and is for reference purposes only. If any discrepancies arise between this material and the original Japanese version, the later will prevail.