



Semi-Annual Report for the 24th Fiscal Period

From February 1, 2022 to July 31, 2022



CRR 3282

For a Superior Level of Living Comfort

COMFORIA

COMFORIA RESIDENTIAL REIT, INC

21-1 Dogenzaka 1-chome, Shibuya-ku, Tokyo
<https://www.comforia-reit.co.jp/en/>



For a Superior Level of Living Comfort

COMFORIA is the name we have given to the urban rental residences produced by the Tokyu Land Corporation. The word COMFORIA is a compound that we coined from "comfort," and "ia," a Latin suffix meaning "place."

The idea that residences are not just containers has given birth to our COMFORIA series of rental residences made specifically for people who wish to live freely and affluently in urban communities.

We invest in and manage the urban exclusive rental residence COMFORIA series, which Tokyu Land Corporation has produced, to maximize our unitholders' value.



I. Overview of the Investment Corporation



Greetings

We would like to express our deepest sympathies to those affected by COVID-19 infections as well as the family members and friends.

We are pleased to inform you that Comforia Residential REIT, Inc (the "Investment Corporation") successfully closed all accounts for the 24th Fiscal Period (from February 1, 2022 to July 31, 2022). We would like to thank all of our unitholders and stakeholders for their continued support and cooperation. In the 24th Fiscal Period, the market environment was unstable due to global inflation and rising interest rates from the beginning of 2022 and the situation in Ukraine from late February, but things are settling down and the J-REIT market is currently in a moderate uptrend. In particular, we believe that the excellent stability and defensiveness of residential REITs are now valued more highly.

We acquired COMFORIA SAKURAJOSUI and five other properties from February to April 2022 with funds procured through a public offering, conducted for the ninth consecutive year since listing, by utilizing the pipeline of our sponsor, Tokyu Land Corporation, as well as borrowings and cash on hand. We also acquired COMFORIA KITAZAWA through our asset management company's original route, resulting in an asset size of 147 properties with a total acquisition price of ¥281 billion (as of July 31, 2022), continuously expanding toward our medium-term AUM target of ¥300 billion. On the financial front, in April 2022, the outlook on our long-term issuer credit rating (AA-) by a rating agency was changed from "Stable" to "Positive". We believe this is an external evaluation of our continuous external growth and stable management performance to date.

The average occupancy rate for the 24th Fiscal Period remained generally stable at 96.2%, our second consecutive period above 96%, showing recovery from the pandemic. The Investment Corporation had ¥9,785 million in operating revenue, ¥4,386 million in operating profit, and ¥3,704 million in profit, all of which exceeded our forecasts, resulting in a distribution per unit (DPU) of ¥5,334.

In the next fiscal period onward, we will continue to aim to achieve stable earnings, ensure the steady growth of our managed assets, utilize sponsor support to acquire excellent assets, and conduct asset replacements aimed at improving our portfolio quality in order to maximize unitholders' value. Your continued support and cooperation are highly appreciated.



Comforia Residential REIT, Inc
Takehiro Izawa
Executive Director (center)
Koji Yamamoto
Supervisory Director (left)
Masamichi Ohshima
Supervisory Director (right)

Financial Highlights

Operating revenue	¥ 9,785 million	Number of properties	147 properties
Operating profit	¥ 4,386 million	Acquisition price	¥ 281.0 billion
Profit	¥ 3,704 million	Appraisal value	¥ 360.3 billion
Distribution per unit (DPU)	¥ 5,334	Occupancy rate at the 24th Fiscal Period-end	95.9 %
Total loan to value (LTV)	50.7 %	Average occupancy rate	96.2 %

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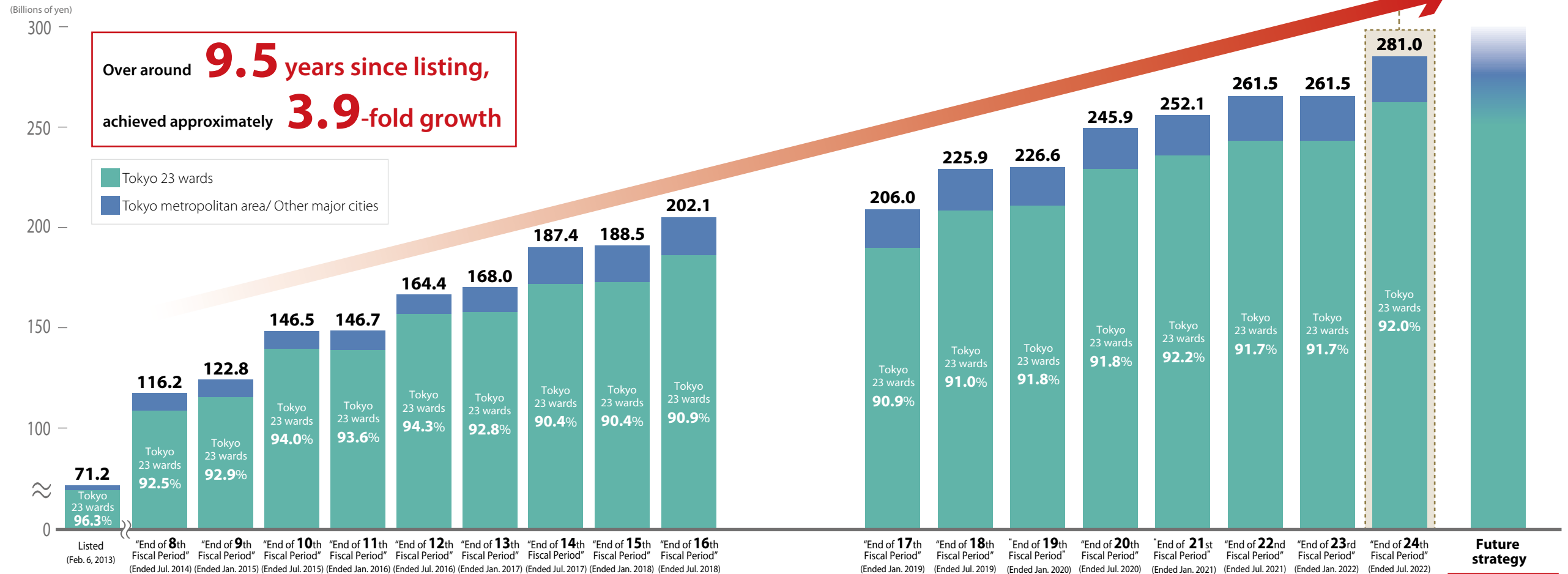
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In the 24th Fiscal Period, the Investment Corporation implemented a public offering in February 2022, its ninth consecutive year since listing, and acquired six properties with the funds procured as well as borrowings and cash on hand. In addition, it acquired COMFORIA KITAZAWA through borrowings and cash on hand in July 2022.

The Investment Corporation will keep promoting external growth by continuing to invest selectively in high-quality properties mainly in Tokyo 23 wards, focusing on the collaboration with our sponsor group, as well as original sourcing by TLC REIT Management Inc. (the "Asset Management Company"), while seeking expansion of the asset size and stable distribution levels.

Selective Investments Mainly in Tokyo 23 Wards (As of July 31, 2022)

Historical Asset Size



Future Strategy

Aim for an asset size of ¥ 300 billion while maintaining a portfolio with properties mainly in the Tokyo 23 wards

Credit Rating	A+ (Stable) → A+ (Positive) → AA- (Stable) → Changed to AA- (Positive) from April 2022								
Inclusion in Indices	June 2018 FTSE EPRA/NAREIT Global Real Estate Index Series - Asia June 2020 Tokyo Stock Exchange REIT Core Index September 2020 FTSE Global Equity Index								
Distribution per Unit (DPU) (Note 1)	¥4,268	¥4,296	¥4,403	¥4,339	¥4,487	¥4,549	¥4,681	¥4,788	¥4,985
Occupancy Rate at End of Period	94.8%	95.2%	95.5%	96.2%	96.3%	96.5%	96.1%	96.7%	96.6%

¥5,180	¥5,180	¥5,295	¥5,309	¥5,410	¥5,872	¥5,529	¥5,334	Aim to improve stabilized DPU
96.4%	97.0%	96.7%	95.0%	95.9%	95.7%	96.0%	95.9%	Consistently stable occupancy rate

(Note 1) Since a four-for-one split of investment units was carried out effective August 1, 2014, the figures for DPU prior to the split are divided by four and rounded off to the nearest whole number.
 (Note 2) Ratio of Tokyo 23 wards denotes ratio among rental residences.

Portfolio Focusing on "Tokyo 23 Wards" and "Near Stations"

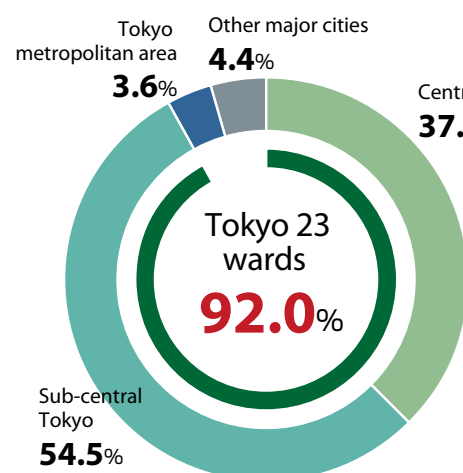
With "in Tokyo 23 wards" and "near stations" as the focus, the Investment Corporation continues to acquire rental residences developed by sponsors and to use its Asset Management Company's original property acquisition channels to selectively invest in high-quality properties.

Asset Size (Acquisition price basis)

147 properties / ¥ **281.0** billion

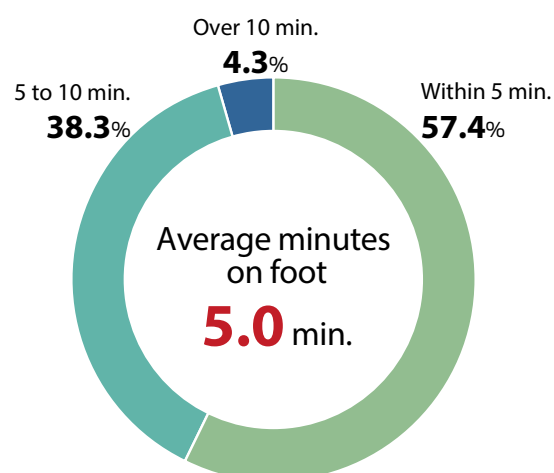
Investment Area (Rental residence)

(As of the end of 24th FP)



Average Minutes on Foot from Nearest Stations (Rental residence)

(As of the end of 24th FP)

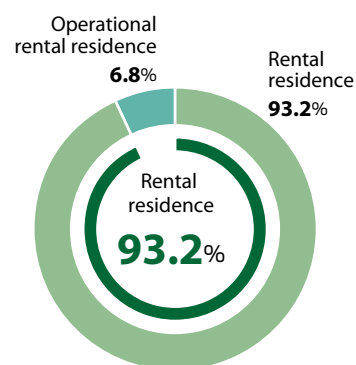


Primarily Tokyo 23 wards

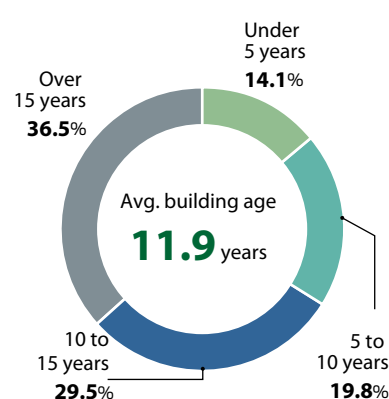


Primarily properties near stations

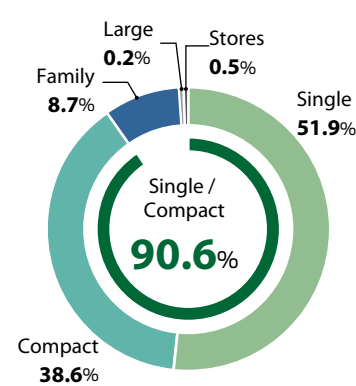
Investment Target



Building Age

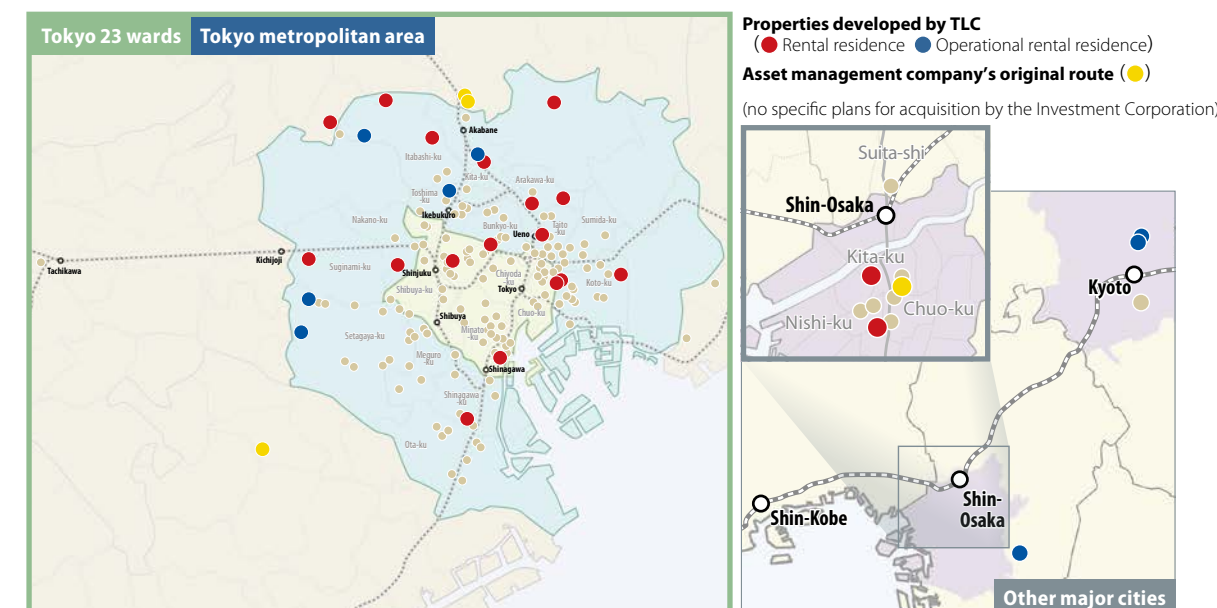


Unit Type (Rental residence)



Status of Pipeline Development for Further Growth (As of September 15, 2022)

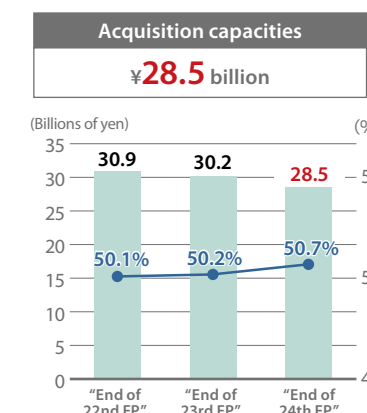
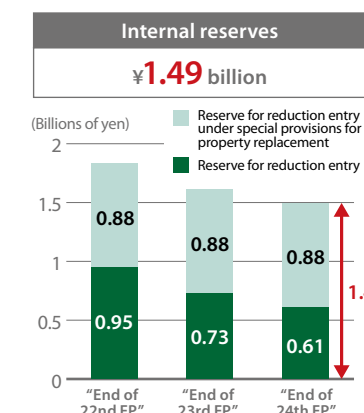
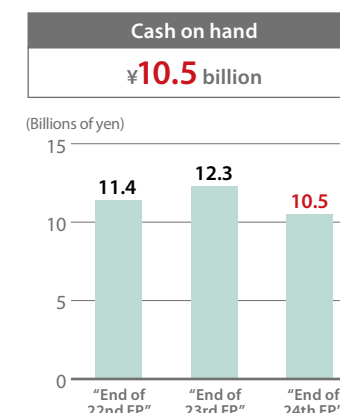
The sponsor, Tokyu Land Corporation, is developing 27 properties (3,298 units) located primarily within Tokyo 23 wards, and the Investment Corporation is expanding its acquisition opportunities with proactive external acquisition.



	Number of properties	Number of units
Tokyo 23 wards	21	2,419
Tokyo metropolitan area	4	222
Other major cities	6	850
Total	31	3,491
(Completed)	21	2,288

External growth through strategic capital use and distribution stability using internal reserves

As of the end of the 24th Fiscal Period, the Investment Corporation's free cash is ¥10.5 billion and internal reserves are ¥1.49 billion (after 24th FP distribution). Maintaining an LTV level of 55%, its acquisition capacities are ¥28.5 billion. It is capable to use these funds to expand asset size, limit downside risk and keep steady growth.




End of 23rd FP	End of 24th FP
140 properties / ¥261.5 billion	147 properties / ¥ 281 billion

Sponsor developed	Sponsor-developed properties	Original Route	Acquisition through original route of the Asset Management Company
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156	COMFORIA SAKURAJOSUI	Sub-central Tokyo
 <p data-bbox="749 651 803 676">Sponsor developed</p>	Address	4-6-4 Shimotakaido, Suginami-ku, Tokyo
	Nearest station/ Distance (on foot)	7-minute walk from Kamikitazawa Station on the Keio Line
	Ownership	Ownership
	Completion date	March 2020
	Rentable units	130 units
	Acquisition date	April 4, 2022
	Acquisition price	¥3,750 million

154	GRANCREE TACHIKAWA	Tokyo metropolitan area
 <p data-bbox="749 1074 798 1116">Sponsor developed</p>	Address	2- 3- 21 Fujimicho, Tachikawa-shi, Tokyo
	Nearest station/ Distance (on foot)	11-minute walk from Tachikawa Station on the JR Chuo Line and 3 other lines
	Ownership	Land/Fixed-term leasehold Building/Ownership
	Completion date	May 2020
	Rentable units	131 units
	Acquisition date	March 29, 2022
	Acquisition price	¥ 2,933 million

152	CAMPUS VILLAGE KYOTOFUSHIMI	Other major cities
<div data-bbox="754 1493 803 1510"> <div>Sponsor developed</div> </div> 	Address	24-1 Takedakitamitsugucho, Fushimi-ku, Kyoto-shi, Kyoto
	Nearest station/ Distance (on foot)	4-minute walk from Kuinabashi Station on the Kyoto Municipal Subway Karasuma Line
	Ownership	Ownership
	Completion date	February 2020
	Rentable units	95 units
	Acquisition date	March 25, 2022
	Acquisition price	¥ 1,075 million

157 COMFORIA KITAZAWA Sub-central Tokyo



The purchase agreement for COMFORIA KITAZAWA was signed on March 15, when it was under construction and it was acquired on July 1, immediately after completion. Leasing is proceeding favorably, targeting singles and DINKs who value proximity to the city center and convenience of living environment. As of July 31 (end of 24th FP), the occupancy rate was 14.1%, but rent per tsubo is higher than initially planned.

Address	1-24-8 Kitazawa, Setagaya-ku, Tokyo
Nearest station/ Distance(on foot)	4-minute walk from Higashikitazawa Station on the Odakyu Odawara Line
Ownership	Ownership
Completion date	June 2022
Rentable units	76 units
Acquisition date	July 1, 2022
Acquisition price	¥3,816 million

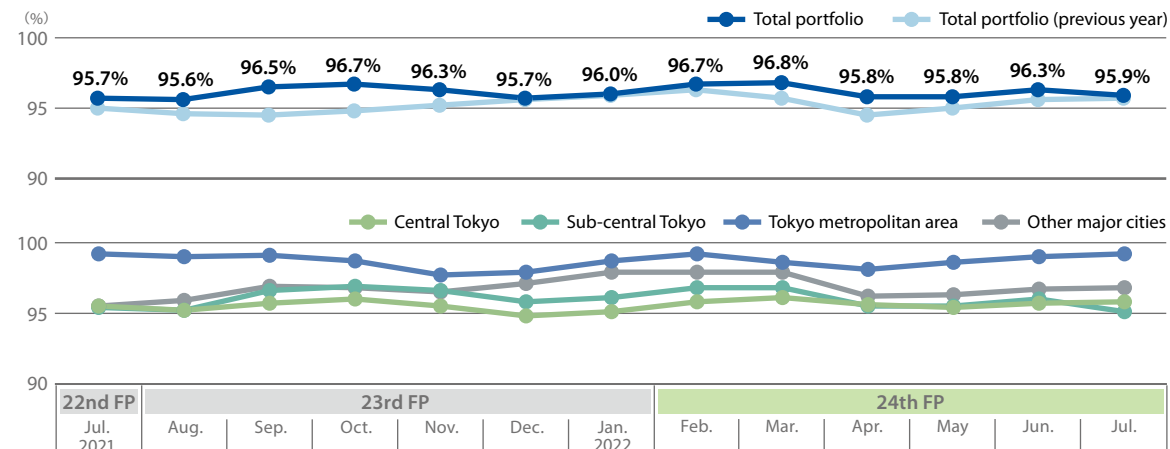
24th FP		▶	Total
Acquired from sponsor	Acquired from third party		7 properties
6 properties	1 property		
¥15.6 billion	¥3.8 billion		¥19.4 billion

	End of 23rd FP	End of 24th FP	Difference
Central Tokyo	37.5%	34.9%	▲2.6pt
Sub-central Tokyo	52.9%	54.2%	+1.3pt
Tokyo metropolitan area	5.2%	6.4%	+1.2pt
Other major cities	4.4%	4.5%	+0.1pt
Ratio of Tokyo 23 wards (Rental residence)	91.7%	92.0%	+0.3pt

In the 24th Fiscal Period, by continuing to set appropriate leasing conditions and conduct active leasing efforts, the Investment Corporation gradually recovered from the impact of the pandemic and realized stable occupancy rates.

Portfolio Occupancy Rates

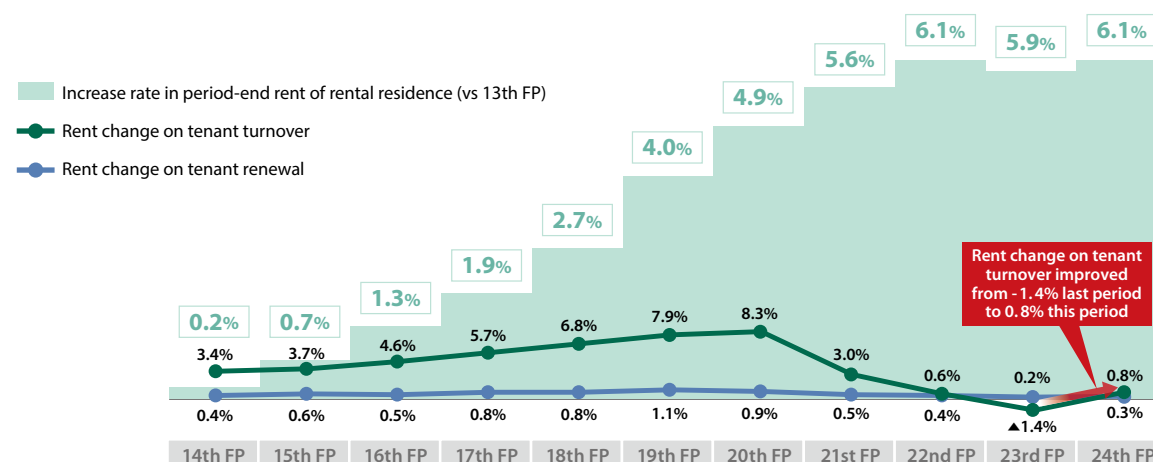
The average occupancy rate for the 24th Fiscal Period was stable at 96.2%.



Rental Residence Rent Change on Tenant Turnover and Per Tsubo

The number of turned over units has remained in the low 10% range relative to the total number of units. Period-end rent per tsubo for rental residences continued to trend upward despite the pandemic.

Rental Residence	14th FP (Jul. 17)	15th FP (Jan. 18)	16th FP (Jul. 18)	17th FP (Jan. 19)	18th FP (Jul. 19)	19th FP (Jan. 20)	20th FP (Jul. 20)	21st FP (Jan. 21)	22nd FP (Jul. 21)	23rd FP (Jan. 22)	24th FP (Jul. 22)
Total Number of Units	8,056	8,095	8,493	8,487	8,986	8,903	9,548	9,707	9,925	9,925	10,187
Turned Over Units (% of Total Units)	963 (12.0%)	843 (10.4%)	1,087 (12.8%)	858 (10.1%)	1,101 (12.3%)	912 (10.2%)	958 (10.0%)	1,151 (11.9%)	1,308 (13.2%)	1,133 (11.4%)	1,341 (13.2%)
Renewed Units (% of Total Units)	1,374 (17.1%)	1,151 (14.2%)	1,991 (23.4%)	1,191 (14.0%)	1,525 (17.0%)	1,255 (14.1%)	2,070 (21.7%)	1,443 (14.9%)	1,606 (16.2%)	1,298 (13.1%)	1,847 (18.1%)



Value-Add Renovations of Exclusive Areas Over the Past Year

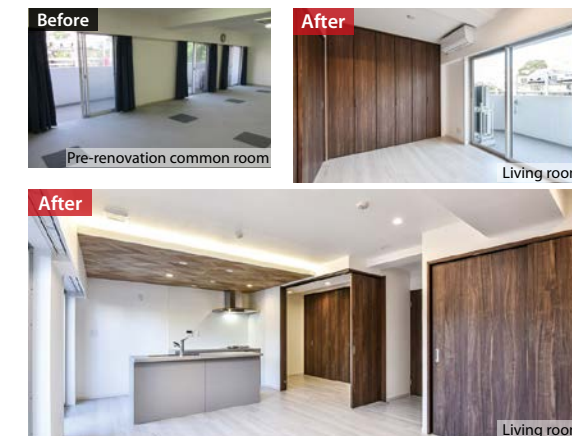
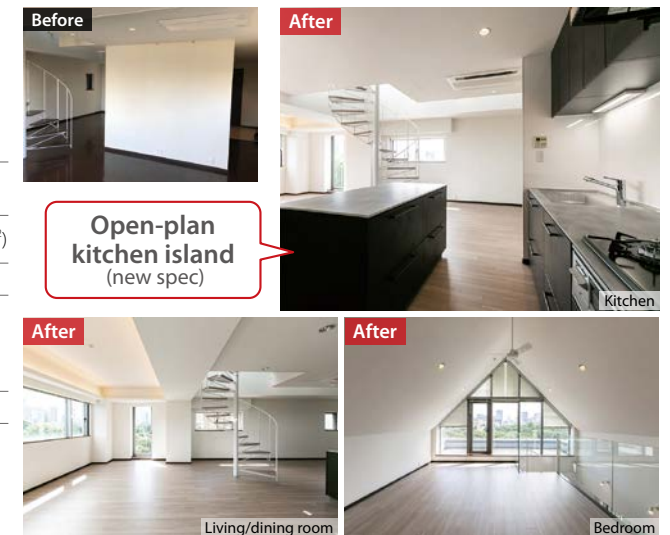
Value-add renovations were undertaken alongside restoration after tenant lease termination based on property features and market demand.

COMFORIA MINAMIAOYAMA Even more premium

COMFORIA MINAMIAOYAMA's premium top-floor residence was selected for value-add renovation to enhance competitiveness and tenant satisfaction.

Property name	COMFORIA MINAMIAOYAMA (18.8 years old)
Target residence	Top floor maisonette (two-bedroom, 125.88 m ²)
Work period	June-July 2021
Work details	<ul style="list-style-type: none"> Kitchen renovation Re-wallpapering Washing machine pan/shelf installation Upper floor blinds replacement, etc.
Total cost	¥4 million

Monthly rent **¥600,000** **+30%** **¥780,000**
(+¥180,000)



COMFORIA MINAMISUNAMACHI Common room to residence

COMFORIA MINAMISUNAMACHI's little-used common room was converted into a residence, following regulatory approval, creating a new revenue source.

Property name	COMFORIA MINAMISUNAMACHI (15.6 years old)
Work period	November 2021 – February 2022
Work details	Common room conversion to family residence (three-bedroom, 74.8 m ²), full renovation
Total cost	¥13.9 million

Monthly rent **¥0** **→** **¥250,000**
(2.5x other units in the building) **ROI 22%**

Ongoing value-add work in harmony with living environment and property features

Despite being in the city center, COMFORIA MINAMIAOYAMA is located in a peaceful environment overlooking the lush greenery of Aoyama Cemetery. In its newly upgraded unit, the kitchen partition wall was removed to create a more spacious feel. In addition, carefully selected flooring and wallpaper make the entire living room bright and comfortable. COMFORIA MINAMISUNAMACHI is located near a station with a variety of convenient facilities that make it easy for families to live in the area, so the

selected renovation unit was designed to target families. In light of COVID-19, the floor plan provides smooth access from the entrance to the washroom and bathroom, and there is also ample living and kitchen space. Going forward, we will continue to enhance the value of our assets under management through highly investment-efficient value-adds that take into account the attractiveness and potential of the property as well as the characteristics of the area.



Sae Nishioka
Assistant Manager, Asset
Management Department,
Comforia Management Division,
TLC REIT Management Inc.
Hobby: garden sharing

Topics of 24th FP

Information Disclosure Based on TCFD Recommendations

The Investment Corporation recognizes that climate change is an important issue that will have a significant impact on its business activities. The asset management company (TRM) has announced its support for the recommendations of the Task Force on Climate-related Financial Disclosures (TCFD) established by the Financial Stability Board (FSB) and has also joined the TCFD Consortium, a group of domestic companies that support the TCFD recommendations. Based on the four items of the TCFD recommendations (governance, strategy, risk management and metrics and targets), TRM has analyzed the risks and opportunities posed by climate change and disclosed this information on the Investment Corporation's website.



Scenario	Predicted Risks・Opportunities	Time Span	Effects	Strategy/Countermeasures	Metrics and Targets
2°C・1.5°C Transition Risk	Risks <ul style="list-style-type: none"> Management cost increase due to Carbon Tax. Maintenance/Renovation fee increase due to tightening regulations. Declining demand for low energy-efficiency properties. 	2030 (Medium)	Small-Large	<ul style="list-style-type: none"> Energy-saving transformation (i.e., LED lights) Green-Certification for Real Estate Green-lease provisions 	Energy Consumption Medium-long term Avg. 1% decrease/year (Energy consumption intensity)
	Opportunities <ul style="list-style-type: none"> Management Efficiency from transitions to environment friendly properties. Competitiveness strengthening from transitions to environment friendly properties. 	2050 (Long)			CO₂ Emission from Energy Consumption Medium-long term Avg. 1% decrease/year (GHG Emission intensity)
4°C Physical Risk	Risks <ul style="list-style-type: none"> Damage to properties and increase in maintenance/repairing costs due to abnormal climate 	2050 (Long)	Small-Medium	Hazard risks evaluation for each property	

CASBEE Certification for Real Estate

COMFORIA OMIYA S Rank ★★★★★

Following COMFORIA SHINJUKU EASTSIDE TOWER, COMFORIA OMIYA obtained the highest rank of "S" in the CASBEE real estate certification.

As of the end of the 24th Fiscal Period (end of July 2022), a total of six properties have been certified, accounting for 20.1% of the total floor area of the entire portfolio.



Portfolio's Certification Status (Jul. 2022)

Certified Properties	6
Gross floor area	102,133.95 m ²
Certified Proportion	20.1%

Environment

Relevant SDG Goals

Goal 7

Affordable and Clean Energy



Goal 12

Responsible Consumption and Production



Status/Initiatives

Saving Energy with Apartment Equipment and Common Area Lighting

We are saving energy by changing the temperature settings of air conditioning equipment and thinning out some of the lighting in common areas. We also encourage residents to save electricity and energy at home.



Use of Recycled Building Materials

We proactively use recycled materials when undertaking large-scale renovations, common area carpet replacement, etc. This reduces industrial waste and recirculates resources.



Rooftop Greening

At COMFORIA KINSHICHO DEUX, we have alleviated the heat island effect and implemented energy-saving measures by planting vegetation on the rooftop.



Renewable Energy Initiatives

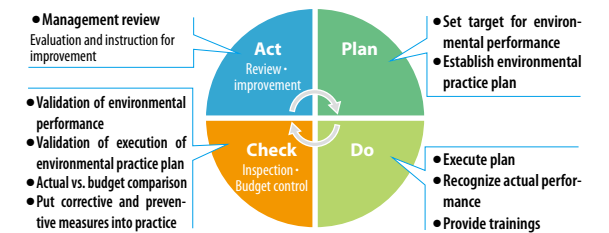
We utilize renewable energy from solar power. COMFORIA NAKAO-CHIAI's annual solar power generation is equivalent to approximately 15% of its common area electricity consumption (based on February 2021 – January 2022 data).



Annual power generation of the solar power facilities in COMFORIA NAKAOCHIAI
4,199.7 kwh
(Feb. 2021 – Jan. 2022)

Establishment of Environment Management System (EMS)

The Asset Management Company established a unique environment management system (EMS) which applies PDCA cycle to continuously cope with environmental challenges.



Society

Relevant SDG Goals

Goal 3

Health and Well-Being for All



Goal 11

Sustainable Cities and Communities



Status/Initiatives

Support in Hokkaido via Corporate Hometown Tax

Following on from 2020, as part of our contribution to local communities, we donated to a project supporting improvement of working environments at medical institutions for fever treatment/examination, which aims to provide support for medical staff and improve medical equipment and materials in Hokkaido, where we own several properties.



LUUP Service

Electric kickboard sharing service "LUUP" is available at 14 properties and is heavily used by tenants and nearby residents. Our intention is to enhance property/community features to improve everyday convenience as part of promoting a "smart city".



COMFORIA WASEDA

Governance

Relevant SDG Goals

Goal 12

Responsible Consumption and Production



Goal 16

Peace, Justice and Strong Institutions



Status/Initiatives

Decision-making Flow in Acquisition of Assets

The asset management company of the Investment Corporation has built a governance framework that gives priority to compliance and is pouring its efforts in prevention of conflict of interest, risk management and legal compliance.



(Note 1) Deliberation and resolution by the Compliance Committee as well as prior approval by the Investment Corporation's board of directors will be required for acquiring assets, etc. in case of related-party transactions and other necessary cases.

(Note 2) If the candidate acquisition asset is a healthcare facility, advisory from external experts related to healthcare facilities shall be sought. Furthermore, discussions shall be held upon receiving a report on the content of reports, etc. created by external experts related to healthcare facilities and, if necessary, the Investment Committee shall be attended by the concerned external experts as observers and their opinions shall be heard.

Aligning Interests Between Unitholders and the Sponsor

In the public offering held in February 2022, the sponsor acquired 2,410 units, which is 10% of the number of issuing units.

Even in terms of capital relationship, the Investment Corporation aims to make a strong relationship with the sponsor and to achieve mutual interests improvement by aligning the interests of the unitholders to that of the sponsor.

Sponsor's investment ratio
9.0%
(As of end of July 2022)

Financial Strategy

The Investment Corporation will carry out equity financing (additional issuance of investment units) and debt financing (borrowings of funds and issuance of investment corporation bonds) while paying attention to financial soundness and earnings stability. Furthermore, the Investment Corporation will control its Balance Sheets by maintaining an LTV (interest-bearing debt) (%) level to secure funds.

Refinancing Results in 24th FP

Before refinancing		After refinancing and new borrowing	
Loan amount	¥8,800 million	Loan amount	¥19,599 million
Avg. Borrowing term	6.1 years	Avg. Borrowing term	5.3 years
Avg. interest rate	0.62%	Weighted avg. Interest rate	0.60%

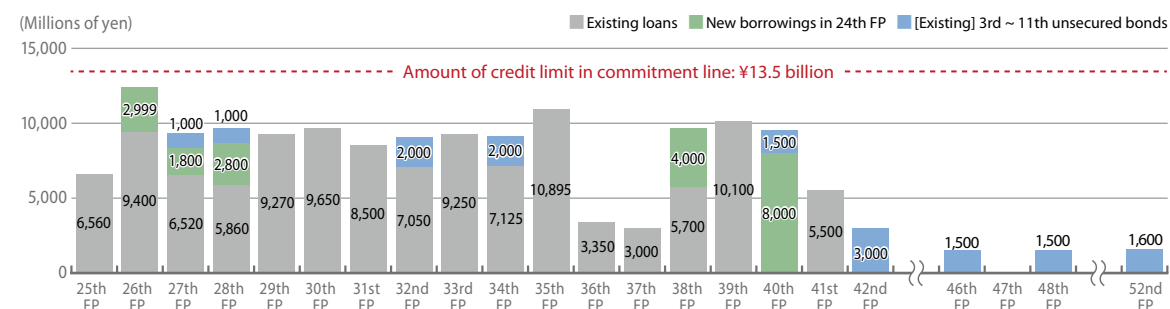
Interest-Bearing Debt

	End of 24th FP (July 31, 2022)
LTV ^(Note)	50.7%
Long-term debt ratio	87.6%
Fixed-interest debt ratio	95.0%
Average maturity	4.5 years
Weighted avg. interest rate	0.58%

(Note) Interest-bearing debt balance/total assets

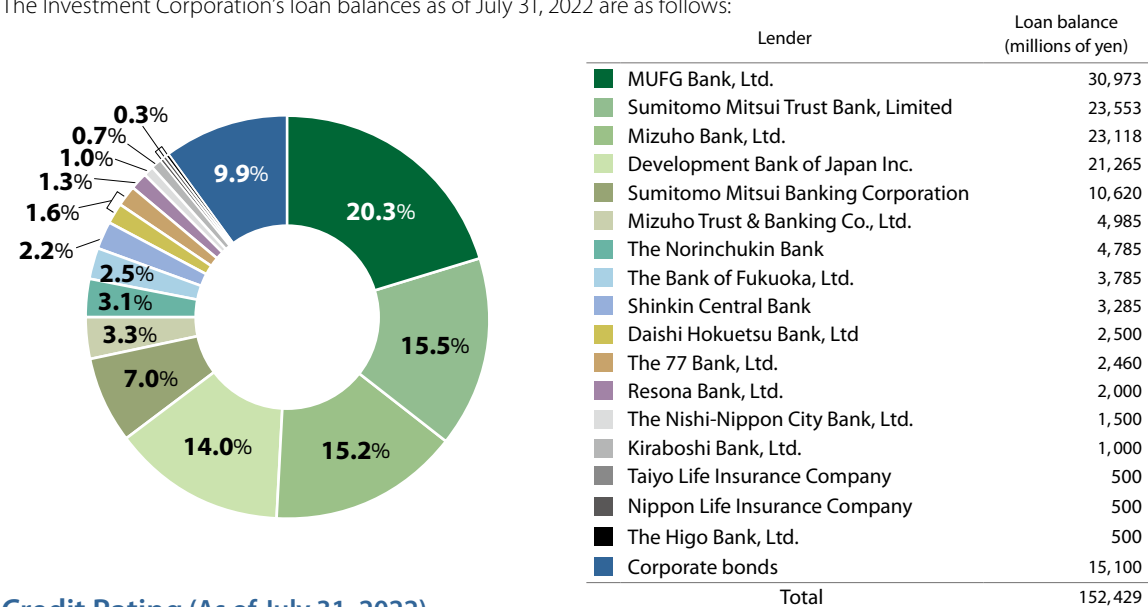
Diversification of Repayment Dates

The expected repayments of debt and investment corporation bonds as of July 31, 2022 are as follows:



Loan Balances

The Investment Corporation's loan balances as of July 31, 2022 are as follows:



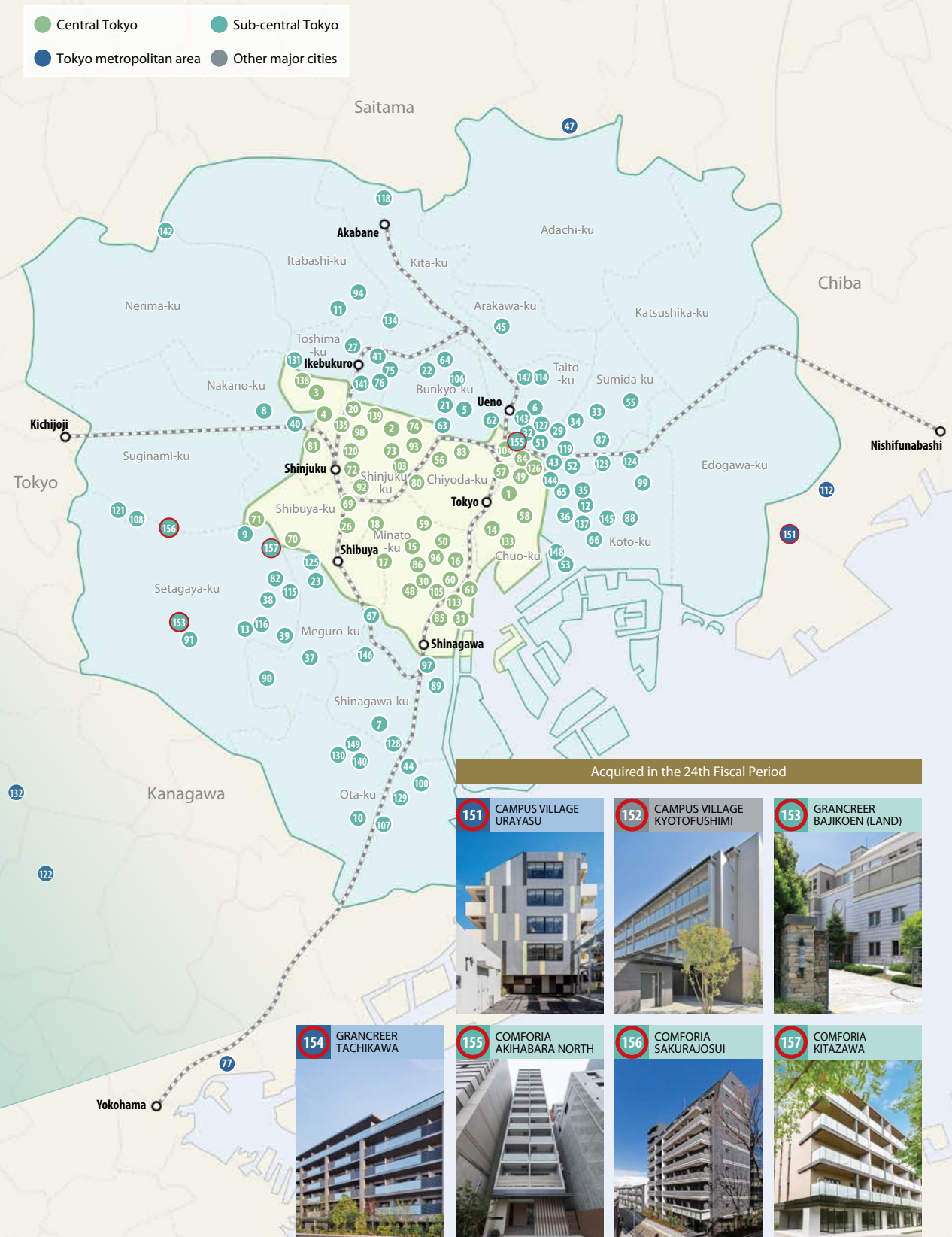
Credit Rating (As of July 31, 2022)

Rating agency	Rating category	Rating	Outlook
Japan Credit Rating Agency, Ltd.	Long-term issuer rating	AA-	Positive

The Investment Corporation manages assets with superb accessibility located mainly in the Tokyo 23 wards.

Central Tokyo			48 properties
1	COMFORIA NIHONBASHI NINGYOCHO	31	COMFORIA SHIBAURA BOWHOUSE
2	COMFORIA WASEDA	48	COMFORIA SHIROKANETAKANAWA
3	COMFORIA SHIMOOCHIAI	49	COMFORIA NIHONBASHI NINGYOCHO EAST
4	COMFORIA HIGASHINAKANO	50	COMFORIA ATAGO
14	COMFORIA GINZA EAST	56	COMFORIA KUDAN
15	COMFORIA AZABUDAI	57	COMFORIA NIHONBASHI NINGYOCHO NORTH
16	COMFORIA SHIBAKOEN	58	COMFORIA SHINKAWA
17	COMFORIA NISHIAZABU	59	COMFORIA AKASAKA
18	COMFORIA MINAMIAOYAMA	60	COMFORIA MITA EAST
20	COMFORIA NISHIWASEDA	61	COMFORIA SHIBAURA CANAL
26	COMFORIA HARAJYUKU	69	COMFORIA KITASANDO
30	COMFORIA MITA NORTH	70	COMFORIA YOYOGIUEHARA
71	COMFORIA SASAZUKA	81	COMFORIA NISHISHINJUKU
72	COMFORIA SHINJUKUGYOEN II	83	COMFORIA KANDAJINBOCHO
73	COMFORIA ICHIGAYAYANAGICHO	84	COMFORIA NIHONBASHI
74	COMFORIA KAGURAZAKA	85	COMFORIA TAMACHI
80	COMFORIA NIBANCHO	86	COMFORIA AZABUJUBAN
96	COMFORIA AZABU EAST	92	COMFORIA SHINJUKUGYOEN I
98	COMFORIA SHINJUKU EASTSIDE TOWER	93	COMFORIA KAGURAZAKA DEUX
103	COMFORIA ICHIGAYAYAKUOJI		
104	COMFORIA AKIHABARA EAST		
105	COMFORIA MITA TROIS		
113	COMFORIA SHIBAURA		
120	COMFORIA SHINJUKU		
126	COMFORIA HIGASHINIHONBASHI		
133	COMFORIA GINZA EAST NIBANKAN		
135	COMFORIA HIGASHINJUKU STATION FRONT		
138	COMFORIA NAKAOCHIAI		
139	COMFORIA WASEDA DEUX		
Sub-central Tokyo			82 properties
5	COMFORIA BUNKYOKASUGA	39	COMFORIA GAKUGEIDAIGAKU
6	COMFORIA ASAKUSAMATSUGAYA	40	COMFORIA HIGASHINAKANO DEUX
7	COMFORIA NISHIOI	41	COMFORIA HIGASHIIBUKURO WEST
8	COMFORIA NAKANO	43	COMFORIA RYOGOKU DEUX
9	COMFORIA SHIMOKITAZAWA	44	COMFORIA OMORI DEUX
10	COMFORIA NISHIKAMATA	45	COMFORIA MACHIYA
11	COMFORIA OYAMA	51	COMFORIA ASAKUSABASHI
12	COMFORIA KYOSUMISHIRAKAWA SOUTH	52	COMFORIA RYOGOKU SOUTH
13	COMFORIA KOMAZAWA	53	COMFORIA TOYOSU
21	COMFORIA KOISHIKAWA	55	COMFORIA SUMIDA-TACHIBANA
22	COMFORIA SENGOKU	62	COMFORIA UENOHIROKOJI
23	COMFORIA DAIKANYAMAABADAI	63	COMFORIA KASUGATOMISAKA
27	COMFORIA IKEBUKURO	64	COMFORIA HONKOMAGOME
29	COMFORIA RYOGOKUISHIWARA	65	COMFORIA MORISHITA
32	COMFORIA ASAKUSABASHI DEUX	66	COMFORIA KIBAKOEN
33	COMFORIA OSHIAGE	67	COMFORIA MEGURO CHOJAMARU
34	COMFORIA HONJOAZUMABASHI	75	COMFORIA HIGASHIIBUKURO EAST
35	COMFORIA KYOSUMISHIRAKAWA TROIS	76	COMFORIA HIGASHIIBUKURO
36	COMFORIA MONZENNAKACHO	82	COMFORIA KOMABA
37	COMFORIA HIMONYA	87	COMFORIA KINSHICHO
38	COMFORIA MISYUKU	88	COMFORIA MINAMISUNAMACHI
89	COMFORIA HIGASHISHINAGAWA	99	COMFORIA OJIMA
90	COMFORIA MEGUROYAKUMO	100	COMFORIA OMORI TROIS
91	COMFORIA YOGA	106	COMFORIA BUNKYOHAKUSAN
94	COMFORIA ITABASHINAKAJUKU	107	COMFORIA KAMATA
97	COMFORIA SHINAGAWA EAST	108	COLLEGE COURT HACHIMANYAMA
99	COMFORIA OJIMA	114	COMFORIA UENOIRIYA
100	COMFORIA OMORI TROIS	115	COMFORIA IKEJIRI
106	COMFORIA BUNKYOHAKUSAN	116	COMFORIA SETAGAYAKAMIUMA
107	COMFORIA KAMATA	118	COMFORIA AKABANEIWABUCHI
108	COLLEGE COURT HACHIMANYAMA	119	COMFORIA RYOGOKU TROIS
114	COMFORIA UENOIRIYA	121	COLLEGE SQUARE HACHIMANYAMA
115	COMFORIA IKEJIRI	123	COMFORIA KINSHICHO DEUX
116	COMFORIA SETAGAYAKAMIUMA	124	COMFORIA KAMEIDO SOUTH
118	COMFORIA AKABANEIWABUCHI	125	COMFORIA SHIBUYA WEST
119	COMFORIA RYOGOKU TROIS	127	COMFORIA ASAKUSAKOMAGATA
121	COLLEGE SQUARE HACHIMANYAMA	128	COMFORIA OMORIKASHIMA
123	COMFORIA KINSHICHO DEUX		
124	COMFORIA KAMEIDO SOUTH		
125	COMFORIA SHIBUYA WEST		
127	COMFORIA ASAKUSAKOMAGATA		
128	COMFORIA OMORIKASHIMA		
Tokyo metropolitan area			8 properties
47	COMFORIA YATSUKA	132	COMFORIA TAMA-PLAZA
77	COMFORIA SHINKOYASU	150	COMFORIA OMIYA
112	COMFORIA GYOTOKU	151	CAMPUS VILLAGE URAYASU
122	GRANCREE CENTER-MINAMI	154	GRANCREE TACHIKAWA
Other major cities			9 properties
95	COMFORIA KITASANJO	111	COMFORIA AWAZA
101	COMFORIA SAPPORO SHOKUBUTSUEN	117	COMFORIA KITAHAMA
102	COMFORIA OGIMACHI	136	COMFORIA ESAKAHIROSHIBACHO
109	COMFORIA SHINSAIBASHI EAST	152	CAMPUS VILLAGE KYOTOFUSHIMI
110	COMFORIA KYOMACHIBORI		

Total
147
properties



Basic Policies

We invest intensively in rental residences for singles and small families, mainly in the Tokyo metropolitan area, based on our basic policies of "investments in residential properties with stable earnings and high growth potential" and "utilization of the Tokyu Fudosan Holdings Group," with the aim of ensuring stable earnings over the medium and long term and maximizing our unitholders' value.

COMFORIA Series

We will invest in and manage rental residences, fully utilizing the concept and expertise of the urban rental residence COMFORIA series, which Tokyu Land Corporation has produced.

For a Superior Level of Living Comfort

COMFORIA is the name we have given to the urban rental residences produced by the Tokyu Land Corporation. The word COMFORIA is a compound that we coined from "comfort," and "ia," a Latin suffix meaning "place." The idea that residences are not just containers has given birth to our "COMFORIA" series of rental residences made specifically for people who wish to live freely and affluently in urban communities. COMFORIA offers living comfort beyond expectation and surpasses the level of mere convenience in many ways.

Four Advantages COMFORIA Offers

Location

COMFORIA knows how valuable time is.

Quality

COMFORIA knows what high quality feels like.

Safety

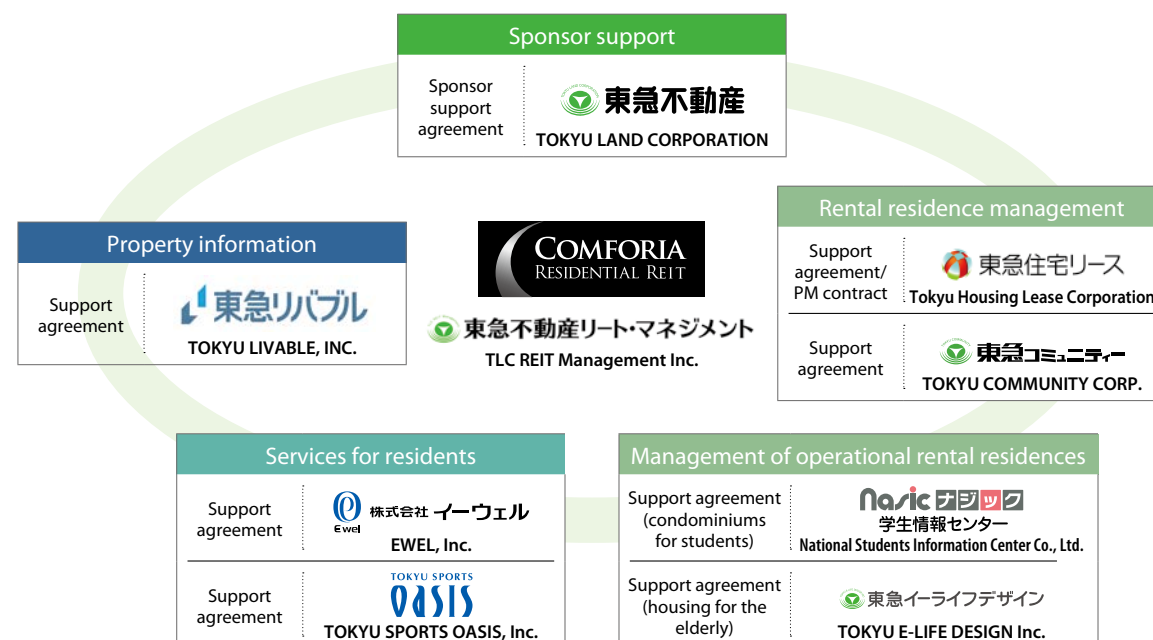
COMFORIA knows where peace of mind comes from.

Service

COMFORIA knows how residents feel.

Value Chain of the Tokyu Fudosan Holdings Group

We have concluded sponsor support agreements, support agreements and property management agreements for managed assets with the Asset Management Company and the Tokyu Fudosan Holdings Group companies to fully utilize the value chain and expertise of the Tokyu Fudosan Holdings Group. With the support of the Tokyu Fudosan Holdings Group companies through such agreements, we aim to expand our asset size (external growth), and maintain and increase asset value (internal growth).



Overview of the Investment Corporation and Asset Management Company



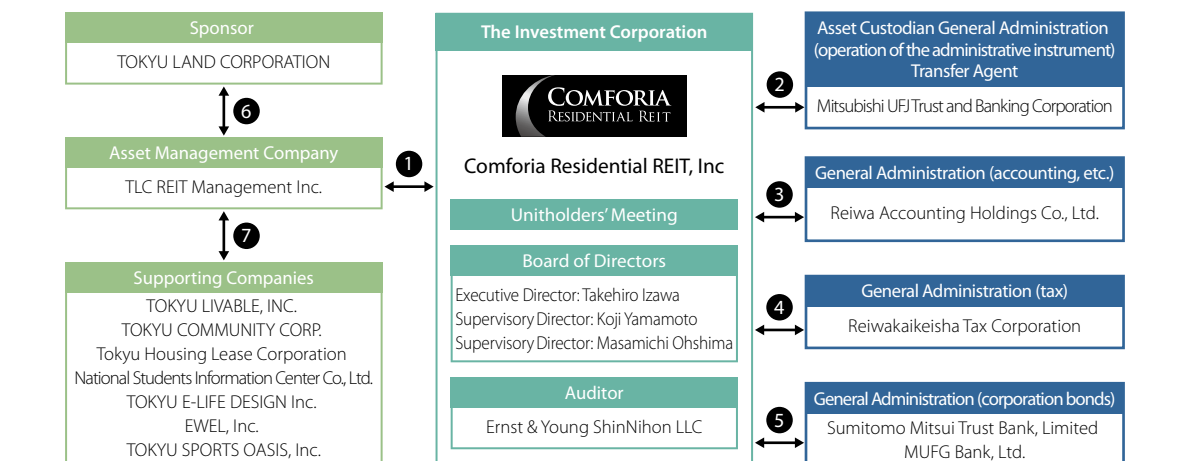
Overview of the Investment Corporation (As of July 31, 2022)

Name of the investment corporation	Comforia Residential REIT, Inc.	Inquiries	TLC REIT Management, Inc. Tel: +81-3-6455-3388
Representative	Takehiro Izawa, Executive Director	Fiscal period-end	January 31 and July 31 of each year
Address	21-1 Dogenzaka 1-chome, Shibuya-ku, Tokyo 150-0043, Japan		

History

June 8, 2010	Registration of incorporation, and foundation under Article 166 of the Act on Investment Trusts and Investment Corporations
June 30, 2010	Implementation of registration by the prime minister under Article 187 of the Act on Investment Trusts and Investment Corporations (registration number: Director of Kanto Finance Bureau No. 71)
February 6, 2013	Listed on the Real Estate Investment Trust Securities Market of the Tokyo Stock Exchange

Structure

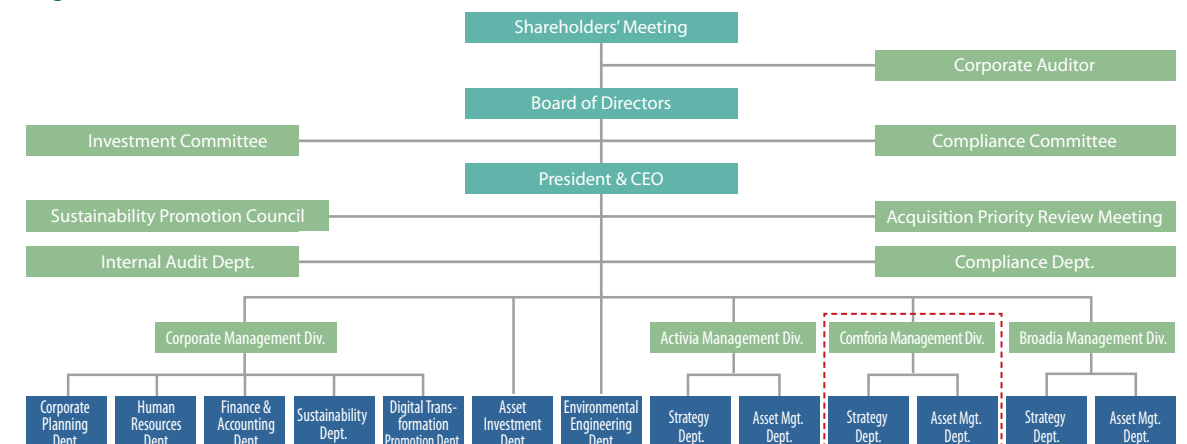


- ① Asset management agreement ② Asset custody agreement, Administrative service agreement, Transfer agency agreement ③ Accounting service agreement ④ Tax administrative agreement ⑤ Fiscal, issuing and payment agency agreement ⑥ Sponsor support agreement ⑦ Support agreement

Overview of the Asset Management Company (As of July 31, 2022)

Trade name	TLC REIT Management Inc.	Shareholder	Tokyu Land Corporation 100%
Representative	Masaoki Kanematsu, President & CEO	Registrations/ Licenses	Financial Instruments Business Firm, granted by the Director of the Kanto Regional Finance Bureau (Financial Instruments) Registration No. 2370 Discretionary Transaction Agent granted by the Minister of Land, Infrastructure, Transport and Tourism, Registration No. 65 Building Lots and Building Transactions Business License, granted by the Governor of Tokyo (3) No. 91139
Address	21-1 Dogenzaka 1-chome, Shibuya-ku, Tokyo 150-0043, Japan		
Established	October 2009		
Capital	¥200 million		

Organization



Asset Management Report for the 24th Fiscal Period (Semi-Annual Report)

From February 1, 2022 to July 31, 2022

Comforia Residential REIT, Inc
21-1 Dogenzaka 1-chome, Shibuya-ku,
Tokyo 150-0043, Japan

II.	Asset Management Report
III.	Financial Section
	Balance Sheets
	Statements of Income
	Statements of Changes in Unitholders' Equity
	Statements of Cash Distributions
	Statements of Cash Flows
	Notes
	Supplementary Schedules
	Independent Auditor's Report

II. Asset Management Report

Overview of Asset Management

1. Performance of the Investment Corporation

Fiscal period		20th Fiscal Period	21st Fiscal Period	22nd Fiscal Period	23rd Fiscal Period	24th Fiscal Period
Business period		From Feb. 1, 2020 to Jul. 31, 2020	From Aug. 1, 2020 to Jan. 31, 2021	From Feb. 1, 2021 to Jul. 31, 2021	From Aug. 1, 2021 to Jan. 31, 2022	From Feb. 1, 2022 to Jul. 31, 2022
Operating revenue	(millions of yen)	9,028	9,565	10,770	9,433	9,785
[Rent revenue - real estate]	(millions of yen)	[9,028]	[9,064]	[9,420]	[9,433]	[9,785]
Operating expenses	(millions of yen)	4,947	5,080	5,180	5,210	5,399
[Expenses related to rent business]	(millions of yen)	[4,092]	[4,176]	[4,263]	[4,267]	[4,438]
Operating profit	(millions of yen)	4,081	4,484	5,590	4,223	4,386
Ordinary profit	(millions of yen)	3,529	3,895	4,995	3,622	3,771
Profit	(millions of yen)	3,523	3,889	4,950	3,616	3,704
Total assets	(millions of yen)	268,935	275,495	282,839	282,277	300,510
[Period-on-period change]	(%)	[8.9]	[2.4]	[2.7]	[-0.2]	[6.5]
Net assets	(millions of yen)	128,204	128,528	135,689	135,237	142,063
[Period-on-period change]	(%)	[8.5]	[0.3]	[5.6]	[-0.3]	[5.0]
Unitholders' capital	(millions of yen)	123,947	123,947	129,791	129,791	136,744
Number of investment units issued	(units)	671,624	671,624	692,994	692,994	715,982
Net assets per unit	(yen)	190,886	191,369	195,802	195,149	198,417
Total distributions	(millions of yen)	3,565	3,633	4,069	3,831	3,819
Distribution per unit	(yen)	5,309	5,410	5,872	5,529	5,334
[Earnings distribution per unit]	(yen)	[5,309]	[5,410]	[5,872]	[5,529]	[5,334]
[Distribution in excess of earnings per unit]	(yen)	[—]	[—]	[—]	[—]	[—]
Return on assets	(Note 1) (%)	1.4	1.4	1.8	1.3	1.3
Return on unitholders' equity	(Note 2) (%)	2.9	3.0	3.7	2.7	2.7
Unitholders' equity ratio	(Note 3) (%)	47.7	46.7	48.0	47.9	47.3
[Period-on-period change]	(%)	[-0.2]	[-1.0]	[1.3]	[-0.1]	[-0.6]
Interest-bearing debt	(millions of yen)	135,420	141,650	141,630	141,630	152,429
Interest-bearing debt ratio (LTV)	(Note 4) (%)	50.4	51.4	50.1	50.2	50.7
Payout ratio	(Note 5) (%)	101.1	93.4	82.2	105.9	103.0
Number of properties	(properties)	135	137	140	140	147
Total leasable area	(m ²)	377,108.20	381,721.10	389,457.28	389,430.80	418,546.86
Occupancy rate at end of period	(%)	95.0	95.9	95.7	96.0	95.9
Depreciation	(millions of yen)	1,341	1,374	1,398	1,400	1,451
Capital expenditure	(millions of yen)	310	137	406	398	619
NOI	(Note 6) (millions of yen)	6,277	6,262	6,555	6,566	6,797

(Note 1) Ordinary profit ÷ [(Total assets at beginning of period + Total assets at end of period) ÷ 2] × 100

(Note 2) Profit ÷ [(Net assets at beginning of period + Net assets at end of period) ÷ 2] × 100

(Note 3) Net assets at end of period ÷ Total assets at end of period × 100

(Note 4) Interest-bearing debt at end of period ÷ Total assets at end of period × 100

(Note 5) Total distributions ÷ Profit × 100

Payout ratio is rounded down to the first decimal place.

(Note 6) Income from real estate rental business + Depreciation

2. Asset Management Status for the 24th Fiscal Period

(1) History of the Investment Corporation

Comforia Residential REIT, Inc (the “Investment Corporation”) was established on June 8, 2010 as an investment corporation that invests mainly in residential properties in accordance with the “Act on Investment Trusts and Investment Corporations” of Japan (Act No. 198 of 1951, as revised; hereinafter referred to as the “Investment Trusts Act”), with registration by the Prime Minister completed as of June 30, 2010 under Article 187 of the Investment Trusts Act (registration number: Director of Kanto Finance Bureau No. 71). Investments by the Investment Corporation commenced in August 2010. The Investment Corporation issued new investment units through a public offering on February 6, 2013 and was listed on the real estate investment trust market of the Tokyo Stock Exchange, Inc. (securities code: 3282).

Managed assets of the Investment Corporation at the commencement of operations totaled 11 properties, acquired for a total of ¥15,508 million. As a result of additional acquisition and sale of properties under the basic policy of asset management (to manage assets with the aim of achieving stable earnings and ensuring the steady growth of our managed assets based on medium- to long-term perspectives to maximize our unitholders’ value) stipulated in the Articles of Incorporation of the Investment Corporation, the portfolio (the “Acquired Assets”) owned as of the end of the 24th Fiscal Period includes 147 properties, acquired for a total of ¥281,004 million.

(2) Investment performance

(i) Investment environment

During the 24th Fiscal Period, the Japanese economy continued to face a harsh situation due to the re-spread of the novel coronavirus infection (COVID-19). Under such circumstances, the residential rental market saw the supply and demand situation stay on a somewhat weak note, and the occupancy rate of the Investment Corporation’s properties also decreased slightly. However, a recovery trend is observed for the moment. In the real estate investment market, on the other hand, the level of transaction prices continues to stay at a high price range, with investors in and outside Japan showing strong willingness to acquire properties, amid an ongoing low interest rate environment resulting from the fiscal policies of the government and monetary policies of the Bank of Japan (BOJ).

(ii) Acquisition of assets

During the 24th Fiscal Period, the Investment Corporation acquired CAMPUS VILLAGE URAYASU in February, CAMPUS VILLAGE KYOTOFUSHIMI and two other properties in March, COMFORIA AKIHABARA NORTH and another property in April, and COMFORIA KITAZAWA in July, all in 2022. As a result, assets owned by the Investment Corporation as of the end of the 24th Fiscal Period totaled 147 properties with a total acquisition price of ¥281,004 million.

(iii) Operation management of assets owned by the Investment Corporation

The Investment Corporation consigns property management operations mainly to Tokyu Housing Lease Corporation, which has an extensive track record in managing the Comforia series of properties. Under the Comforia series, the Investment Corporation promotes unified management and strives to improve operational efficiency and shorten periods of vacancy.

(3) Overview of funding

During the 24th Fiscal Period, the Investment Corporation undertook additional issuances of investment units (¥6,952 million) and borrowings of funds (¥9,600 million) for the acquisition of COMFORIA SAKURAJOSUI and five other properties conducted in February, March and April 2022 and for the repayment of borrowings (¥2,800 million) made in March 2019. This was followed by the borrowing of funds (¥5,000 million) in June 2022 to be appropriated for the repayment funds (¥5,000 million) for borrowings made in June 2014. Moreover, in July 2022, the Investment Corporation borrowed funds (¥4,999 million) to be appropriated for part of the redemption funds (¥1,000 million) for the 2nd unsecured bonds issued in July 2017.

Consequently, as of the end of the 24th Fiscal Period (July 31, 2022), unitholders’ capital was ¥136,744 million, interest-bearing debt was ¥152,429 million, the ratio of interest-bearing debt to total assets (LTV) was 50.7%, the average maturity of interest-bearing debt was 4.5 years, the ratio of long-term debt was 87.6%, and the fixed rate ratio was 95.0%.

The Investment Corporation obtained the following rating as of the end of the 24th Fiscal Period.

Name of credit rating agency	Rating	Outlook
Japan Credit Rating Agency, Ltd. (JCR)	AA–	Positive

(4) Overview of performance and distributions

As a result of investment during the 24th Fiscal Period, the Investment Corporation posted operating revenue of ¥9,785 million, operating profit of ¥4,386 million, ordinary profit of ¥3,771 million, and profit of ¥3,704 million.

The Investment Corporation carries out distributions so that the Special Provisions for Taxation on Investment Corporations (Article 67-15 of the Act on Special Measures Concerning Taxation [Act No. 26 of 1957, as revised; hereinafter referred to as the “Act on Special Measures Concerning Taxation”]) would be applied. For the 24th Fiscal Period, the Investment Corporation decided to deliver the entire amount obtained by adding the reversal of reserve for reduction entry (¥114 million), which was reserved in application to the Special Provisions on Taxation in the case of advance acquisition of land and such in 2009 and 2010 (Article 66-2 of the Act on Special Measures Concerning Taxation), to unappropriated retained earnings. As a result, the distribution per unit (DPU) was ¥5,334 for the period.

3. Capital Increases

Date	Type	Number of investment units issued (units)		Unitholders’ capital (millions of yen)		Remarks
		Change	Balance	Change	Balance	
June 8, 2010	Establishment through private placement	200	200	100	100	(Note 1)
August 30, 2010	Capital increase through private placement	7,800	8,000	3,900	4,000	(Note 2)
March 18, 2011	Capital increase through private placement	24,270	32,270	11,840	15,840	(Note 3)
February 2, 2012	Capital increase through private placement	16,400	48,670	8,200	24,040	(Note 4)
February 5, 2013	Capital increase through public offering	18,691	67,361	9,935	33,975	(Note 5)
February 3, 2014	Capital increase through public offering	31,900	99,261	21,960	55,936	(Note 6)
February 26, 2014	Capital increase through third-party allotment	1,401	100,662	964	56,900	(Note 7)
August 1, 2014	Investment unit split	301,986	402,648	–	56,900	(Note 8)
February 2, 2015	Capital increase through public offering	70,000	472,648	18,025	74,926	(Note 9)
February 27, 2015	Capital increase through third-party allotment	1,156	473,804	297	75,224	(Note 10)
February 1, 2016	Capital increase through public offering	37,800	511,604	7,159	82,383	(Note 11)
February 26, 2016	Capital increase through third-party allotment	1,900	513,504	359	82,743	(Note 12)
February 1, 2017	Capital increase through public offering	47,800	561,304	11,251	93,995	(Note 13)
February 22, 2017	Capital increase through third-party allotment	2,390	563,694	562	94,557	(Note 14)
February 1, 2018	Capital increase through public offering	22,190	585,884	5,006	99,563	(Note 15)
February 15, 2018	Capital increase through third-party allotment	1,110	586,994	250	99,814	(Note 16)
February 1, 2019	Capital increase through public offering	51,270	638,264	13,551	113,366	(Note 17)
February 20, 2019	Capital increase through third-party allotment	2,570	640,834	679	114,045	(Note 18)
February 3, 2020	Capital increase through public offering	29,330	670,164	9,432	123,477	(Note 19)
February 19, 2020	Capital increase through third-party allotment	1,460	671,624	469	123,947	(Note 20)
February 1, 2021	Capital increase through public offering	20,360	691,984	5,568	129,515	(Note 21)
February 17, 2021	Capital increase through third-party allotment	1,010	692,994	276	129,791	(Note 22)
February 1, 2022	Capital increase through public offering	22,960	715,954	6,944	136,736	(Note 23)
February 16, 2022	Capital increase through third-party allotment	28	715,982	8	136,744	(Note 24)

(Note 1) Established at an issue price of ¥500,000 per investment unit.

(Note 2) Issued privately placed investment units at an issue price of ¥500,000 per investment unit to fund the acquisition of new properties.

(Note 3) Issued privately placed investment units at an issue price of ¥500,000 (subscription price of ¥487,852) per investment unit to fund the acquisition of new properties and repay loans.

(Note 4) Issued privately placed investment units at an issue price of ¥500,000 per investment unit to fund the acquisition of new properties and repay loans.

(Note 5) Issued investment units at an issue price of ¥550,000 (subscription price of ¥531,575) per investment unit to fund the acquisition of new properties and repay loans.

(Note 6) Issued investment units at an issue price of ¥712,530 (subscription price of ¥688,413) per investment unit to fund the acquisition of new properties and repay loans.

(Note 7) Issued investment units with Mizuho Securities Co., Ltd. as allottee at an issue value of ¥688,413 per investment unit.

(Note 8) Carried out a four-for-one-split of investment units effective as of August 1, 2014, with July 31, 2014 as the record date.

(Note 9) Issued investment units at an issue price of ¥266,253 (subscription price of ¥257,514) per investment unit to fund the acquisition of new properties and repay loans.

- (Note 10) Issued investment units with Mizuho Securities Co., Ltd. as allottee at an issue value of ¥257,514 per investment unit.
 (Note 11) Issued investment units at an issue price of ¥195,828 (subscription price of ¥189,400) per investment unit to fund the acquisition of new properties and repay loans.
 (Note 12) Issued investment units with Mizuho Securities Co., Ltd. as allottee at an issue value of ¥189,400 per investment unit.
 (Note 13) Issued investment units at an issue price of ¥243,252 (subscription price of ¥235,393) per investment unit to fund the acquisition of new properties and repay loans.
 (Note 14) Issued investment units with Mizuho Securities Co., Ltd. as allottee at an issue value of ¥235,393 per investment unit.
 (Note 15) Issued investment units at an issue price of ¥233,132 (subscription price of ¥225,600) per investment unit to fund the acquisition of new properties and to repay loans.
 (Note 16) Issued investment units with Mizuho Securities Co., Ltd. as allottee at an issue value of ¥225,600 per investment unit.
 (Note 17) Issued investment units at an issue price of ¥273,146 (subscription price of ¥264,321) per investment unit to fund the acquisition of new properties and repay loans.
 (Note 18) Issued investment units with Mizuho Securities Co., Ltd. as allottee at an issue value of ¥264,321 per investment unit.
 (Note 19) Issued investment units at an issue price of ¥332,328 (subscription price of ¥321,591) per investment unit to fund the acquisition of new properties and repay loans.
 (Note 20) Issued investment units with Mizuho Securities Co., Ltd. as allottee at an issue value of ¥321,591 per investment unit.
 (Note 21) Issued investment units at an issue price of ¥282,623 (subscription price of ¥273,492) per investment unit to fund the acquisition of new properties and repay loans.
 (Note 22) Issued investment units with Mizuho Securities Co., Ltd. as allottee at an issue value of ¥273,492 per investment unit.
 (Note 23) Issued investment units at an issue price of ¥312,555 (subscription price of ¥302,457) per investment unit to fund the acquisition of new properties and repay loans.
 (Note 24) Issued investment units with Mizuho Securities Co., Ltd. as allottee at an issue value of ¥302,457 per investment unit.

[Fluctuation in market price of the investment securities]

The highest and lowest prices (closing price) in the real estate investment trust market of the Tokyo Stock Exchange, Inc., where the Investment Corporation is listed, by fiscal period are as follows.

Fiscal period	20th Fiscal Period	21st Fiscal Period	22nd Fiscal Period	23rd Fiscal Period	24th Fiscal Period
Closing month/year	Jul. 2020	Jan. 2021	Jul. 2021	Jan. 2022	Jul. 2022
Highest	¥355,500	¥341,000	¥379,000	¥358,500	¥345,000
Lowest	¥198,100	¥278,400	¥290,700	¥296,300	¥304,000

4. Performance of Distributions

The Investment Corporation pays out distributions per unit (DPUs) with the intent of including the maximum amount of earnings distributions in deductible expenses by applying special measures concerning taxation (Article 67-15 of the Act on Special Measures Concerning Taxation). For the 24th Fiscal Period, the Investment Corporation decided to distribute the entire amount obtained by adding the reversal of reserve for reduction entry (¥114 million) to unappropriated retained earnings. As a result, the DPU for the 24th Fiscal Period was ¥5,334.

Fiscal period	20th Fiscal Period	21st Fiscal Period	22nd Fiscal Period	23rd Fiscal Period	24th Fiscal Period
Business period	From Feb. 1, 2020 to Jul. 31, 2020	From Aug. 1, 2020 to Jan. 31, 2021	From Feb. 1, 2021 to Jul. 31, 2021	From Aug. 1, 2021 to Jan. 31, 2022	From Feb. 1, 2022 to Jul. 31, 2022
Unappropriated retained earnings	¥3,523,532 thousand	¥3,889,688 thousand	¥4,950,436 thousand	¥3,616,868 thousand	¥3,704,781 thousand
Voluntary retained earnings	¥– thousand	¥256,202 thousand	¥881,175 thousand	¥– thousand	¥– thousand
Total distributions	¥3,565,651 thousand	¥3,633,485 thousand	¥4,069,260 thousand	¥3,831,563 thousand	¥3,819,047 thousand
[Distribution per unit (DPU)]	[¥5,309]	[¥5,410]	[¥5,872]	[¥5,529]	[¥5,334]
Of which, total earnings distributions	¥3,565,651 thousand	¥3,633,485 thousand	¥4,069,260 thousand	¥3,831,563 thousand	¥3,819,047 thousand
[Earnings distribution per unit]	[¥5,309]	[¥5,410]	[¥5,872]	[¥5,529]	[¥5,334]
Of which, total return on unitholders' capital	¥– thousand	¥– thousand	¥– thousand	¥– thousand	¥– thousand
[Return on unitholders' capital per unit]	[¥–]	[¥–]	[¥–]	[¥–]	[¥–]
Of the total return on unitholders' capital, the total distribution payments from the allowance for temporary difference adjustment	¥– thousand	¥– thousand	¥– thousand	¥– thousand	¥– thousand
[Of the return on unitholders' capital per unit, the distribution payment from the allowance for temporary difference adjustment per unit]	[¥–]	[¥–]	[¥–]	[¥–]	[¥–]
Of the total return on unitholders' capital, the total distribution payments from investments and other decreased distribution under tax laws	¥– thousand	¥– thousand	¥– thousand	¥– thousand	¥– thousand
[Of the total return on unitholders' capital per unit, the distribution payments from investments and other decreased distribution under tax laws]	[¥–]	[¥–]	[¥–]	[¥–]	[¥–]

(Note) Figures above are rounded down to the nearest unit.

5. Future Investment Policy and Issues to Address

Founded on our basic policies of investment management, the Investment Corporation has carried out investment and management based on the concept and expertise incorporated into the urban rental residence Comforia series, which Tokyu Land Corporation (hereinafter referred to as “Tokyu Land”) has been producing. Going forward, we aim to achieve medium- to long-term growth by continuing to carry out investment and management based on our basic policies.

(1) External growth strategy

The Investment Corporation aims to acquire higher quality assets and expand the asset size, fully utilizing the support of the Tokyu Fudosan Holdings Group, primarily the sponsor support of Tokyu Land, and original information from TLC REIT Management Inc., its asset management company (hereinafter referred to as the “Asset Management Company”). Specifically, we will acquire properties developed by our sponsor, Tokyu Land, using the sponsor support agreement the Asset Management Company entered into with Tokyu Land, and continually and steadily acquire quality residential properties that are under stable operation. In addition, we intend to utilize real estate brokerage capabilities through the vast information network of the Tokyu Fudosan Holdings Group other than the sponsor, to acquire quality residential properties, achieve stable operation and enhance profitability. Based on this perspective, the Asset Management Company has entered into a support agreement with each of the seven support companies of the Tokyu Fudosan Holdings Group (Tokyu Livable, Inc., Tokyu Community Corp., Tokyu Housing Lease Corporation, National Students Information Center Co., Ltd., Tokyu E-Life Design Inc., Ewel Inc. and Tokyu Sports Oasis, Inc.) for managed assets of the Investment Corporation.

(2) Internal growth strategy

With the aim of maximizing portfolio value and cash flows from individual properties from a medium- to long-term perspective and to make the most of the experience and comprehensive strength of the Tokyu Fudosan Holdings Group in property management, we will consign property management operations mainly to the Tokyu Fudosan Holdings Group, which has extensive experience in the management of J-REITs and the Comforia series. In addition, we will strive for efficient management by examining the adequacy of building management specifications and costs.

Furthermore, we will actively utilize the expertise of the Tokyu Fudosan Holdings Group in asset and fund management to achieve higher-quality overall management of the Investment Corporation. Moreover, as we believe that endeavors on the issues of environmental and social considerations and reinforced governance, among other matters, should contribute to the progress of a sustainable society, we will aim to achieve growth over a medium to long term by conducting asset management based on such thinking.

In the 25th Fiscal Period and onwards, we will continue to aim to maintain and improve occupancy rates by closely monitoring the property management situation, as we did in the 24th Fiscal Period.

(3) Financial strategy

In consideration of addressing future interest rate risk and refinance risk, we will carry out funding activities by paying attention to financial soundness and earnings stability. With regard to debt, we will efficiently combine short-term funding that focuses on agility with long-term stable funding. Furthermore, we will consider the issuance of new investment units in accordance with financing needs for property acquisition and the financial situation of the Investment Corporation, while paying attention to the market development and distribution level, with the upper limit of the ratio of interest-bearing debt to total assets (LTV) at around 60%.

6. Significant Subsequent Events

Not applicable

(Reference Information)

Property Acquisition and Sale

The Investment Corporation plans to acquire the following properties:

Property name	Type of specified asset	Location	Planned acquisition price (thousands of yen) (Note 1)	Main usage	Planned acquisition date
CAMPUS VILLAGE AKATSUKA-SHINMACHI	Property in trust	Itabashi-ku, Tokyo	2,280,000	Boarding house	April 5,2023 (Note 2)
COMFORIA SAGINUMA 3-CHOME (Note 3)	Property	Kawasaki-shi, Kanagawa	2,620,000	Apartment building	November 25,2022

(Note 1) The acquisition price does not include miscellaneous expenses required for the acquisition of the property, fixed property tax, city planning tax, consumption tax and local consumption tax.

(Note 2) The acquisition falls under the category of “forward commitment, etc.” (a postdated sales contract under which settlement payment and asset delivery shall be made at least one month after the conclusion of the contract) as defined in the “Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc.” established by the Financial Services Agency, the Japanese Government.

(Note 3) COMFORIA SAGINUMA 3-CHOME is the property name after the acquisition.

The Investment Corporation plans to sell the following property:

Property name	Type of specified asset	Location	Planned sale price (thousands of yen) (Note 1)	Main usage	Planned sale date (Note 2)
COMFORIA NISHIOI	Property in trust	Shinagawa-ku, Tokyo	1,250,000	Apartment building	December 1,2022 (49% Quasi-co-ownership interests) February 1, 2023 (51% Quasi-co-ownership interests)

(Note 1) The planned sale price does not include miscellaneous expenses specified in the sale contract, fixed property tax, city planning tax, consumption tax and local consumption tax.

(Note 2) The property is scheduled to be sold through two transactions. Moreover, the sale of 51% Quasi-co-ownership interests scheduled on February 1,2023 falls under the category of “forward commitment, etc.” (a postdated sales contract under which settlement payment and asset delivery shall be made at least one month after the conclusion of the contract) as defined in the “Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc.” established by the Financial Services Agency, the Japanese Government.

1. Unitholders' Capital

		20th Fiscal Period	21st Fiscal Period	22nd Fiscal Period	23rd Fiscal Period	24th Fiscal Period
		As of Jul. 31, 2020	As of Jan. 31, 2021	As of Jul. 31, 2021	As of Jan. 31, 2022	As of Jul. 31, 2022
Total number of authorized investment units	(units)	8,000,000	8,000,000	8,000,000	8,000,000	8,000,000
Total number of investment units issued	(units)	671,624	671,624	692,994	692,994	715,982
Unitholders' capital	(millions of yen)	123,947	123,947	129,791	129,791	136,744
Number of unitholders	(people)	5,352	5,650	5,320	5,317	5,429

2. Matters concerning Investment Units

Major unitholders as of July 31, 2022 are as follows.

Name	Number of investment units owned (units)	Ratio to the total number of investment units issued (%) ^(Note)
Custody Bank of Japan, Ltd. (trust account)	162,745	22.73
The Master Trust Bank of Japan, Ltd. (trust account)	115,166	16.08
Tokyu Land Corporation	64,674	9.03
The Nomura Trust & Banking Co., Ltd. (trust account)	31,527	4.40
Custody Bank of Japan, Ltd. (securities trust investment account)	11,888	1.66
The State Street Bank West Client—Treaty 505234 (Standing proxy: Settlement & Clearing Services Department, Mizuho Bank, Ltd.)	11,622	1.62
Mitsubishi UFJ Trust and Banking Corporation (Standing proxy: The Master Trust Bank of Japan, Ltd.)	11,457	1.60
Mizuho Securities Co., Ltd.	9,936	1.38
SSBTC CLIENT OMNIBUS ACCOUNT (Standing proxy: Tokyo Branch, The Hongkong and Shanghai Banking Corporation Limited)	9,021	1.25
Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.	8,343	1.16
Total	436,379	60.94

(Note) The ratio of investment units owned to the total number of investment units issued is rounded down to the second decimal place.

3. Matters concerning Directors, etc.

(1) Name of directors, etc.

The names of directors, etc. during the 24th Fiscal Period are as follows.

Position	Name of director, etc.	Main concurrent posts	Total amount of remuneration paid during the period (thousands of yen)
Executive Director (Note)	Takehiro Izawa	Executive Director, Chief Division Officer of Comforia Management Division, TLC REIT Management Inc.	—
Supervisory Director (Note)	Koji Yamamoto	Partner, WAKABA PARTNERS Law and Accounting Office	1,800
Supervisory Director (Note)	Masamichi Ohshima	Kataoka & Kobayashi	1,800
Independent Auditor	Ernst & Young ShinNihon LLC	—	15,138

(Note) None of the Executive Director or Supervisory Directors own investment units in the Investment Corporation, either in their own name or in someone else's name. Furthermore, although Supervisory Directors may be officers of a corporation other than those mentioned above, neither one has an interest in the Investment Corporation.

(2) Policy for decisions on dismissal or non-reappointment of Independent Auditor

The Board of Directors shall, with the consent of all its members, dismiss the Independent Auditor if it is deemed that it falls under any of the grounds set forth in each item of Paragraph 1 of Article 105 of the Investment Trusts Act, and when it is determined that there is no hope for improvement.

In addition, when it is determined that an Independent Auditor is not fit for his or her role, upon comprehensive examination of their execution of duties as the Independent Auditor and other various circumstances, the Board of Directors shall dismiss or not reappoint said Independent Auditor with the consent of all of its members, and forward a proposal for the appointment of a new Independent Auditor to the unitholders' meeting.

4. Matters concerning Directors and Officers Liability Insurance Agreement

The Investment Corporation has entered into a directors and officers liability insurance agreement as follows.

Scope of the insured	Overview of agreement
All Executive Director and Supervisory Directors	[Overview of insured event covered by the insurance] The Investment Corporation has concluded a directors and officers liability insurance agreement to cover such losses as compensation payment and dispute costs to be borne by the insured to a certain extent when they receive a claim for compensation for the actions they have taken as an officer of the Investment Corporation.
	[Burden ratio of insurance premium] The insurance agreement contains the special provision concerning the unitholder lawsuit. The Executive Director and the Supervisory Directors shall bear the insurance premium in relation to special provision (10% of all insurance premium), and the Investment Corporation shall bear other insurance premium (90%).
	[Measures to ensure the appropriateness of the execution of duties] When the insured suffers damages by actions which they executed while recognizing that it may constitute criminal act or violate the laws and regulations, the loss is not subject to the protection.

5. Asset Management Company, Asset Custodian and General Administration

The asset management company, asset custodian and general administration as of July 31, 2022 are as follows.

Consignment segment	Name
Asset management company	TLC REIT Management Inc.
Asset custodian	Mitsubishi UFJ Trust and Banking Corporation
General administration (unitholder registry administration)	Mitsubishi UFJ Trust and Banking Corporation
General administration (accounting service)	Reiwa Accounting Holdings Co., Ltd.
General administration (tax service)	Reiwakaikeshi Tax Corporation
General administration (administrative service)	Mitsubishi UFJ Trust and Banking Corporation
General administration (corporation bond service)	Sumitomo Mitsui Trust Bank, Limited, MUFG Bank, Ltd.

1. Composition of Assets of the Investment Corporation

Type of asset	Area	23rd Fiscal Period (as of January 31, 2022)		24th Fiscal Period (as of July 31, 2022)	
		Total amount owned (millions of yen) <small>(Note 1)</small>	Percentage of total assets (%) <small>(Note 2)</small>	Total amount owned (millions of yen) <small>(Note 1)</small>	Percentage of total assets (%) <small>(Note 2)</small>
Real estate	Central Tokyo	1,120	0.4	1,117	0.4
	Sub-central Tokyo	7,945	2.8	7,916	2.6
	Tokyo metropolitan area	—	—	3,280	1.1
Properties in trust	Central Tokyo	95,015	33.7	94,654	31.5
	Sub-central Tokyo	128,999	45.7	143,199	47.7
	Tokyo metropolitan area	13,815	4.9	15,369	5.1
	Other major cities	11,626	4.1	12,714	4.2
Subtotal		258,525	91.6	278,252	92.6
Deposits and other assets		23,751	8.4	22,258	7.4
Total assets		282,277	100.0	300,510	100.0

(Note 1) “Total amount owned” indicates the amount posted on the Balance Sheets as of the closing of accounts (the carrying value after depreciation for real estate and properties in trust).

(Note 2) The sum may not total 100.0% since figures are rounded to the first decimal place.

2. Major Assets Owned

The overview of major assets owned by the Investment Corporation (top 10 properties in terms of period-end carrying value) is as follows.

Property name	Carrying value (millions of yen)	Rentable area (m ²)	Rented area (m ²)	Occupancy rate (%)	Ratio to total rental revenues (%)	Main usage
COMFORIA SHINJUKU EASTSIDE TOWER	12,216	48,267.61	45,965.09	95.2	16.7	Apartment building
COMFORIA KAMATA	5,676	6,027.98	5,748.08	95.4	1.6	Apartment building
COMFORIA HIGASHISHINJUKU STATION FRONT	5,635	4,080.10	4,052.53	99.3	1.4	Apartment building
COMFORIA SHIBUYA WEST	5,435	4,278.52	4,009.62	93.7	1.5	Apartment building
COMFORIA KOMABA	5,072	5,342.38	5,200.21	97.3	1.4	Apartment building
GRANCREER BAJIKOEN (LAND)	4,591	7,799.15	7,799.15	100.0	0.6	Homes for the elderly
COMFORIA OMIYA	4,581	6,527.59	6,329.70	97.0	1.4	Apartment building
COMFORIA MINAMISUNAMACHI	4,540	6,216.78	5,882.66	94.6	1.4	Apartment building
COMFORIA AKIHABARA EAST	4,390	4,582.07	4,531.58	98.9	1.3	Apartment building
GRANCREER CENTER-MINAMI	4,148	18,235.67	18,235.67	100.0	1.2	Homes for the elderly
Total	56,289	111,357.85	107,754.29	96.8	28.6	

3. Statement of Properties Incorporated in the Portfolio

The overview of assets under management of the Investment Corporation as of July 31, 2022 is as follows.

Area	Property name	Address	Ownership form	Appraisal value at end of period (millions of yen) <small>(Note 1)</small>	Carrying value (millions of yen) <small>(Note 2)</small>
Central Tokyo	COMFORIA NIHONBASHI NINGYOCHO	3-5-10 Nihonbashi Ningyocho, Chuo-ku, Tokyo	Beneficial interest in real estate trust	2,560	1,456
	COMFORIA WASEDA	147 Bentencho, Shinjuku-ku, Tokyo	Beneficial interest in real estate trust	2,860	1,809
	COMFORIA SHIMOOCHIAI	2-7-10 Nakaochiai, Shinjuku-ku, Tokyo	Beneficial interest in real estate trust	1,910	1,099
	COMFORIA HIGASHINAKANO	4-34-2 Kita-Shinjuku, Shinjuku-ku, Tokyo	Beneficial interest in real estate trust	816	525
	COMFORIA GINZA EAST	1-3-1 Irifune, Chuo-ku, Tokyo	Beneficial interest in real estate trust	4,990	2,852
	COMFORIA AZABUDAI	3-4-4 Azabudai, Minato-ku, Tokyo	Beneficial interest in real estate trust	940	537
	COMFORIA SHIBAKOEN	2-2-15 Shibakoen, Minato-ku, Tokyo	Beneficial interest in real estate trust	2,330	1,330
	COMFORIA NISHIAZABU	4-1-10 Nishiazabu, Minato-ku, Tokyo	Beneficial interest in real estate trust	1,250	740
	COMFORIA MINAMIAOYAMA	4-1-12 Minami-Aoyama, Minato-ku, Tokyo	Beneficial interest in real estate trust	2,020	1,085
	COMFORIA NISHIWASEDA	1-5-19 Takadanobaba, Shinjuku-ku, Tokyo	Beneficial interest in real estate trust	2,370	1,592
	COMFORIA HARAJYUKU	3-61-3 Sendagaya, Shibuya-ku, Tokyo	Beneficial interest in real estate trust	6,250	3,477
	COMFORIA MITA NORTH	2-7-16 Mita, Minato-ku, Tokyo	Beneficial interest in real estate trust	1,180	836
	COMFORIA SHIBAURA BOWHOUSE	3-13-12 Kaigan, Minato-ku, Tokyo	Beneficial interest in real estate trust	4,160	2,543
	COMFORIA SHIROKANETAKANAWA	5-1-21 Mita, Minato-ku, Tokyo	Beneficial interest in real estate trust	2,040	1,262
	COMFORIA NIHONBASHI NINGYOCHO EAST	3-6-3 Nihonbashi Ningyocho, Chuo-ku, Tokyo	Beneficial interest in real estate trust	2,950	2,000
	COMFORIA ATAGO	3-23-7 Toranomom, Minato-ku, Tokyo	Beneficial interest in real estate trust	1,110	823
	COMFORIA KUDAN	2-6-12 Kudan Minami, Chiyoda-ku, Tokyo	Beneficial interest in real estate trust	1,830	1,275
	COMFORIA NIHONBASHI NINGYOCHO NORTH	1-1-6 Nihonbashi Horidomecho, Chuo-ku, Tokyo	Beneficial interest in real estate trust	1,580	1,034
	COMFORIA SHINKAWA	2-15-5 Shinkawa, Chuo-ku, Tokyo	Beneficial interest in real estate trust	2,510	1,729
	COMFORIA AKASAKA	2-17-63 Akasaka, Minato-ku, Tokyo	Beneficial interest in real estate trust	3,240	1,867
	COMFORIA MITA EAST	4-18-1 Shiba, Minato-ku, Tokyo	Beneficial interest in real estate trust	4,400	2,971
	COMFORIA SHIBAURA CANAL	3-1-9 Kaigan, Minato-ku, Tokyo	Beneficial interest in real estate trust	2,140	1,500
	COMFORIA KITASANDO	4-5-10 Sendagaya, Shibuya-ku, Tokyo	Beneficial interest in real estate trust	5,550	4,104

Area	Property name	Address	Ownership form	Appraisal value at end of period (millions of yen) (Note 1)	Carrying value (millions of yen) (Note 2)
Central Tokyo	COMFORIA YOYOGIUEHARA	2-31-5 Uehara, Shibuya-ku, Tokyo	Beneficial interest in real estate trust	2,210	1,563
	COMFORIA SASAZUKA	1-59-10 Sasazuka, Shibuya-ku, Tokyo	Beneficial interest in real estate trust	2,510	1,795
	COMFORIA SHINJUKUGYOEN II	1-13-3 Shinjuku, Shinjuku-ku, Tokyo	Beneficial interest in real estate trust	2,310	1,707
	COMFORIA ICHIGAYAYANAGICHO	18-2 Ichigaya Yanagicho, Shinjuku-ku, Tokyo	Beneficial interest in real estate trust	2,180	1,569
	COMFORIA KAGURAZAKA	26-1 Iwatocho, Shinjuku-ku, Tokyo	Beneficial interest in real estate trust	999	695
	COMFORIA NIBANCHO	4-8 Nibancho, Chiyoda-ku, Tokyo	Beneficial interest in real estate trust	2,440	1,615
	COMFORIA NISHISHINJUKU	1-20-12 Kita-Shinjuku, Shinjuku-ku, Tokyo	Beneficial interest in real estate trust	2,100	1,650
	COMFORIA KANDAJINBOCHO	1-42-2 Kanda Jinbocho, Chiyoda-ku, Tokyo	Beneficial interest in real estate trust	1,950	1,502
	COMFORIA NIHONBASHI	1-2-2 Nihonbashi Bakurocho, Chuo-ku, Tokyo	Beneficial interest in real estate trust	2,430	1,968
	COMFORIA TAMACHI	4-5-13 Shibaura, Minato-ku, Tokyo	Beneficial interest in real estate trust	4,520	3,300
	COMFORIA AZABUJUBAN	1-2-15 Mita, Minato-ku, Tokyo	Beneficial interest in real estate trust	1,760	1,468
	COMFORIA SHINJUKUGYOEN I	1-10-4 Shinjuku, Shinjuku-ku, Tokyo	Beneficial interest in real estate trust	1,570	1,377
	COMFORIA KAGURAZAKA DEUX	7-3 Iwatocho, Shinjuku-ku, Tokyo	Beneficial interest in real estate trust	1,660	1,216
	COMFORIA AZABU EAST	2-29-1 Higashi-Azabu, Minato-ku, Tokyo	Beneficial interest in real estate trust	3,670	1,875
	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	16,700	12,216
	COMFORIA ICHIGAYAYAKUOJI	74-23 Ichigayayakuojimachi, Shinjuku-ku, Tokyo	Beneficial interest in real estate trust	1,020	969
	COMFORIA AKIHABARA EAST	2-9-19 Higashikanda, Chiyoda-ku, Tokyo	Beneficial interest in real estate trust	5,680	4,390
	COMFORIA MITA TROIS	3-43-6 Shiba, Minato-ku, Tokyo	Beneficial interest in real estate trust	979	952
	COMFORIA SHIBAURA	2-3-33 Shibaura, Minato-ku, Tokyo	Real estate	1,210	1,117
	COMFORIA SHINJUKU	5-8-20 Shinjuku, Shinjuku-ku, Tokyo	Beneficial interest in real estate trust	2,430	2,244
	COMFORIA HIGASHINIHONBASHI	3-6-4 Higashi-Nihonbashi, Chuo-ku, Tokyo	Beneficial interest in real estate trust	1,440	1,289
	COMFORIA GINZA EAST NIBANKAN	2-1-8 Minato, Chuo-ku, Tokyo	Beneficial interest in real estate trust	2,580	2,519
	COMFORIA HIGASHISHINJUKU STATION FRONT	7-27-12 Shinjuku, Shinjuku-ku, Tokyo	Beneficial interest in real estate trust	5,850	5,635
	COMFORIA NAKAOCHIAI	2-16-29 Nakaochiai, Shinjuku-ku, Tokyo	Beneficial interest in real estate trust	1,590	1,562
	COMFORIA WASEDA DEUX	173 Bentecho, Shinjuku-ku, Tokyo	Beneficial interest in real estate trust	1,140	1,111
	Subtotal			133,914	95,772

Area	Property name	Address	Ownership form	Appraisal value at end of period (millions of yen) (Note 1)	Carrying value (millions of yen) (Note 2)
Sub-central Tokyo	COMFORIA BUNKYOKASUGA	1-15-12 Nishikata, Bunkyo-ku, Tokyo	Beneficial interest in real estate trust	2,300	1,319
	COMFORIA ASAKUSAMATSUGAYA	1-11-5 Matsugaya, Taito-ku, Tokyo	Beneficial interest in real estate trust	1,310	786
	COMFORIA NISHIOI	6-6-1 Nishi-Oi, Shinagawa-ku, Tokyo	Beneficial interest in real estate trust	1,200	833
	COMFORIA NAKANO	2-40-12 Kamitakada, Nakano-ku, Tokyo	Beneficial interest in real estate trust	1,250	864
	COMFORIA SHIMOKITAZAWA	1-9-14 Hanegi, Setagaya-ku, Tokyo	Beneficial interest in real estate trust	3,870	2,286
	COMFORIA NISHIKAMATA	6-37-3 Nishi-Kamata, Ota-ku, Tokyo	Beneficial interest in real estate trust	2,300	1,382
	COMFORIA OYAMA	4-4 Oyamacho, Itabashi-ku, Tokyo	Beneficial interest in real estate trust	2,460	1,872
	COMFORIA KIYOSUMISHIRAKAWA SOUTH	3-2-13 Miyoshi, Koto-ku, Tokyo	Beneficial interest in real estate trust	1,090	650
	COMFORIA KOMAZAWA	2-1-5 Komazawa, Setagaya-ku, Tokyo	Beneficial interest in real estate trust	2,040	1,220
	COMFORIA KOISHIKAWA	2-17-27 Koishikawa, Bunkyo-ku, Tokyo	Beneficial interest in real estate trust	804	531
	COMFORIA SENGOKU	4-3-20 Sengoku, Bunkyo-ku, Tokyo	Beneficial interest in real estate trust	2,000	1,226
	COMFORIA DAIKANYAMAAOBADAI	2-1-7 Aobadai, Meguro-ku, Tokyo	Beneficial interest in real estate trust	1,650	891
	COMFORIA IKEBUKURO	2-57-1 Ikebukuro, Toshima-ku, Tokyo	Beneficial interest in real estate trust	812	576
	COMFORIA RYOGOKUISHIWARA	1-36-1 Ishiwarara, Sumida-ku, Tokyo	Beneficial interest in real estate trust	990	619
	COMFORIA ASAKUSABASHI DEUX	5-24-10 Asakusabashi, Taito-ku, Tokyo	Beneficial interest in real estate trust	1,260	835
	COMFORIA OSHIAGE	4-7-2 Narihira, Sumida-ku, Tokyo	Beneficial interest in real estate trust	934	658
	COMFORIA HONJOAZUMABASHI	2-11-12 Honjo, Sumida-ku, Tokyo	Beneficial interest in real estate trust	1,110	705
	COMFORIA KIYOSUMISHIRAKAWA TROIS	3-5-14 Shirakawa, Koto-ku, Tokyo	Beneficial interest in real estate trust	1,220	797
	COMFORIA MONZENNAKACHO	16-8 Fuyuki, Koto-ku, Tokyo	Beneficial interest in real estate trust	3,620	2,411
	COMFORIA HIMONYA	2-3-3 Himonya, Meguro-ku, Tokyo	Beneficial interest in real estate trust	1,790	1,144
	COMFORIA MISYUKU	3-23-2 Ikejiri, Setagaya-ku, Tokyo	Beneficial interest in real estate trust	2,670	1,791
	COMFORIA GAKUGEIDAIGAKU	6-46-6 Shimouma, Setagaya-ku, Tokyo	Beneficial interest in real estate trust	1,990	1,112
	COMFORIA HIGASHINAKANO DEUX	4-2-19 Higashi-Nakano, Nakano-ku, Tokyo	Beneficial interest in real estate trust	1,310	772
	COMFORIA HIGASHI Ikebukuro WEST	3-22-21 Higashi-Ikebukuro, Toshima-ku, Tokyo	Beneficial interest in real estate trust	5,940	3,586
	COMFORIA RYOGOKU DEUX	1-2-10 Chitose, Sumida-ku, Tokyo	Beneficial interest in real estate trust	1,570	967

Area	Property name	Address	Ownership form	Appraisal value at end of period (millions of yen) (Note 1)	Carrying value (millions of yen) (Note 2)
Sub-central Tokyo	COMFORIA OMORI DEUX	3-4-2 Omorikita, Ota-ku, Tokyo	Beneficial interest in real estate trust	1,650	1,169
	COMFORIA MACHIYA	5-51-7 Arakawa, Arakawa-ku, Tokyo	Beneficial interest in real estate trust	1,070	599
	COMFORIA ASAKUSABASHI	2-20-10 Yanagibashi, Taito-ku, Tokyo	Beneficial interest in real estate trust	3,700	2,446
	COMFORIA RYOGOKU SOUTH	2-14-8 Chitose, Sumida-ku, Tokyo	Beneficial interest in real estate trust	1,730	1,137
	COMFORIA TOYOSU	1-4-12 Edagawa, Koto-ku, Tokyo	Beneficial interest in real estate trust	4,260	2,836
	COMFORIA SUMIDA-TACHIBANA	5-18-5 Tachibana, Sumida-ku, Tokyo	Beneficial interest in real estate trust	1,080	898
	COMFORIA UENOHIROKOJI	3-17-4 Ueno, Taito-ku, Tokyo	Beneficial interest in real estate trust	1,440	1,044
	COMFORIA KASUGATOMISAKA	1-11-18 Kasuga, Bunkyo-ku, Tokyo	Beneficial interest in real estate trust	4,160	2,734
	COMFORIA HONKOMAGOME	2-29-24 Honkomagome, Bunkyo-ku, Tokyo	Beneficial interest in real estate trust	2,130	1,306
	COMFORIA MORISHITA	3-6-8 Shin-Ohashi, Koto-ku, Tokyo	Beneficial interest in real estate trust	1,940	1,480
	COMFORIA KIBAKOEN	2-17-7 Kiba, Koto-ku, Tokyo	Beneficial interest in real estate trust	1,300	878
	COMFORIA MEGURO CHOJAMARU	2-6-25 Kami-Osaki, Shinagawa-ku, Tokyo	Beneficial interest in real estate trust	2,710	1,958
	COMFORIA HIGASHIIEBUKURO EAST	2-8-1 Higashi-Ikebukuro, Toshima-ku, Tokyo	Beneficial interest in real estate trust	2,880	1,589
	COMFORIA HIGASHIIEBUKURO	4-3-5 Higashi-Ikebukuro, Toshima-ku, Tokyo	Beneficial interest in real estate trust	1,670	1,091
	COMFORIA KOMABA	4-8-25 Ikejiri, Setagaya-ku, Tokyo	Beneficial interest in real estate trust	6,590	5,072
	COMFORIA KINSHICHO	3-8-6 Taihei, Sumida-ku, Tokyo	Beneficial interest in real estate trust	1,450	1,007
	COMFORIA MINAMISUNAMACHI	4-4-20 Minamisuna, Koto-ku, Tokyo	Beneficial interest in real estate trust	5,180	4,540
	COMFORIA HIGASHISHINAGAWA	3-22-11 Higashi-Shinagawa, Shinagawa-ku, Tokyo	Beneficial interest in real estate trust	2,220	1,498
	COMFORIA MEGUROYAKUMO	1-12-10 Yakumo, Meguro-ku, Tokyo	Beneficial interest in real estate trust	1,060	829
	COMFORIA YOGA	3-24-3 Yoga, Setagaya-ku, Tokyo	Beneficial interest in real estate trust	1,240	1,055
	COMFORIA ITABASHINAKAJUKU	62-2 Nakajuku, Itabashi-ku, Tokyo	Beneficial interest in real estate trust	4,760	3,805
	COMFORIA SHINAGAWA EAST	1-20-8 Kitashinagawa, Shinagawa-ku, Tokyo	Beneficial interest in real estate trust	1,700	1,380
	COMFORIA OJIMA	4-8-10 Ojima, Koto-ku, Tokyo	Real estate	2,190	2,175
	COMFORIA OMORI TROIS	3-36-7 Omorikita, Ota-ku, Tokyo	Real estate	1,060	918
	COMFORIA BUNKYO HAKUSAN	1-3-2 Honkomagome, Bunkyo-ku, Tokyo	Beneficial interest in real estate trust	1,550	1,416
	COMFORIA KAMATA	4-21-2 Kamata, Ota-ku, Tokyo	Beneficial interest in real estate trust	6,920	5,676

Area	Property name	Address	Ownership form	Appraisal value at end of period (millions of yen) (Note 1)	Carrying value (millions of yen) (Note 2)
Sub-central Tokyo	COLLEGE COURT HACHIMANYAMA	1-15-1 Kamitakaido, Suginami-ku, Tokyo	Beneficial interest in real estate trust	1,310	1,233
	COMFORIA UENOIRIYA	2-6-8 Ryusen, Taito-ku, Tokyo	Beneficial interest in real estate trust	2,440	2,166
	COMFORIA IKEJIRI	2-31-18 Ikejiri, Setagaya-ku, Tokyo	Beneficial interest in real estate trust	1,600	1,376
	COMFORIA SETAGAYAKAMIUMA	3-6-11 Kamiuma, Setagaya-ku, Tokyo	Beneficial interest in real estate trust	3,160	2,621
	COMFORIA AKABANEIWABUCHI	26-11 Iwabuchimachi, Kita-ku, Tokyo	Beneficial interest in real estate trust	2,980	2,790
	COMFORIA RYOGOKU TROIS	1-5-15 Kamezawa, Sumida-ku, Tokyo	Real estate	1,830	1,738
	COLLEGE SQUARE HACHIMANYAMA	1-15-2 Kamitakaido, Suginami-ku, Tokyo	Beneficial interest in real estate trust	1,010	887
	COMFORIA KINSHICHO DEUX	2-10-20 Mori, Koto-ku, Tokyo	Beneficial interest in real estate trust	2,510	2,230
	COMFORIA KAMEIDO SOUTH	6-25-5 Kameido, Koto-ku, Tokyo	Beneficial interest in real estate trust	2,310	2,067
	COMFORIA SHIBUYA WEST	4-4-5 Aobadai, Meguro-ku, Tokyo	Beneficial interest in real estate trust	6,960	5,435
	COMFORIA ASAKUSAKOMAGATA	2-4-7 Komagata, Taito-ku, Tokyo	Beneficial interest in real estate trust	1,500	1,386
	COMFORIA OMORIKASHIMA	6-20-10 Oi, Shinagawa-ku, Tokyo	Beneficial interest in real estate trust	972	925
	COMFORIA OMORIMACHI	4-11-5 Omori-nishi, Ota-ku, Tokyo	Beneficial interest in real estate trust	1,280	1,168
	COMFORIA KAMIKEDAI	5-7-22 Kamiikedai, Ota-ku, Tokyo	Beneficial interest in real estate trust	2,150	1,964
	CAMPUS VILLAGE SHIINAMACHI	3-2-19 Nagasaki, Toshima-ku, Tokyo	Beneficial interest in real estate trust	3,190	2,754
	COMFORIA TAKINOGAWA	7-48-2 Takinogawa, Kita-ku, Tokyo	Beneficial interest in real estate trust	4,060	3,498
	COMFORIA KIBASHINSUIKOEN	3-11-13 Kiba, Koto-ku, Tokyo	Beneficial interest in real estate trust	1,420	1,363
	COMFORIA NISHIMAGOME HILLSIDE	1-30-8 Nishimagome, Ota-ku, Tokyo	Real estate	1,460	1,424
	COMFORIA Ikebukuro Deux	2-19-14 Minami-Ikebukuro, Toshima-ku, Tokyo	Beneficial interest in real estate trust	2,020	1,961
	COMFORIA NARIMASU	3-18-13 Asahi-cho, Nerima-ku, Tokyo	Real estate	1,560	1,658
	COMFORIA SHIN-OKACHIMACHI	2-18-8 Misuji, Taito-ku, Tokyo	Beneficial interest in real estate trust	1,390	1,264
	COMFORIA MORISHITA WEST	1-3-5 Shin-Ohashi, Koto-ku, Tokyo	Beneficial interest in real estate trust	1,320	1,250
	COMFORIA TOYOCHO	2-26-11 Minamisuna, Koto-ku, Tokyo	Beneficial interest in real estate trust	4,130	3,756
	COMFORIA FUDOMAE	5-1-12 Nishigotanda, Shinagawa-ku, Tokyo	Beneficial interest in real estate trust	1,850	1,651
	COMFORIA TAITONEGISHI	3-18-15 Negishi, Taito-ku, Tokyo	Beneficial interest in real estate trust	3,260	3,120
	COMFORIA MONZENNAKACHO SOUTH	1-13-6 Botan, Koto-ku, Tokyo	Beneficial interest in real estate trust	1,660	1,472
	COMFORIA MAGOME	1-1-4 Nishimagome, Ota-ku, Tokyo	Beneficial interest in real estate trust	3,080	3,041
	GRANCREER BAIKOEN (LAND)	1-22-23 Kamiyoga, Setagaya-ku, Tokyo	Beneficial interest in real estate trust	4,720	4,591

Area	Property name	Address	Ownership form	Appraisal value at end of period (millions of yen) (Note 1)	Carrying value (millions of yen) (Note 2)
Sub-central Tokyo	COMFORIA AKIHABARA NORTH	1-1-13 Taito, Taito-ku, Tokyo	Beneficial interest in real estate trust	1,940	1,924
	COMFORIA SAKURAJOSUI	4-6-4 Shimotakaido, Suginami-ku, Tokyo	Beneficial interest in real estate trust	3,920	3,884
	COMFORIA KITAZAWA	1-24-8 Kitazawa, Setagaya-ku, Tokyo	Beneficial interest in real estate trust	4,020	4,105
Subtotal				192,142	151,115
Tokyo metropolitan area	COMFORIA YATSUKA	3-38-3 Sezaki, Soka-shi, Saitama	Beneficial interest in real estate trust	811	616
	COMFORIA SHINKOYASU	2-216-2 Koyasudori, Kanagawa-ku, Yokohama-shi, Kanagawa	Beneficial interest in real estate trust	1,420	1,033
	COMFORIA GYOTOKU	2-1-13 Gyotokuekimae, Ichikawa-shi, Chiba	Beneficial interest in real estate trust	1,200	1,009
	GRANCREER CENTER-MINAMI	40-3 Chigasaki Chuo, Tsuzuki-ku, Yokohama-shi, Kanagawa	Beneficial interest in real estate trust	4,430	4,148
	COMFORIA TAMA-PLAZA	2-12-1 Utsukushigaoka, Aoba-ku, Yokohama-shi, Kanagawa	Beneficial interest in real estate trust	2,270	2,412
	COMFORIA OMIYA	3-36-1 Nakacho, Omiya-ku, Saitama-shi, Saitama	Beneficial interest in real estate trust	4,990	4,581
	CAMPUS VILLAGE URAYASU	2-13-2 Kitasakae, Urayasu-shi, Chiba	Beneficial interest in real estate trust	1,600	1,567
	GRANCREER TACHIKAWA	2-3-21 Fujimicho, Tachikawa-shi, Tokyo	Real estate	3,040	3,280
Subtotal				19,761	18,650
Other major cities	COMFORIA KITASANJO	2-2-51 Kita-Sanjo Higashi, Chuo-ku, Sapporo-shi, Hokkaido	Beneficial interest in real estate trust	992	623
	COMFORIA SAPPORO SHOKUBUTSUEN	10-1-6 Kitanijo-Nishi, Chuo-ku, Sapporo-shi, Hokkaido	Beneficial interest in real estate trust	1,400	1,251
	COMFORIA OGIMACHI	3-7-15 Tenjinbashi, Kita-ku, Osaka-shi, Osaka	Beneficial interest in real estate trust	1,500	1,458
	COMFORIA SHINSAIBASHI EAST	2-6-8 Bakuromachi, Chuo-ku, Osaka-shi, Osaka	Beneficial interest in real estate trust	2,270	1,960
	COMFORIA KYOMACHIBORI	1-16-14 Kyomachibori, Nishi-ku, Osaka-shi, Osaka	Beneficial interest in real estate trust	1,840	1,545
	COMFORIA AWAZA	1-5-5 Enokojima, Nishi-ku, Osaka-shi, Osaka	Beneficial interest in real estate trust	1,610	1,268
	COMFORIA KITAHAMA	2-1-14 Imabashi, Chuo-ku, Osaka-shi, Osaka	Beneficial interest in real estate trust	2,020	1,715
	COMFORIA ESAKAHIROSHIBACHO	19-13 Hiroshibacho, Suita-shi, Osaka	Beneficial interest in real estate trust	1,800	1,744
	CAMPUS VILLAGE KYOTOFUSHIMI	24-1 Takedakitamitsuguicho, Fushimi-ku, Kyoto-shi, Kyoto	Beneficial interest in real estate trust	1,090	1,145
Subtotal				14,522	12,714
Total				360,339	278,252

(Note 1) “Appraisal value at end of period” indicates the appraisal value by a real estate appraiser (based on real estate appraisal reports or research reports prepared by the Japan Real Estate Institute, Daiwa Real Estate Appraisal Co., Ltd., The Tanizawa Sōgō Appraisal Co., Ltd., JLL Morii Valuation & Advisory K.K. and Japan Valuers Co., Ltd., with the account closing date as the date of value estimate), pursuant to the method of asset appraisal stipulated in the Articles of Incorporation of the Investment Corporation as well as the “Ordinance on Accountings of Investment Corporations” (Cabinet Office Ordinance No. 47 of 2006).

(Note 2) “Carrying value” indicates the acquisition price (including miscellaneous expenses related to the acquisition) as of the end of the 24th Fiscal Period (July 31, 2022) minus accumulated depreciation.

The overview of the rental business by assets under management of the Investment Corporation is as follows.

Area	Property name	23rd Fiscal Period (From August 1, 2021 to January 31, 2022)				24th Fiscal Period (From February 1, 2022 to July 31, 2022)			
		Total number of tenants (at end of period) (Note 1)	Occupancy rate (at end of period) (%) (Note 2)	Rental revenue (during period) (thousands of yen)	Ratio to total rental revenues (%)	Total number of tenants (at end of period) (Note 1)	Occupancy rate (at end of period) (%) (Note 2)	Rental revenue (during period) (thousands of yen)	Ratio to total rental revenues (%)
Central Tokyo	COMFORIA NIHONBASHI NINGYOCHO	1	91.3	58,669	0.6	1	100.0	59,602	0.6
	COMFORIA WASEDA	1	95.5	66,207	0.7	1	95.1	66,648	0.7
	COMFORIA SHIMOOCHIAI	1	98.2	46,440	0.5	1	100.0	49,449	0.5
	COMFORIA HIGASHINAKANO	1	97.6	21,353	0.2	1	97.6	21,923	0.2
	COMFORIA GINZA EAST	1	92.2	115,249	1.2	1	98.0	113,719	1.2
	COMFORIA AZABUDAI	1	90.4	22,518	0.2	1	100.0	22,507	0.2
	COMFORIA SHIBAKOEN	1	93.2	49,776	0.5	1	100.0	51,836	0.5
	COMFORIA NISHIAZABU	1	92.0	27,743	0.3	1	87.7	27,194	0.3
	COMFORIA MINAMIAOYAMA	1	89.6	40,653	0.4	1	100.0	41,501	0.4
	COMFORIA NISHIWASEDA	1	97.8	61,604	0.7	1	91.2	62,083	0.6
	COMFORIA HARAJYUKU	1	95.3	129,960	1.4	1	95.4	130,645	1.3
	COMFORIA MITA NORTH	1	97.1	31,502	0.3	1	96.2	29,095	0.3
	COMFORIA SHIBAURA BOWHOUSE	1	96.4	101,055	1.1	1	96.4	103,027	1.1
	COMFORIA SHIROKANETAKANAWA	1	94.8	46,768	0.5	1	92.2	46,612	0.5
	COMFORIA NIHONBASHI NINGYOCHO EAST	1	92.9	64,948	0.7	1	97.3	67,213	0.7
	COMFORIA ATAGO	1	97.5	29,399	0.3	1	100.0	29,052	0.3
	COMFORIA KUDAN	1	91.0	41,148	0.4	1	95.6	40,474	0.4
	COMFORIA NIHONBASHI NINGYOCHO NORTH	1	91.7	36,099	0.4	1	97.2	36,475	0.4
	COMFORIA SHINKAWA	1	91.7	60,173	0.6	1	100.0	60,972	0.6
	COMFORIA AKASAKA	1	95.0	64,439	0.7	1	100.0	68,540	0.7
	COMFORIA MITA EAST	1	93.0	103,335	1.1	1	97.9	105,029	1.1
	COMFORIA SHIBAURA CANAL	1	92.7	52,854	0.6	1	94.8	53,000	0.5
	COMFORIA KITASANDO	1	96.0	128,726	1.4	1	92.7	134,392	1.4
	COMFORIA YOYOGIEHARA	1	95.9	50,029	0.5	1	100.0	51,450	0.5
	COMFORIA SASAZUKA	1	89.3	66,007	0.7	1	94.3	63,351	0.6
	COMFORIA SHINJUKUGYOEN II	1	95.2	55,704	0.6	1	98.7	56,597	0.6
	COMFORIA ICHIGAYAYANAGICHO	1	93.3	50,251	0.5	1	98.8	51,990	0.5
	COMFORIA KAGURAZAKA	1	94.2	23,676	0.3	1	87.9	22,094	0.2
	COMFORIA NIBANCHO	1	92.9	49,581	0.5	1	92.4	47,951	0.5
	COMFORIA NISHISHINJUKU	1	98.5	46,032	0.5	1	92.6	46,927	0.5
	COMFORIA KANDAJINBOCHO	1	100.0	46,806	0.5	1	92.9	46,251	0.5
	COMFORIA NIHONBASHI	1	95.0	64,272	0.7	1	98.6	64,143	0.7
	COMFORIA TAMACHI	1	94.4	104,292	1.1	1	90.0	101,115	1.0
	COMFORIA AZABUJUBAN	1	98.2	39,371	0.4	1	92.7	42,875	0.4
	COMFORIA SHINJUKUGYOEN I	1	96.5	42,360	0.4	1	90.6	42,932	0.4
	COMFORIA KAGURAZAKA DEUX	1	91.1	39,588	0.4	1	100.0	39,250	0.4
	COMFORIA AZABU EAST	1	94.3	78,790	0.8	1	94.7	76,901	0.8
	COMFORIA SHINJUKU EASTSIDE TOWER	1	96.0	1,611,828	17.1	1	95.2	1,637,664	16.7
	COMFORIA ICHIGAYAYAKUOJI	1	100.0	26,453	0.3	1	92.2	25,208	0.3
	COMFORIA AKIHABARA EAST	1	97.5	124,075	1.3	1	98.9	127,530	1.3
	COMFORIA MITA TROIS	1	94.1	22,923	0.2	1	97.1	23,602	0.2
	COMFORIA SHIBAURA	1	93.1	27,157	0.3	1	88.5	27,353	0.3
	COMFORIA SHINJUKU	1	93.0	53,172	0.6	1	94.4	57,445	0.6
	COMFORIA HIGASHINIHONBASHI	1	93.6	33,553	0.4	1	97.2	35,309	0.4
	COMFORIA GINZA EAST NIBANKAN	1	96.2	53,123	0.6	1	95.3	51,858	0.5
	COMFORIA HIGASHISHINJUKU STATION FRONT	1	98.7	136,650	1.4	1	99.3	138,639	1.4
	COMFORIA NAKAOCHIAI	1	98.7	136,650	1.4	1	94.9	36,868	0.4
	COMFORIA WASEDA DEUX	1	96.4	25,535	0.3	1	94.5	25,734	0.3
	Subtotal		1	95.1	4,309,447	45.7	1	95.8	4,362,047

Area	Property name	23rd Fiscal Period (From August 1, 2021 to January 31, 2022)				24th Fiscal Period (From February 1, 2022 to July 31, 2022)			
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Sub-central Tokyo	COMFORIA BUNKYOKASUGA	1	100.0	62,789	0.7	1	95.6	63,057	0.6
	COMFORIA ASAKUSAMATSUGAYA	1	98.6	46,809	0.5	1	97.2	46,607	0.5
	COMFORIA NISHIOI	1	96.6	32,193	0.3	1	93.2	31,968	0.3
	COMFORIA NAKANO	1	89.5	32,884	0.3	1	93.8	31,910	0.3
	COMFORIA SHIMOKITAZAWA	1	95.7	95,149	1.0	1	97.0	96,962	1.0
	COMFORIA NISHIKAMATA	1	96.4	64,929	0.7	1	95.0	64,066	0.7
	COMFORIA OYAMA	1	99.0	76,910	0.8	1	97.8	78,024	0.8
	COMFORIA KIYOSUMISHIRAKAWA SOUTH	1	91.1	29,358	0.3	1	88.9	28,266	0.3
	COMFORIA KOMAZAWA	1	92.6	43,157	0.5	1	95.5	43,522	0.4
	COMFORIA KOISHIKAWA	1	97.4	21,947	0.2	1	95.0	22,083	0.2
	COMFORIA SENGOKU	1	97.8	54,945	0.6	1	98.6	57,745	0.6
	COMFORIA DAIKANYAMAAOBADAI	1	95.4	40,541	0.4	1	92.8	39,015	0.4
	COMFORIA Ikebukuro	1	88.9	22,733	0.2	1	89.2	22,166	0.2
	COMFORIA RYOGOKUISHIWARA	1	100.0	25,590	0.3	1	100.0	28,736	0.3
	COMFORIA ASAKUSABASHI DEUX	1	94.4	30,795	0.3	1	87.9	30,326	0.3
	COMFORIA OSHIAGE	1	100.0	26,067	0.3	1	100.0	25,785	0.3
	COMFORIA HONJOAZUMABASHI	1	94.3	30,020	0.3	1	96.0	29,296	0.3
	COMFORIA KIYOSUMISHIRAKAWA TROIS	1	89.9	31,167	0.3	1	98.0	32,210	0.3
	COMFORIA MONZENNAKACHO	1	96.5	90,716	1.0	1	98.6	91,281	0.9
	COMFORIA HIMONYA	1	94.4	43,266	0.5	1	100.0	48,394	0.5
	COMFORIA MISYUKU	1	97.3	68,431	0.7	1	98.4	68,275	0.7
	COMFORIA GAKUGEIDAIGAKU	1	97.3	42,833	0.5	1	97.2	41,900	0.4
	COMFORIA HIGASHINAKANO DEUX	1	93.6	30,543	0.3	1	98.1	31,654	0.3
	COMFORIA HIGASHIKEBUKURO WEST	1	96.2	169,507	1.8	1	98.7	170,749	1.7
	COMFORIA RYOGOKU DEUX	1	94.9	36,878	0.4	1	92.3	38,281	0.4
	COMFORIA OMORI DEUX	1	100.0	38,620	0.4	1	87.9	38,297	0.4
	COMFORIA MACHIYA	1	97.0	26,990	0.3	1	100.0	27,373	0.3
	COMFORIA ASAKUSABASHI	1	93.0	102,296	1.1	1	97.0	100,771	1.0
	COMFORIA RYOGOKU SOUTH	1	96.2	49,028	0.5	1	94.4	49,764	0.5
	COMFORIA TOYOSU	1	94.5	100,511	1.1	1	98.3	100,616	1.0
	COMFORIA SUMIDA-TACHIBANA	1	93.1	32,702	0.3	1	95.4	31,976	0.3
	COMFORIA UENOHIROKOJI	1	94.3	35,625	0.4	1	98.3	36,054	0.4
	COMFORIA KASUGATOMISAKA	1	95.7	88,710	0.9	1	96.2	92,030	0.9
	COMFORIA HONKOMAGOME	1	100.0	47,130	0.5	1	94.4	48,835	0.5
	COMFORIA MORISHITA	1	97.3	49,053	0.5	1	96.2	50,242	0.5
	COMFORIA KIBAKOEN	1	96.7	33,075	0.4	1	98.3	32,347	0.3
	COMFORIA MEGURO CHOJAMARU	1	94.6	72,138	0.8	1	94.7	68,873	0.7
	COMFORIA HIGASHIKEBUKURO EAST	1	96.7	70,267	0.7	1	96.8	69,651	0.7
	COMFORIA HIGASHIKEBUKURO	1	92.0	38,369	0.4	1	94.2	36,911	0.4
	COMFORIA KOMABA	1	95.8	139,492	1.5	1	97.3	140,724	1.4
	COMFORIA KINSHICHO	1	96.1	35,597	0.4	1	95.2	36,802	0.4
	COMFORIA MINAMISUNAMACHI	1	97.2	135,584	1.4	1	94.6	136,257	1.4
	COMFORIA HIGASHISHINAGAWA	1	98.2	54,747	0.6	1	87.3	52,680	0.5
	COMFORIA MEGUROYAKUMO	1	94.6	25,890	0.3	1	100.0	26,007	0.3
	COMFORIA YOGA	1	95.0	32,580	0.3	1	95.3	31,689	0.3
	COMFORIA ITABASHINAKAJUKU	1	96.4	124,676	1.3	1	97.0	127,864	1.3
	COMFORIA SHINAGAWA EAST	1	97.3	75,064	0.8	1	99.1	75,360	0.8
	COMFORIA OJIMA	1	99.0	57,084	0.6	1	95.0	56,759	0.6

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Sub-central Tokyo	COMFORIA OMORI TROIS	1	96.0	26,642	0.3	1	86.8	25,717	0.3
	COMFORIA BUNKYOHAKUSAN	1	97.3	37,593	0.4	1	93.1	34,699	0.4
	COMFORIA KAMATA	1	98.1	161,745	1.7	1	95.4	157,581	1.6
	COLLEGE COURT HACHIMANYAMA	1	100.0	30,222	0.3	1	100.0	30,222	0.3
	COMFORIA UENOIRIYA	1	90.3	58,883	0.6	1	96.3	60,856	0.6
	COMFORIA IKEJIRI	1	92.3	32,350	0.3	1	97.3	32,757	0.3
	COMFORIA SETAGAYAKAMIUMA	1	95.7	73,796	0.8	1	95.7	73,580	0.8
	COMFORIA AKABANEIWABUCHI	1	96.9	72,842	0.8	1	94.7	74,260	0.8
	COMFORIA RYOGOKU TROIS	1	93.8	40,713	0.4	1	98.6	42,777	0.4
	COLLEGE SQUARE HACHIMANYAMA	1	100.0	20,976	0.2	1	100.0	20,976	0.2
	COMFORIA KINSHICHO DEUX	1	95.6	59,716	0.6	1	94.9	62,065	0.6
	COMFORIA KAMEIDO SOUTH	1	100.0	58,405	0.6	1	100.0	58,505	0.6
	COMFORIA SHIBUYA WEST	1	96.9	141,260	1.5	1	93.7	143,539	1.5
	COMFORIA ASAKUSAKOMAGATA	1	95.9	34,758	0.4	1	98.2	37,308	0.4
	COMFORIA OMORIKASHIMA	1	91.9	24,398	0.3	1	97.1	25,960	0.3
	COMFORIA OMORIMACHI	1	98.2	31,324	0.3	1	98.2	29,752	0.3
	COMFORIA KAMIKEDAI	1	97.7	53,856	0.6	1	97.4	56,439	0.6
	CAMPUS VILLAGE SHINAMACHI	1	100.0	66,221	0.7	1	100.0	66,190	0.7
	COMFORIA TAKINOGAWA	1	97.4	93,938	1.0	1	95.5	92,753	0.9
	COMFORIA KIBASHINSUIKOEN	1	96.3	29,288	0.3	1	96.3	29,564	0.3
	COMFORIA NISHIMAGOME HILLSIDE	1	98.0	31,107	0.3	1	100.0	31,869	0.3
	COMFORIA Ikebukuro DEUX	1	98.4	50,006	0.5	1	94.2	49,238	0.5
	COMFORIA NARIMASU	1	96.7	35,669	0.4	1	93.5	36,895	0.4
	COMFORIA SHIN-OKACHIMACHI	1	100.0	30,472	0.3	1	96.4	29,969	0.3
	COMFORIA MORISHITA WEST	1	95.7	30,534	0.3	1	100.0	30,342	0.3
	COMFORIA TOYOCHO	1	100.0	88,637	0.9	1	97.3	91,981	0.9
	COMFORIA FUDOMAE	1	86.7	37,448	0.4	1	98.0	35,934	0.4
	COMFORIA TAITONEGISHI	1	81.2	73,719	0.8	1	94.7	71,975	0.7
	COMFORIA MONZENNAKACHO SOUTH	1	96.0	36,834	0.4	1	96.0	34,274	0.4
	COMFORIA MAGOME	1	93.5	67,948	0.7	1	92.7	71,649	0.7
	GRANCREER BAJIKOEN (LAND)	—	—	—	—	1	100.0	59,136	0.6
	COMFORIA AKIHABARA NORTH	—	—	—	—	1	100.0	30,268	0.3
	COMFORIA SAKURAJOSUI	—	—	—	—	1	96.9	63,040	0.6
	COMFORIA KITAZAWA	—	—	—	—	1	14.1	202	0.0
	Subtotal	3	96.1	4,346,723	46.1	4	95.1	4,522,477	46.2
Tokyo metropolitan area	COMFORIA YATSUKA	1	98.4	27,709	0.3	1	100.0	27,387	0.3
	COMFORIA SHINKOYASU	1	91.9	39,951	0.4	1	100.0	40,417	0.4
	COMFORIA GYOTOKU	1	94.9	27,275	0.3	1	98.2	29,269	0.3
	GRANCREER CENTER-MINAMI	1	100.0	120,300	1.3	1	100.0	120,300	1.2
	COMFORIA TAMA-PLAZA	1	100.0	55,300	0.6	1	95.6	56,478	0.6
	COMFORIA OMIYA	1	97.8	131,449	1.4	1	97.0	135,134	1.4
	CAMPUS VILLAGE URAYASU	—	—	—	—	1	100.0	37,081	0.4
	GRANCREER TACHIKAWA	—	—	—	—	1	100.0	58,778	0.6
	Subtotal	2	98.7	401,986	4.3	3	99.2	504,848	5.2

Area	Property name	23rd Fiscal Period (From August 1, 2021 to January 31, 2022)				24th Fiscal Period (From February 1, 2022 to July 31, 2022)			
		Total number of tenants (at end of period) (Note 1)	Occupancy rate (at end of period) (%) (Note 2)	Rental revenue (during period) (thousands of yen)	Ratio to total rental revenues (%)	Total number of tenants (at end of period) (Note 1)	Occupancy rate (at end of period) (%) (Note 2)	Rental revenue (during period) (thousands of yen)	Ratio to total rental revenues (%)
Other major cities	COMFORIA KITASANJO	1	97.7	37,048	0.4	1	100.0	37,261	0.4
	COMFORIA SAPPORO SHOKUBUTSUEN	1	100.0	43,810	0.5	1	100.0	43,942	0.4
	COMFORIA OGIMACHI	1	97.5	40,406	0.4	1	93.8	42,615	0.4
	COMFORIA SHINSAIBASHI EAST	1	95.4	59,398	0.6	1	97.4	59,455	0.6
	COMFORIA KYOMACHIBORI	1	98.8	46,318	0.5	1	91.7	46,450	0.5
	COMFORIA AWAZA	1	95.3	43,091	0.5	1	96.3	43,008	0.4
	COMFORIA KITAHAMA	1	100.0	55,206	0.6	1	91.7	52,149	0.5
	COMFORIA ESAKAHIROSHIBACHO	1	98.2	49,845	0.5	1	97.7	50,197	0.5
	CAMPUS VILLAGE KYOTOFUSHIMI	—	—	—	—	1	100.0	21,096	0.2
	Subtotal	1	97.9	375,125	4.0	2	96.8	396,176	4.0
	Total	4	96.0	9,433,283	100.0	4	95.9	9,785,549	100.0

(Note 1) “Total number of tenants” indicates the total number of tenants under a direct lease relationship with the Investment Corporation or the trustee (including tenants planned to have lease relationships). Therefore, in cases where the Investment Corporation or trustee comprehensively leases all of the apartments for rent from each managed property to the master lease company (hereinafter referred to as the “introduction of a master lease”), and said master lease company subleases each room for rent to end tenants, the total number of tenants will be shown as “1,” and will not include the number of end tenants related to the said sublease. Tokyu Housing Lease Corporation, MAINICHICOMNET Co., Ltd., Tokyu Land Corporation and Sigma Japan are the four master lease companies hired by the Investment Corporation for its assets under management; therefore, the sum of the total number of tenants is set as “4,” which is the total number of master lease companies. Even for managed assets where a master lease is introduced, end tenants who do not accept the introduction of a master lease will be under a direct lease relationship with the Investment Corporation or trustee. However, the number of said end tenants is not included in the total number of tenants. For GRANCREER BAJIKOEN (LAND), the Investment Corporation has concluded a contract to establish a general fixed-term lease contract with its lessee, and the number of the said lessee as “1”.

(Note 2) “Occupancy rate” is the percentage of rented area vs. the rentable area of each managed asset.

4. Statement of Renewable Energy Power Generation Facilities

Not applicable

5. Statement of Operational License of Public Facilities

Not applicable

6. Statement of Securities Incorporated in the Portfolio

Not applicable

7. Details of Specified Transactions

The amount of specified derivative transactions entered into by the Investment Corporation and fair value as of July 31, 2022 are as follows.

Segment	Type	Contract amount (millions of yen)		Fair value (millions of yen) (Note 2)
		(Note 1)	Over 1 year	
Over-the-counter transactions	Receive floating, pay fixed interest-rate swap transactions	32,245	26,835	—
Total		32,245	26,835	—

(Note 1) The contract amount of the interest-rate swap transactions is based on the notional principal.

(Note 2) Fair value is evaluated based on the value calculated by the counterparty of the contract using market interest rate, etc. Disclosure of fair value is omitted for the transactions that meet the requirements for special treatment pursuant to the Accounting Standard for Financial Instruments.

8. Other Assets

Trust beneficial interests in properties owned by the Investment Corporation are listed on the aforementioned “3. Statement of Properties Incorporated in the Portfolio.” As of the end of the 24th Fiscal Period, there is no incorporation in particular of specified assets as principal investment targets by the Investment Corporation, other than assets in the aforementioned “3. Statement of Properties Incorporated in the Portfolio,” “4. Statement of Renewable Energy Power Generation Facilities,” “5. Statement of Operational License of Public Facilities” and “6. Statement of Securities Incorporated in the Portfolio.”

9. Ownership of Assets by Country and Region

Not applicable for countries and regions other than Japan

1. Expected Capital Expenditure

Major capital expenditure that accompanies repair work currently planned for assets already acquired (includes assets under management that were acquired after the account closing date) is as follows. The following expected amount of construction work includes portions that are separately accounted under expenses.

Property name (location)	Purpose	Scheduled period	Expected amount of construction work (thousands of yen)		
			Total amount	Payment for the period	Total amount already paid
COMFORIA TAMACHI (Minato-ku, Tokyo)	Large-scale repair work	From Apr. 2022 to Nov. 2022	107,000	—	—
COMFORIA SHIMOKITAZAWA (Setagaya-ku, Tokyo)	Large-scale repair work	From Mar. 2022 to Oct. 2022	100,300	—	—
COMFORIA OMIYA (Saitama-shi, Saitama)	Large-scale repair work	From Oct. 2022 to May 2023	99,700	—	—
COMFORIA KITASANDO (Shibuya-ku, Tokyo)	Large-scale repair work	From Mar. 2022 to Nov. 2022	85,518	—	—
COMFORIA SHINKAWA (Chuo-ku, Tokyo)	Large-scale repair work	From Oct. 2022 to May 2023	80,700	—	—
COMFORIA SAPPORO SHOKUBUTSUEN (Sapporo-shi, Hokkaido)	Large-scale repair work	From May 2022 to Oct. 2022	73,992	—	—
COMFORIA HIGASHISHINAGAWA (Shinagawa-ku, Tokyo)	Large-scale repair work	From Mar. 2022 to Oct. 2022	66,200	—	—
COMFORIA BUNKYOKASUGA (Bunkyo-ku, Tokyo)	Large-scale repair work	From Oct. 2022 to May 2023	61,300	—	—
COMFORIA SHIROKANETAKANAWA (Minato-ku, Tokyo)	Large-scale repair work	From Oct. 2022 to May 2023	58,300	—	—
COMFORIA SHINJUKUGYOEN II (Shinjuku-ku, Tokyo)	Large-scale repair work	From Apr. 2022 to Nov. 2022	53,800	—	—

2. Capital Expenditure during the Period

The overview of main construction work corresponding to capital expenditure that took place in the 24th Fiscal Period for the managed assets owned as of the end of the period is as follows. Capital expenditure during the 24th Fiscal Period was ¥619,871 thousand. Together with repair expenses of ¥397,035 thousand that were classified as expenses for the 24th Fiscal Period, construction work totaling ¥1,016,907 thousand was carried out.

Property name (location)	Purpose	Period	Construction cost (thousands of yen)
COMFORIA SASAZUKA (Shibuya-ku, Tokyo)	Large-scale repair work	From Oct. 2021 to Jun. 2022	97,311
COMFORIA ASAKUSAKOMAGATA (Taito-ku, Tokyo)	Large-scale repair work	From Dec. 2021 to Jun. 2022	81,498
COMFORIA MORISHITA (Koto-ku, Tokyo)	Large-scale repair work	From Nov. 2021 to May 2022	80,069
COMFORIA SHINKOYASU (Yokohama-shi, Kanagawa)	Large-scale repair work	From Nov. 2021 to May 2022	53,776
COMFORIA MEGURO CHOJAMARU (Shinagawa-ku, Tokyo)	Large-scale repair work	From Oct. 2021 to Apr. 2022	44,074
COMFORIA MITA TROIS (Minato-ku, Tokyo)	Large-scale repair work	From Jan. 2022 to Jun. 2022	37,074
COMFORIA ASAKUSABASHI DEUX (Taito-ku, Tokyo)	Large-scale repair work	From Jan. 2022 to Jun. 2022	35,205
COMFORIA OMORIKASHIMA (Shinagawa-ku, Tokyo)	Large-scale repair work	From Jan. 2022 to Jun. 2022	22,910
Other properties, etc.	Replacement of air conditioners, etc.	From Feb. 2022 to Jul. 2022	167,949
Total			619,871

3. Funding Reserved for Long-Term Repair Plans

From the cash flows during the fiscal period, the Investment Corporation sets aside reserves for repairs, which are to be appropriated for repairs in the medium to long term.

(Thousands of yen)

Fiscal period	20th Fiscal Period From Feb. 1, 2020 to Jul. 31, 2020	21st Fiscal Period From Aug. 1, 2020 to Jan. 31, 2021	22nd Fiscal Period From Feb. 1, 2021 to Jul. 31, 2021	23rd Fiscal Period From Aug. 1, 2021 to Jan. 31, 2022	24th Fiscal Period From Feb. 1, 2022 to Jul. 31, 2022
Balance of reserves at the beginning of period	386,748	639,150	381,851	494,005	448,320
Amount of reserves during period	921,967	330,220	640,850	615,869	823,472
Reversal of reserves during period	669,566	587,519	528,696	661,555	770,644
Amount carried forward to next period	639,150	381,851	494,005	448,320	501,148

(Note) For certain managed assets with sectional ownership, the Investment Corporation pays reserves for repairs to the management associations each month, but such amounts are not included in the table above.

1. Statement of Expenses Related to Investments

(Thousands of yen)

Item	23rd Fiscal Period From Aug. 1, 2021 to Jan. 31, 2022	24th Fiscal Period From Feb. 1, 2022 to Jul. 31, 2022
Asset management fee (Note)	583,640	593,291
Asset custody fee	9,349	9,334
Administrative service fees	27,633	29,347
Directors' compensations	3,600	3,600
Other expenses	318,301	324,660
Total	942,524	960,234

(Note) In addition to the amount stated above, asset management fees came to ¥116,430 thousand in the 24th Fiscal Period related to the acquisition of properties that were incorporated in the carrying value of each property.

2. Loan Status

The status of loans as of July 31, 2022 is as follows.

Type	Lender	Drawdown date	Balance at the beginning of current period (millions of yen)	Balance at the end of current period (millions of yen)	Average interest rate (%) (Note 2)	Maturity date	Repayment method	Use of funds	Remarks
Short-term loans payable	Mizuho Bank, Ltd.	Apr. 4, 2022	-	800	0.27823	Apr. 4, 2023	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Sumitomo Mitsui Trust Bank, Limited		-	800					
	MUFG Bank, Ltd.		-	400					
	Mizuho Bank, Ltd.	Jul. 14, 2022	-	333	0.38000	Jul. 14, 2023	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Sumitomo Mitsui Trust Bank, Limited		-	333					
	MUFG Bank, Ltd.		-	333					
Long-term loans payable (Note 1)	MUFG Bank, Ltd.	Jun. 30, 2014	1,820	-	0.90100	Jun. 30, 2022	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Development Bank of Japan Inc.		910	-					
	Mizuho Bank, Ltd.		910	-					
	Sumitomo Mitsui Trust Bank, Limited		910	-					
	Sumitomo Mitsui Banking Corporation		450	-					
	MUFG Bank, Ltd.	Feb. 3, 2015	1,240	1,240	0.79875	Jan. 31, 2023	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Development Bank of Japan Inc.		620	620					
	Mizuho Bank, Ltd.		620	620					
	Sumitomo Mitsui Trust Bank, Limited		620	620					
	Sumitomo Mitsui Banking Corporation		310	310					
	MUFG Bank, Ltd.	Feb. 3, 2015	1,240	1,240	1.04200	Jan. 31, 2025	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Development Bank of Japan Inc.		620	620					
	Mizuho Bank, Ltd.		620	620					
	Sumitomo Mitsui Trust Bank, Limited		620	620					
	Sumitomo Mitsui Banking Corporation		310	310					
	MUFG Bank, Ltd.	Feb. 2, 2016	720	720	0.58430	Mar. 31, 2023	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Development Bank of Japan Inc.		360	360					
	Mizuho Bank, Ltd.		360	360					
	Sumitomo Mitsui Trust Bank, Limited		360	360					
	Sumitomo Mitsui Banking Corporation		200	200					
	MUFG Bank, Ltd.	Feb. 2, 2016	840	840	0.62460	Aug. 31, 2023	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Development Bank of Japan Inc.		420	420					
	Mizuho Bank, Ltd.		420	420					
	Sumitomo Mitsui Trust Bank, Limited		420	420					
	Sumitomo Mitsui Banking Corporation		230	230					
	MUFG Bank, Ltd.	Feb. 2, 2016	980	980	0.67745	Feb. 29, 2024	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Development Bank of Japan Inc.		490	490					
	Mizuho Bank, Ltd.		490	490					
	Sumitomo Mitsui Trust Bank, Limited		490	490					
	Sumitomo Mitsui Banking Corporation		220	220					

Type	Lender	Drawdown date	Balance at the beginning of current period (millions of yen)	Balance at the end of current period (millions of yen)	Average interest rate (%) (Note 2)	Maturity date	Repayment method	Use of funds	Remarks
Long-term loans payable (Note 1)	Development Bank of Japan Inc.	Mar. 23, 2016	2,000	2,000	0.61950	Mar. 31, 2025	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	MUFG Bank, Ltd.		2,000	2,000					
	Sumitomo Mitsui Trust Bank, Limited		1,000	1,000					
	MUFG Bank, Ltd.	Aug. 1, 2016	1,160	1,160	0.46655	Jul. 31, 2024	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Development Bank of Japan Inc.		580	580					
	Mizuho Bank, Ltd.		580	580					
	Sumitomo Mitsui Trust Bank, Limited		580	580					
	Sumitomo Mitsui Banking Corporation	Aug. 1, 2016	290	290	0.65518	Jul. 31, 2026	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	MUFG Bank, Ltd.		1,800	1,800					
	Development Bank of Japan Inc.		900	900					
	Mizuho Bank, Ltd.		900	900					
	Sumitomo Mitsui Trust Bank, Limited	Feb. 2, 2017	900	900	0.62938	Jan. 31, 2024	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Sumitomo Mitsui Banking Corporation		450	450					
	MUFG Bank, Ltd.		1,160	1,160					
	Development Bank of Japan Inc.		580	580					
	Mizuho Bank, Ltd.	Feb. 2, 2017	580	580	0.79571	Jan. 30, 2026	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Sumitomo Mitsui Trust Bank, Limited		580	580					
	Sumitomo Mitsui Banking Corporation		290	290					
	MUFG Bank, Ltd.		1,820	1,820					
	Development Bank of Japan Inc.	Feb. 2, 2017	910	910	0.49054	Sep. 30, 2022	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.		910	910					
	Sumitomo Mitsui Trust Bank, Limited		910	910					
	Sumitomo Mitsui Banking Corporation		450	450					
	MUFG Bank, Ltd.	Sep. 29, 2017	1,140	1,140	0.77571	Sep. 30, 2026	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Development Bank of Japan Inc.		570	570					
	Mizuho Bank, Ltd.		570	570					
	Sumitomo Mitsui Trust Bank, Limited		570	570					
	Sumitomo Mitsui Banking Corporation	Sep. 29, 2017	300	300	0.65428	Jan. 31, 2025	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	MUFG Bank, Ltd.		1,140	1,140					
	Development Bank of Japan Inc.		570	570					
	Mizuho Bank, Ltd.		570	570					
	Sumitomo Mitsui Trust Bank, Limited	Feb. 2, 2018	570	570	0.45804	Mar. 31, 2023	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Sumitomo Mitsui Banking Corporation		300	300					
	MUFG Bank, Ltd.		1,040	1,040					
	Development Bank of Japan Inc.		520	520					
	Mizuho Bank, Ltd.	Mar. 30, 2018	520	520	0.62188	Mar. 31, 2025	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Sumitomo Mitsui Trust Bank, Limited		520	520					
	Sumitomo Mitsui Banking Corporation		260	260					
	MUFG Bank, Ltd.		1,300	1,300					
	Shinkin Central Bank	Mar. 30, 2018	1,300	1,300	0.55126	Jan. 31, 2024	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	The Norinchukin Bank		1,300	1,300					
	The Bank of Fukuoka, Ltd.		1,300	1,300					
	Mizuho Trust & Banking Co., Ltd.		1,000	1,000					
	MUFG Bank, Ltd.	Aug. 31, 2018	2,700	2,700	0.73497	Aug. 31, 2026	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.		1,350	1,350					
	Sumitomo Mitsui Banking Corporation		600	600					
	Nippon Life Insurance Company		500	500					
	Taiyo Life Insurance Company	Aug. 31, 2018	500	500					
	Resona Bank, Ltd.		1,000	1,000					

Type	Lender	Drawdown date	Balance at the beginning of current period (millions of yen)	Balance at the end of current period (millions of yen)	Average interest rate (%) (Note 2)	Maturity date	Repayment method	Use of funds	Remarks
Long-term loans payable (Note 1)	Development Bank of Japan Inc.	Sep. 25, 2018	550	550	0.85667	Mar. 31, 2027	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.		550	550					
	Sumitomo Mitsui Trust Bank, Limited		550	550					
	MUFG Bank, Ltd.		275	275					
	Sumitomo Mitsui Banking Corporation		275	275					
	Development Bank of Japan Inc.	Jan. 31, 2019	550	550	0.43105	Jul. 31, 2023	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.		550	550					
	Sumitomo Mitsui Trust Bank, Limited		550	550					
	MUFG Bank, Ltd.		550	550					
	Sumitomo Mitsui Banking Corporation		300	300					
	Mizuho Bank, Ltd.	Jan. 31, 2019	670	670	0.39950	Jan. 31, 2025	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Sumitomo Mitsui Trust Bank, Limited		670	670					
	MUFG Bank, Ltd.		670	670					
	Sumitomo Mitsui Banking Corporation		320	320					
	Development Bank of Japan Inc.	Jan. 31, 2019	670	670	0.49994	Jan. 31, 2025	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.	Apr. 5, 2019	700	700	0.54500	Sep. 30, 2026	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Sumitomo Mitsui Trust Bank, Limited		700	700					
	MUFG Bank, Ltd.		350	350					
	Sumitomo Mitsui Banking Corporation		350	350					
	Development Bank of Japan Inc.	Apr. 5, 2019	700	700	0.57826	Sep. 30, 2026	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.	Mar. 25, 2019	800	-	0.25545	Mar. 31, 2022	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Sumitomo Mitsui Trust Bank, Limited		800	-					
	MUFG Bank, Ltd.		800	-					
	Sumitomo Mitsui Banking Corporation		400	-					
	Mizuho Bank, Ltd.	Mar. 25, 2019	1,000	1,000	0.45215	Sep. 30, 2025	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Sumitomo Mitsui Trust Bank, Limited		1,000	1,000					
	MUFG Bank, Ltd.		1,000	1,000					
	Sumitomo Mitsui Banking Corporation		500	500					
	Mizuho Bank, Ltd.	Mar. 25, 2019	970	970	0.60810	Sep. 30, 2027	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Sumitomo Mitsui Trust Bank, Limited		970	970					
	MUFG Bank, Ltd.		970	970					
	Sumitomo Mitsui Banking Corporation		485	485					
	Shinkin Central Bank	Mar. 20, 2019	525	525	0.42850	Mar. 31, 2026	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	The Norinchukin Bank		525	525					
	The Bank of Fukuoka, Ltd.		525	525					
	Mizuho Trust & Banking Co., Ltd.		525	525					
	Development Bank of Japan Inc.	Sep. 30, 2019	1,350	1,350	0.54693	Mar. 31, 2028	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Development Bank of Japan Inc.	Mar. 2, 2020	750	750	0.47366	Aug. 31, 2028	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.		750	750					
	Sumitomo Mitsui Trust Bank, Limited		750	750					
	MUFG Bank, Ltd.		375	375					
	Sumitomo Mitsui Banking Corporation	Mar. 31, 2020	375	375	0.46156	Sep. 30, 2026	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	The 77 Bank, Ltd.		460	460					
	Shinkin Central Bank		460	460					
	The Norinchukin Bank		460	460					
	The Bank of Fukuoka, Ltd.		460	460					
	Mizuho Trust & Banking Co., Ltd.		460	460					

Type	Lender	Drawdown date	Balance at the beginning of current period (millions of yen)	Balance at the end of current period (millions of yen)	Average interest rate (%) (Note 2)	Maturity date	Repayment method	Use of funds	Remarks
Long-term loans payable (Note 1)	Development Bank of Japan Inc.	Jun. 30, 2020	820	820	0.67532	Jun. 30, 2029	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.		820	820					
	Sumitomo Mitsui Trust Bank, Limited		820	820					
	MUFG Bank, Ltd.		820	820					
	Sumitomo Mitsui Banking Corporation		420	420					
	Development Bank of Japan Inc.	Sep. 29, 2020	1,000	1,000	0.56815	Sep. 29, 2029	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.		1,000	1,000					
	Sumitomo Mitsui Trust Bank, Limited		1,000	1,000					
	MUFG Bank, Ltd.		500	500					
	Sumitomo Mitsui Banking Corporation		500	500					
	Mizuho Bank, Ltd.	Sep. 30, 2020	800	800	0.57308	Sep. 30, 2029	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Sumitomo Mitsui Trust Bank, Limited		800	800					
	MUFG Bank, Ltd.		800	800					
	Sumitomo Mitsui Banking Corporation		400	400					
	Development Bank of Japan Inc.	Jan. 29, 2021	1,220	1,220	0.68068	Jan. 29, 2031	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.		1,220	1,220					
	Sumitomo Mitsui Trust Bank, Limited		1,220	1,220					
	MUFG Bank, Ltd.		1,220	1,220					
	Sumitomo Mitsui Banking Corporation		620	620					
	Development Bank of Japan Inc.	Mar. 31, 2021	1,920	1,920	0.40488	Mar. 31, 2027	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Sumitomo Mitsui Trust Bank, Limited		1,135	1,135					
	Kiraboshi Bank, Ltd.		1,000	1,000					
	Mizuho Bank, Ltd.		350	350					
	MUFG Bank, Ltd.		350	350					
	Sumitomo Mitsui Banking Corporation	Mar. 31, 2021	170	170	0.42632	Mar. 31, 2028	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	The 77 Bank, Ltd.		500	500					
	Daishi Hokuetsu Bank, Ltd.		500	500					
	The Nishi-Nippon City Bank, Ltd.		500	500					
	The Higo Bank, Ltd.	Oct. 29, 2021	500	500	0.39270	Oct. 29, 2027	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	The 77 Bank, Ltd.		500	500					
	Daishi Hokuetsu Bank, Ltd.		500	500					
	The Nishi-Nippon City Bank, Ltd.		500	500					
	The Bank of Fukuoka, Ltd.	Oct. 29, 2021	1,000	1,000	0.47703	Apr. 30, 2029	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	The Norinchukin Bank		1,000	1,000					
	Resona Bank, Ltd.	Jan. 31, 2022	2,000	2,000	0.42000	Jan. 31, 2028	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Mizuho Trust & Banking Co., Ltd.		1,500	1,500					
	The Norinchukin Bank		1,000	1,000					
	The Bank of Fukuoka, Ltd.		500	500					
	The 77 Bank, Ltd.		500	500					
	Daishi Hokuetsu Bank, Ltd.	Jan. 31, 2022	735	735	0.58600	Jan. 31, 2030	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Development Bank of Japan Inc.		735	735					
	Mizuho Bank, Ltd.		735	735					
	Sumitomo Mitsui Trust Bank, Limited		735	735					
	MUFG Bank, Ltd.		735	735					
	Sumitomo Mitsui Banking Corporation	Mar. 29, 2022	360	360	0.21359	Sep. 29, 2023	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.		-	720					
	Sumitomo Mitsui Trust Bank, Limited		-	720					
	MUFG Bank, Ltd.		-	360					
	Mizuho Bank, Ltd.	Mar. 31, 2022	-	800	0.22847	Mar. 31, 2024	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Sumitomo Mitsui Trust Bank, Limited		-	800					
	MUFG Bank, Ltd.		-	800					
	Sumitomo Mitsui Banking Corporation		-	400					

Type	Lender	Drawdown date	Balance at the beginning of current period (millions of yen)	Balance at the end of current period (millions of yen)	Average interest rate (%) (Note 2)	Maturity date	Repayment method	Use of funds	Remarks
Long-term loans payable (Note 1)	Development Bank of Japan Inc.	Apr. 4, 2022	-	750	0.70725	Apr. 4, 2030	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.		-	750					
	Sumitomo Mitsui Trust Bank, Limited		-	750					
	MUFG Bank, Ltd.		-	375					
	Sumitomo Mitsui Banking Corporation		-	375					
	Development Bank of Japan Inc.	Jun. 30, 2022	-	1,110	0.90850	Jun. 30, 2030	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.		-	1,110					
	Sumitomo Mitsui Trust Bank, Limited		-	1,110					
	MUFG Bank, Ltd.		-	1,110					
	Sumitomo Mitsui Banking Corporation		-	560					
	Shinkin Central Bank	Jul. 1, 2022	-	1,000	0.76500	Jul. 1, 2029	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Daishi Hokuetsu Bank, Ltd.		-	1,000					
	Mizuho Trust & Banking Co., Ltd.		-	1,000					
	The 77 Bank, Ltd.		-	500					
	The Nishi-Nippon City Bank, Ltd.		-	500					
	Total			125,530	137,329				

(Note 1) Long-term loans payable include the current portion of long-term loans payable.

(Note 2) The average interest rate is the interest rate for each loan contract rounded to the fifth decimal place. As for the borrowings hedged by interest-rate swap transactions in order to avoid interest rate fluctuation risk, the interest rates reflect the effect of interest-rate swap transactions.

(Note 3) The funds are primarily appropriated to the acquisition of real estate in trust and the repayment of existing borrowings.

3. Investment Corporation Bonds

The status of investment corporation bonds as of July 31, 2022 is as follows.

Issue	Issue date	Balance at the beginning of current period (millions of yen)	Balance at the end of current period (millions of yen)	Coupon rate (%)	Maturity date	Repayment method	Use of funds	Security
2nd Unsecured Bond (Note 1)	Jul. 18, 2017	1,000	-	0.23000	Jul. 15, 2022	Lump-sum repayment	(Note 2)	Unsecured
3rd Unsecured Bond (Note 1)	Jul. 18, 2017	2,000	2,000	0.52000	Jul. 16, 2027	Lump-sum repayment	(Note 2)	Unsecured
4th Unsecured Bond (Note 1)	Jun. 14, 2018	1,000	1,000	0.23000	Dec. 14, 2023	Lump-sum repayment	(Note 2)	Unsecured
5th Unsecured Bond (Note 1)	Jun. 14, 2018	1,500	1,500	0.95000	Jun. 14, 2033	Lump-sum repayment	(Note 2)	Unsecured
6th Unsecured Bond (Note 1)	Jul. 18, 2019	1,000	1,000	0.23000	Jul. 18, 2024	Lump-sum repayment	(Note 2)	Unsecured
7th Unsecured Bond (Note 1)	Jul. 18, 2019	1,500	1,500	0.90000	Jul. 18, 2034	Lump-sum repayment	(Note 2)	Unsecured
8th Unsecured Bond (Green Bonds) (Note 1)	Jul. 30, 2020	1,500	1,500	0.55000	Jul. 30, 2030	Lump-sum repayment	(Note 2)	Unsecured
9th Unsecured Bond (Note 1)	Jul. 8, 2021	2,000	2,000	0.18000	Jul. 8, 2026	Lump-sum repayment	(Note 2)	Unsecured
10th Unsecured Bond (Green Bonds) (Note 1)	Jul. 8, 2021	3,000	3,000	0.46000	Jul. 8, 2031	Lump-sum repayment	(Note 2)	Unsecured
11th Unsecured Bond (Note 1)	Jul. 8, 2021	1,600	1,600	0.73000	Jul. 8, 2036	Lump-sum repayment	(Note 2)	Unsecured
Total		16,100	15,100					

(Note 1) The bonds are subject to the *pari passu* clause among specified investment corporation bonds.

(Note 2) The funds are primarily appropriated to the acquisition of real estate in trust and the repayment of some of the existing borrowings.

4. Short-Term Investment Corporation Bonds

Not applicable

5. Investment Unit Acquisition Rights

Not applicable

1. Purchase and Sale of Properties and Asset Backed Securities

Property name	Purchase		Sale			
	Purchase date	Purchase price (millions of yen)	Sale date	Sale price (millions of yen)	Book value (millions of yen)	Gain on sale (millions of yen)
CAMPUS VILLAGE URAYASU	Feb. 1, 2022	1,500	—	—	—	—
CAMPUS VILLAGE KYOTOFUSHIMI	Mar. 25, 2022	1,075	—	—	—	—
GRANCREER BAJIKOEN (LAND)	Mar. 25, 2022	4,546	—	—	—	—
GRANCREER TACHIKAWA	Mar. 25, 2022	2,933	—	—	—	—
COMFORIA AKIHABARA NORTH	Apr. 4, 2022	1,850	—	—	—	—
COMFORIA SAKURAJOSUI	Apr. 4, 2022	3,750	—	—	—	—
COMFORIA KITAZAWA	Jul. 1, 2022	3,816	—	—	—	—
Total	—	19,470	—	—	—	—

(Note) The purchase price and sale price do not include miscellaneous expenses required for the purchase or sale of said property, etc., fixed property tax, city planning tax, consumption tax and local consumption tax.

2. Purchase and Sale of Other Assets

Main assets other than the above properties and asset backed securities are bank deposits or bank deposits within trust assets.

3. Appraisals of Specified Assets

(1) Real estate, etc.

Purchase or sale	Type of asset	Property name	Purchase or sale date	Purchase price or sale price (millions of yen) (Note 1)	Real estate appraisal		
					Appraisal value (millions of yen) (Note 2)	Appraisal company (Note 3)	Date of valuation
Purchase	Beneficial interest in real estate trust	CAMPUS VILLAGE URAYASU	Feb. 1, 2022	1,500	1,510	(1)	Oct. 31, 2021
Purchase	Beneficial interest in real estate trust	CAMPUS VILLAGE KYOTOFUSHIMI	Mar. 25, 2022	1,075	1,090	(2)	Oct. 31, 2021
Purchase	Beneficial interest in real estate trust	GRANCREER BAJIKOEN (LAND)	Mar. 25, 2022	4,546	4,600	(1)	Oct. 31, 2021
Purchase	Real estate	GRANCREER TACHIKAWA	Mar. 25, 2022	2,933	2,960	(1)	Oct. 31, 2021
Purchase	Beneficial interest in real estate trust	COMFORIA AKIHABARA NORTH	Apr. 4, 2022	1,850	1,880	(3)	Oct. 31, 2021
Purchase	Beneficial interest in real estate trust	COMFORIA SAKURAJOSUI	Apr. 4, 2022	3,750	3,850	(4)	Oct. 31, 2021
Purchase	Beneficial interest in real estate trust	COMFORIA KITAZAWA	Jul. 1, 2022	3,816	4,000	(1)	Jan. 31, 2022

(Note 1) The purchase price and sale price do not include miscellaneous expenses required for the purchase or sale of said property, fixed property tax, city planning tax, consumption tax and local consumption tax.

(Note 2) Appraisal value indicates appraisal value or investigated value.

(Note 3) The real estate appraisers handling the real estate appraisal or research reports of each property are: (1) Japan Real Estate Institute, (2) Daiwa Real Estate Appraisal Co., Ltd., (3) JLL Morii Valuation & Advisory K.K. and (4) The Tanizawa Sōgō Appraisal Co., Ltd.

(2) Other

Of the transactions carried out by the Investment Corporation, there were no other transactions than those shown in the aforementioned “(1) Real estate, etc.” that were deemed to require an appraisal pursuant to the provisions of Article 201 of the Investment Trusts Act.

4. Transactions with Related Parties

(1) Information on transaction

Category	Purchase and sales amount	
	Purchase amount	Sales amount
Total amount	¥19,470,000 thousand	¥— thousand
Breakdown of transactions between related parties		
Tokyu Land Corporation	¥15,654,000 thousand (80.4%)	¥— thousand (—%)
Total	¥15,654,000 thousand (80.4%)	¥— thousand (—%)

(Note) The term “Related parties” refers to related parties defined in Article 123 of the Order for Enforcement of the Act on Investment Trusts and Investment Corporations as well as related parties of the Asset Management Company prescribed in Article 26, Paragraph 1, Item 27 of the Regulations Concerning Investment Reports of Investment Trusts and Investment Corporations issued by the Investment Trusts Association, Japan. Descriptions are included with regard to a related party that falls under any of these and that had transactions or paid commissions, etc. during the 24th Fiscal Period.

(2) Amount of commission paid

Category	Total amount of commission paid (A) (thousands of yen)	Breakdown of transaction with related parties		Percentage of total amount (B/A) (%)
		Payee	Amount of payment (B) (thousands of yen)	
Property management entrustment costs	786,003	Tokyu Housing Lease Corporation	495,677	63.1
		Tokyu Community Corp.	39,456	5.0
Utilities expenses	134,944	Tokyu Community Corp.	101,843	75.5
Marketing-related expenses	201,349	Tokyu Livable, Inc.	1,183	0.6
Other expenses related to rent business	181,601	Tokyu Sports Oasis, Inc.	12,013	6.6
		Tokyu Community Corp.	1,000	0.6

(3) Major payments to other related parties

Ewel Inc. ¥1,653 thousand (system usage, etc.)

5. Transactions with Asset Management Company related to Concurrent Operations Carried Out by the Asset Management Company

The Asset Management Company is not concurrently engaged in type I financial instruments business, type II financial instruments business, realty business or specified real estate cooperative business.

Accounting Status

1. Assets, Liabilities, Principal and Profit/Loss

Please refer to “1. Balance Sheets,” “2. Statements of Income,” “3. Statements of Changes in Unitholders’ Equity,” “4. Statements of Cash Distributions,” “5. Statements of Cash Flows,” and “6. Notes.”

2. Changes in the Depreciation Method

Not applicable

3. Changes in the Appraisal Method of Real Estate, etc.

Not applicable

Other

1. Beneficiary Certificates of Investment Trusts Established by the Investment Corporation

Not applicable

2. Notices

(1) Unitholders’ Meeting

The 7th Unitholders’ Meeting of the Investment Corporation was held on April 21, 2022. The overview of matters approved at the Unitholders’ Meeting are as follows.

Approval date	Overview
Proposal 1: Partial Amendments to the Articles of Incorporation	Amendments were made to the Articles of Incorporation regarding the following matters. <ul style="list-style-type: none"> A new provision shall be provided in the Articles of Incorporation in order for the deemed agreement provision not to apply to the items for which, among the items to be resolved at the Unitholders’ Meeting that may have a significant influence over the management system of the Investment Corporation and the interests of its unitholders, it is considered difficult to submit conflicting proposals due to their nature, so that the intention of unitholders is directly reflected. Necessary amendments shall be made to part of the methods of evaluating the assets of the Investment Corporation in accordance with the application of the Accounting Standard for Fair Value Measurement and the revisions to the Accounting Standard for Financial Instruments. In addition to the above, necessary language amendments shall be made in order to clarify the contents of the Articles of Incorporation, including the deletion of supplemental provisions that are no longer necessary due to the amendments to the Articles of Incorporation becoming effective.
Proposal 2: Appointment of One (1) Executive Director	Takehiro Izawa was appointed Executive Director.
Proposal 3: Appointment of Two (2) Substitute Executive Directors	Kentaro Yoshikawa and Daisuke Kawauchi were appointed Substitute Executive Directors.
Proposal 4: Appointment of Two (2) Supervisory Directors	Koji Yamamoto and Masamichi Ohshima were appointed Supervisory Directors.
Proposal 5: Appointment of One (1) Substitute Supervisory Director	Hiroko Chiba was appointed Substitute Supervisory Director.

(2) Board of Directors of the Investment Corporation

The main overviews of the major conclusion and change of contracts that were approved by the Board of Directors of the Investment Corporation during current period are as follows.

Approval date	Matter	Overview
April 26, 2022	Comprehensive resolution for issuance of investment corporation bonds and entrustment of general administrative duties	A comprehensive resolution for the issuance of investment corporation bonds with an aggregate maximum amount of issuance of ¥25 billion and a period of issuance from May 9, 2022 to May 8, 2023 was resolved. To entrust the administrative duties concerned in offering investment corporation bonds and general administrative duties, including issuing, financial and paying agent, a candidate company was approved and other necessary matters to be decided were left to the discretion of the Executive Director.

3. Disclosure on Overseas Property-Owning Corporations

Not applicable

4. Disclosure on Real Estate Owned by Overseas Property-Owning Corporations

Not applicable

5. Other

Figures in this document are rounded down (values) and rounded to the nearest decimal place (percentages) unless otherwise indicated.

III. Financial Section

1. Balance Sheets

	(Thousands of yen)	
	23rd Fiscal Period (As of January 31, 2022)	24th Fiscal Period (As of July 31, 2022)
Assets		
Current assets		
Cash and deposits	12,201,414	10,201,857
Cash and deposits in trust	8,420,733	8,779,894
Operating accounts receivable	9,001	7,347
Prepaid expenses	422,018	480,877
Consumption taxes receivable	59,164	—
Other	—	473
Total current assets	21,112,332	19,470,449
Non-current assets		
Property, plant and equipment		
Buildings	2,776,634	5,305,869
Accumulated depreciation	(242,018)	(295,070)
Buildings, net	2,534,616	5,010,798
Structures	65,937	100,411
Accumulated depreciation	(10,247)	(12,488)
Structures, net	55,689	87,923
Machinery and equipment	17,687	17,687
Accumulated depreciation	(3,107)	(3,381)
Machinery and equipment, net	14,580	14,306
Tools, furniture and fixtures	4,107	4,237
Accumulated depreciation	(2,522)	(2,865)
Tools, furniture and fixtures, net	1,585	1,371
Land	6,459,596	6,459,596
Buildings in trust	108,641,426	113,319,149
Accumulated depreciation	(17,296,587)	(18,566,681)
Buildings in trust, net	91,344,838	94,752,467
Structures in trust	1,384,367	1,520,066
Accumulated depreciation	(489,391)	(524,018)
Structures in trust, net	894,975	996,047
Machinery and equipment in trust	1,660,282	1,681,419
Accumulated depreciation	(422,672)	(452,249)
Machinery and equipment in trust, net	1,237,610	1,229,170
Tools, furniture and fixtures in trust	592,838	656,393
Accumulated depreciation	(319,595)	(366,062)
Tools, furniture and fixtures in trust, net	273,243	290,330
Land in trust	154,583,365	167,552,436
Construction in progress in trust	1,925	1,925
Total property, plant and equipment	257,402,027	276,396,375
Intangible assets		
Leasehold rights	—	741,436
Leasehold rights in trust	1,123,482	1,114,917
Other	5,595	4,658
Total intangible assets	1,129,078	1,861,012
Investments and other assets		
Leasehold and security deposits	1,546,426	1,563,926
Long-term prepaid expenses	954,455	1,087,965
Other	9,653	12,074
Total investments and other assets	2,510,535	2,663,965
Total non-current assets	261,041,641	280,921,353
Deferred assets		
Investment unit issuance expenses	31,409	34,669
Investment corporation bond issuance costs	91,748	84,471
Total deferred assets	123,158	119,141
Total assets	282,277,132	300,510,944

	(Thousands of yen)	
	23rd Fiscal Period (As of January 31, 2022)	24th Fiscal Period (As of July 31, 2022)
Liabilities		
Current liabilities		
Operating accounts payable	566,390	632,524
Short-term loans payable	—	2,999,000
Current portion of investment corporation bonds	1,000,000	—
Current portion of long-term loans payable	14,360,000	15,960,000
Accounts payable - other	27,711	38,674
Accrued expenses	349,622	374,233
Income taxes payable	4,418	31,705
Accrued consumption taxes	—	13,855
Advances received	1,518,815	1,573,466
Other	107	36
Total current liabilities	17,827,064	21,623,496
Non-current liabilities		
Investment corporation bonds	15,100,000	15,100,000
Long-term loans payable	111,170,000	118,370,000
Tenant leasehold and security deposits	42,942	158,272
Tenant leasehold and security deposits in trust	2,770,950	2,919,384
Asset retirement obligations	100,654	212,840
Other	28,282	63,614
Total non-current liabilities	129,212,830	136,824,112
Total liabilities	147,039,895	158,447,608
Net assets		
Unitholders' equity		
Unitholders' capital	129,791,732	136,744,613
Surplus		
Voluntary retained earnings		
Reserve for reduction entry	947,460	732,764
Reserve for reduction entry under special provisions for property replacement	*2 881,175	*2 881,175
Total voluntary retained earnings	1,828,636	1,613,940
Unappropriated retained earnings (undisposed loss)	3,616,868	3,704,781
Total surplus	5,445,504	5,318,722
Total unitholders' equity	135,237,236	142,063,336
Total net assets	*1 135,237,236	*1 142,063,336
Total liabilities and net assets	282,277,132	300,510,944

2. Statements of Income

(Thousands of yen)

	23rd Fiscal Period (From August 1, 2021 to January 31, 2022)	24th Fiscal Period (From February 1, 2022 to July 31, 2022)
Operating revenue		
Lease business revenue	*1 9,126,700	*1 9,408,485
Other lease business revenue	*1 306,583	*1 377,064
Total operating revenue	9,433,283	9,785,549
Operating expenses		
Expenses related to rent business	*1 4,267,663	*1 4,438,992
Asset management fee	583,640	593,291
Directors' compensations	3,600	3,600
Audit fee	15,138	15,138
Asset custody fee	9,349	9,334
Administrative service fees	27,633	29,347
Other operating expenses	303,163	309,522
Total operating expenses	5,210,187	5,399,226
Operating profit	4,223,095	4,386,322
Non-operating income		
Interest income	98	102
Gain on forfeiture of unclaimed dividends	304	123
Insurance income	8,997	—
Interest on refund	—	167
Other	32	—
Total non-operating income	9,432	393
Non-operating expenses		
Interest expenses	377,412	382,191
Borrowing related expenses	168,685	172,219
Interest expenses on investment corporation bonds	41,294	40,985
Amortization of investment corporation bond issuance costs	7,419	7,276
Amortization of investment unit issuance expenses	15,214	12,208
Total non-operating expenses	610,026	614,881
Ordinary profit	3,622,502	3,771,835
Profit before income taxes	3,622,502	3,771,835
Income taxes - current	4,432	31,721
Income taxes - deferred	1,201	35,331
Total income taxes	5,634	67,053
Profit	3,616,868	3,704,781
Retained earnings brought forward	—	—
Unappropriated retained earnings (undisposed loss)	3,616,868	3,704,781

3. Statements of Changes in Unitholders' Equity

23rd Fiscal Period (From August 1, 2021 to January 31, 2022)

(Thousands of yen)

	Unitholders' equity						Total net assets
	Unitholders' capital	Surplus				Total unitholders' equity	
		Voluntary retained earnings			Unappropriated retained earnings (undisposed loss)		
		Reserve for reduction entry	Reserve for reduction entry under special provisions for property replacement	Total voluntary retained earnings			
Balance at beginning of current period	129,791,732	947,460	—	947,460	4,950,436	5,897,897	135,689,629
Changes of items during period							
Reserve for reduction entry under special provisions for property replacement			881,175	881,175	(881,175)	—	—
Dividends of surplus					(4,069,260)	(4,069,260)	(4,069,260)
Profit					3,616,868	3,616,868	3,616,868
Total changes of items during period	—	—	881,175	881,175	(1,333,568)	(452,392)	(452,392)
Balance at end of current period	*1 129,791,732	947,460	881,175	1,828,636	3,616,868	5,445,504	135,237,236

24th Fiscal Period (From February 1, 2022 to July 31, 2022)

(Thousands of yen)

	Unitholders' equity						Total net assets
	Unitholders' capital	Surplus				Total unitholders' equity	
		Voluntary retained earnings			Unappropriated retained earnings (undisposed loss)		
		Reserve for reduction entry	Reserve for reduction entry under special provisions for property replacement	Total voluntary retained earnings			
Balance at beginning of current period	129,791,732	947,460	881,175	1,828,636	3,616,868	5,445,504	135,237,236
Changes of items during period							
Issuance of new investment units	6,952,881					6,952,881	6,952,881
Reversal of reserve for reduction entry		(214,695)		(214,695)	214,695	—	—
Dividends of surplus					(3,831,563)	(3,831,563)	(3,831,563)
Profit					3,704,781	3,704,781	3,704,781
Total changes of items during period	6,952,881	(214,695)	—	(214,695)	87,913	(126,782)	6,826,099
Balance at end of current period	*1 136,744,613	732,764	881,175	1,613,940	3,704,781	5,318,722	142,063,336

4. Statements of Cash Distributions

Category	23rd Fiscal Period (From August 1, 2021 to January 31, 2022)	24th Fiscal Period (From February 1, 2022 to July 31, 2022)
I. Unappropriated retained earnings	¥3,616,868,003	¥3,704,781,782
II. Reversal of voluntary retained earnings		
Reversal of reserve for reduction entry	¥214,695,823	¥114,266,206
III. Distributions	¥3,831,563,826	¥3,819,047,988
[Distribution per unit]	[¥5,529]	[¥5,334]
IV. Retained earnings carried forward	¥0	¥0
Method for calculating distributions	The Investment Corporation will make cash distributions up to the amount of accounting profit based on the distribution policy outlined in Article 35-1 of the Investment Corporation's Articles of Incorporation, in an amount that exceeds 90% of the "amount of distributable profit" of the Investment Corporation as set forth in Article 67-15 of the Act on Special Measures Concerning Taxation. Based on this policy, the Investment Corporation has determined to pay out ¥3,831,563,826 as the total amount of dividends for the period under review, which is equivalent to the entire amount of unappropriated retained earnings after adding reversal of reserve for reduction entry. Furthermore, the Investment Corporation does not pay out dividends that exceed accounting profit as outlined in Article 35-2 of the Investment Corporation's Articles of Incorporation.	The Investment Corporation will make cash distributions up to the amount of accounting profit based on the distribution policy outlined in Article 35-1 of the Investment Corporation's Articles of Incorporation, in an amount that exceeds 90% of the "amount of distributable profit" of the Investment Corporation as set forth in Article 67-15 of the Act on Special Measures Concerning Taxation. Based on this policy, the Investment Corporation has determined to pay out ¥3,819,047,988 as the total amount of dividends for the period under review, which is equivalent to the entire amount of unappropriated retained earnings after adding reversal of reserve for reduction entry. Furthermore, the Investment Corporation does not pay out dividends that exceed accounting profit as outlined in Article 35-2 of the Investment Corporation's Articles of Incorporation.

5. Statements of Cash Flows

	(Thousands of yen)	
	23rd Fiscal Period (From August 1, 2021 to January 31, 2022)	24th Fiscal Period (From February 1, 2022 to July 31, 2022)
Cash flows from operating activities		
Profit before income taxes	3,622,502	3,771,835
Depreciation	1,401,983	1,452,393
Borrowing related expenses	168,685	172,219
Amortization of investment corporation bond issuance costs	7,419	7,276
Amortization of investment unit issuance expenses	15,214	12,208
Interest income	(98)	(102)
Gain on forfeiture of unclaimed dividends	(304)	(123)
Interest expenses	418,707	423,176
Decrease (increase) in operating accounts receivable	(244)	1,653
Decrease (increase) in prepaid expenses	35,005	(45,396)
Decrease (increase) in consumption taxes receivable	(59,164)	59,164
Increase (decrease) in accrued consumption taxes	(105,163)	13,855
Increase (decrease) in operating accounts payable	52,307	11,066
Increase (decrease) in accounts payable - other	6,136	(5,199)
Increase (decrease) in accrued expenses	(17,109)	16,335
Increase (decrease) in advances received	8,867	54,651
Decrease (increase) in long-term prepaid expenses	(40)	(83,747)
Other, net	(2,700)	(543)
Subtotal	5,552,003	5,860,723
Interest income received	98	102
Interest expenses paid	(420,645)	(418,945)
Income taxes paid	(20,957)	(4,433)
Net cash provided by (used in) operating activities	5,110,498	5,437,447
Cash flows from investing activities		
Purchase of property, plant and equipment	(30,264)	(2,455,030)
Purchase of property, plant and equipment in trust	(392,927)	(17,790,367)
Purchase of intangible assets	—	(745,990)
Proceeds from refund of leasehold and security deposits	30	—
Payments for leasehold and security deposits	—	(17,500)
Proceeds from tenant leasehold and security deposits	4,996	121,276
Repayments of tenant leasehold and security deposits	(6,074)	(5,197)
Proceeds from tenant leasehold and security deposits in trust	246,905	422,938
Repayments of tenant leasehold and security deposits in trust	(259,379)	(273,194)
Other, net	(2,420)	(2,420)
Net cash provided by (used in) investing activities	(439,134)	(20,745,486)
Cash flows from financing activities		
Proceeds from short-term loans payable	—	2,999,000
Proceeds from long-term loans payable	12,623,039	16,380,162
Repayments of long-term loans payable	(12,800,000)	(7,800,000)
Redemption of investment corporation bonds	—	(1,000,000)
Proceeds from issuance of investment units	—	6,931,675
Dividends paid	(4,070,720)	(3,831,001)
Other, net	(12,602)	(12,193)
Net cash provided by (used in) financing activities	(4,260,283)	13,667,642
Net increase (decrease) in cash and cash equivalents	411,080	(1,640,395)
Cash and cash equivalents at beginning of period	20,211,067	20,622,148
Cash and cash equivalents at end of period	*1 20,622,148	*1 18,981,752

6. Notes

<Summary of Significant Accounting Policies>

1. Method of depreciation and amortization of non-current assets	<p>(1) Property, plant and equipment (including trust assets) Property, plant and equipment are depreciated by the straight-line method over the estimated useful lives as follows:</p> <table> <tr> <td>Buildings</td><td>2–70 years</td></tr> <tr> <td>Structures</td><td>2–69 years</td></tr> <tr> <td>Machinery and equipment</td><td>10–38 years</td></tr> <tr> <td>Tools, furniture and fixtures</td><td>2–15 years</td></tr> </table> <p>(2) Intangible assets (including assets in trust) Intangible assets are amortized by the straight-line method.</p> <p>(3) Long-term prepaid expenses Long-term prepaid expenses are amortized by the straight-line method.</p>	Buildings	2–70 years	Structures	2–69 years	Machinery and equipment	10–38 years	Tools, furniture and fixtures	2–15 years
Buildings	2–70 years								
Structures	2–69 years								
Machinery and equipment	10–38 years								
Tools, furniture and fixtures	2–15 years								
2. Accounting policies for deferred assets	<p>(1) Investment corporation bond issuance costs Investment corporation bond issuance costs are amortized by the straight-line method over the redemption periods.</p> <p>(2) Investment unit issuance expenses Investment unit issuance expenses are amortized by the straight-line method over three years.</p>								
3. Accounting standards for revenues and expenses	<p>(1) Standards for revenue recognition Details of major performance obligations and typical time to fulfil the performance obligations (typical time to recognize revenue) with regard to the Investment Corporation's revenue from contracts with customers are as follows.</p> <p>(i) Sale of real estate properties For sale of real estate properties, revenue is recorded at a point in time when the buyer, a customer, obtains control of the real estate property, etc., as a result of the Investment Corporation fulfilling its delivery obligation set forth in the agreement for the sale of the real estate property.</p> <p>(ii) Utilities income For utilities income, revenue is recorded in accordance with the supply of electricity and water, etc. to the tenant, a customer, based on the lease contract of the real estate property, etc. and any accompanying agreement. Of the utilities income, for such income for which the Investment Corporation is considered to be an agent, the net amount of the amount received as charges for electricity and gas, etc. supplied by other parties less the amount paid to the other parties is recognized as revenue.</p> <p>(2) Accounting treatment of property tax, city planning tax, and depreciable asset tax For property tax, city planning tax, and depreciable asset tax ("property tax") for real estate properties held, the amounts to be paid for the current fiscal period are expensed as expenses related to rent business out of the tax amounts decided to be levied. Of the amounts paid for the acquisition of real estate property or beneficial interests in real estate trust, the amounts equivalent to property tax settled with the seller of the property are capitalized as part of the acquisition cost of the relevant property rather than being charged as expenses.</p>								
4. Method of hedge accounting	<p>(1) Method of hedge accounting The deferred hedge method is applied. However, the special accounting treatment is applied for interest-rate swap transactions that meet certain criteria.</p> <p>(2) Hedging instruments and hedged items Hedging instruments: Interest rate swap transactions Hedged items: Interest expenses on loans payable</p> <p>(3) Hedging policy The Investment Corporation enters into derivative transactions based on its investment management guidelines with the objective of hedging interest rate fluctuation risks and other risks pertaining to borrowings, etc.</p> <p>(4) Method of evaluating the effectiveness of hedging As for the method of assessing the effectiveness of the hedge, the cumulative changes in cash flow of the hedged items and hedging instruments are compared and a judgment is made by verifying the ratio of the changed amount. However, an assessment of the effectiveness of hedging activities is omitted in the case of interest-rate swap transactions that meet the requirements for the special treatment.</p>								

5. Scope of funds (cash and cash equivalents) on the Statements of Cash Flows	The funds (cash and cash equivalents) on the Statements of Cash Flows consist of cash on hand and cash in trust, deposits and deposits in trust that are readily available, and short-term investments with maturities of three months or less from the date of purchase which are readily convertible to cash and with insignificant risk of market value fluctuation.
6. Other significant accounting policies applied in the preparation of financial statements	<p>(1) Accounting method for beneficial interests in real estate trust and other assets Regarding trust beneficiary interests in real estate, all assets and liability accounts of entrusted properties as well as revenue and expense accounts generated by the property in trust are recorded in relevant accounts on the Balance Sheets and Statements of Income. Important line items included in accounting for financial assets and liabilities in the Investment Corporation's Balance Sheets are as follows:</p> <p>(i) Cash and deposits in trust (ii) Buildings in trust; structures in trust; machinery and equipment in trust; tools, furniture and fixtures in trust; land in trust; construction in progress in trust; and leasehold rights in trust (iii) Tenant leasehold and security deposits in trust</p> <p>(2) Accounting method for consumption taxes Non-deductible consumption taxes applicable to the acquisition of non-current assets, etc. are included in the cost of acquisition for each asset.</p>

<Notes to the Balance Sheets>

*1. Minimum net assets pursuant to Article 67-4 of the Act on Investment Trusts and Investment Corporations

(Thousands of yen)

	23rd Fiscal Period (As of January 31, 2022)	24th Fiscal Period (As of July 31, 2022)
	50,000	50,000

*2. Breakdown of reserve for reduction entry under special provisions for property replacement defined in Article 2, Paragraph 2, Item 28 of the Regulations on Accounting of Investment Corporations is as follows.

Item	Breakdown	
Relevant properties	COMFORIA HIGASHINAKANO, COMFORIA NISHIOI and COMFORIA NAKANO	
Reason for recognition and amount	Gain on sale of ¥1,350,205 thousand due to sale of COMFORIA SHIN-OSAKA in March 2021	
Policy for reversal	Reversal into retained earnings is made when it becomes taxable in accordance with tax regulations.	
Description of reversal in the period	Not applicable	
	23rd Fiscal Period (As of January 31, 2022)	24th Fiscal Period (As of July 31, 2022)
Amount (thousands of yen)		
Balance before provision or reversal in the period	881,175	881,175
Reversal in the Statements of Income	—	—
Balance on the Balance Sheets	881,175	881,175
Provision in the Statements of Cash Distributions	—	—
Reversal in the Statements of Cash Distributions	—	—
Balance after provision or reversal in the period	881,175	881,175

3. Commitment line agreement

The Investment Corporation has commitment line contracts with three of the banks (as of January 31, 2021) and three of the banks (as of July 31, 2022), respectively.

(Thousands of yen)

	23rd Fiscal Period (As of January 31, 2022)	24th Fiscal Period (As of July 31, 2022)
Credit limit	13,500,000	13,500,000
Outstanding debt	—	999,000
Unused commitment line	13,500,000	12,501,000

<Notes to the Statements of Income>

*1. Breakdown of real estate rental revenues and expenses

(Thousands of yen)

	23rd Fiscal Period (From August 1, 2021 to January 31, 2022)	24th Fiscal Period (From February 1, 2022 to July 31, 2022)
A. Real estate rental revenue		
Lease business revenue		
(Rental revenues and common service charges)	8,964,096	9,245,958
(Parking revenues)	162,604	162,527
Other lease business revenue		
(Key money and contract renewal fees)	165,853	216,989
(Other revenues)	140,729	377,064
Total real estate rental revenues	9,433,283	9,785,549
B. Real estate rental expenses		
Expenses related to rent business		
(Property management fees and facility management fees)	713,748	786,003
(Repairs and maintenance)	375,342	397,035
(Land rent)	716,859	729,232
(Tax and public dues)	481,802	497,264
(Insurance)	7,266	7,400
(Utilities)	119,090	134,944
(Marketing-related expenses)	193,478	201,349
(Trust fees)	50,795	51,914
(Depreciation)	1,400,386	1,451,074
(Other expenses related to rent business)	208,894	182,773
Total real estate rental expenses	4,267,663	4,438,992
C. Income from real estate rental business (A - B)	5,165,619	5,346,557

<Notes to the Statements of Changes in Unitholders' Equity>

	23rd Fiscal Period (From August 1, 2021 to January 31, 2022)	24th Fiscal Period (From February 1, 2022 to July 31, 2022)
*1. Total number of authorized investment units and total number of investment units issued and outstanding		
Total number of authorized investment units	8,000,000 units	8,000,000 units
Total number of investment units issued and outstanding	692,994 units	715,982 units

<Notes to the Statements of Cash Flows>

*1. Reconciliation of balance sheet items to cash and cash equivalents at end of period in the Statements of Cash Flows

(Thousands of yen)

	23rd Fiscal Period (From August 1, 2021 to January 31, 2022)	24th Fiscal Period (From February 1, 2022 to July 31, 2022)
Cash and deposits	12,201,414	10,201,857
Cash and deposits in trust	8,420,733	8,779,894
Cash and cash equivalents	20,622,148	18,981,752

<Notes to lease transactions>

1. Operating lease transactions (Lessee)

Future minimum lease payments under non-cancelable operating lease transactions

(Thousands of yen)

	23rd Fiscal Period (As of January 31, 2022)	24th Fiscal Period (As of July 31, 2022)
Due within 1 year	1,401,960	1,438,230
Due after 1 year	76,967,604	76,335,168
Total	78,369,564	77,773,398

2. Operating lease transactions (Lessor)

Future minimum lease payments receivable under non-cancelable operating lease transactions

(Thousands of yen)

	23rd Fiscal Period (As of January 31, 2022)	24th Fiscal Period (As of July 31, 2022)
Due within 1 year	670,863	1,212,627
Due after 1 year	4,870,934	19,339,983
Total	5,541,798	20,552,611

<Notes to financial instruments>

1. Status of financial instruments

(1) Policies for financial instruments

With a focus on stability, flexibility and efficiency as the basis of its financial policy, the Investment Corporation procures funds through borrowings as well as the issuance of investment corporation bonds (including short-term investment corporation bonds; the same shall apply hereinafter) and investment units among other means with the aim of growing its investment assets through their acquisition.

The Investment Corporation may enter into derivatives transactions, which shall be executed solely for the purpose of hedging against interest-rate fluctuations and other risks pertaining to borrowings, etc.

(2) Characteristics and risk profile of each financial instrument and risk management system

The funds from borrowings and investment corporation bonds are mainly appropriated for the acquisition of investment assets and repayment of borrowings, etc. With regard to liquidity and interest rate fluctuation risks associated with these financing activities, the Investment Corporation endeavors to manage and limit them by considering and implementing multifaceted funding methods including the utilization of surplus funds and raising funds, etc. from capital markets through issuance of investment units, etc. while diversifying funding sources. Although loans with floating interest rates are exposed to a risk of fluctuation in interest rate, the Investment Corporation employs derivative transactions (interest-rate swap transactions) as hedging instruments in order to avoid interest rate fluctuation risks and fix payment of interest expenses. For more detailed information on the method of hedge accounting, hedging instruments, hedged items, hedging policy and the evaluation method for hedge effectiveness, please refer to the previous section "6. Notes: Summary of Significant Accounting Policies, 4. Method of hedge accounting."

(3) Supplementary note regarding fair value of financial instruments

Since certain assumptions are used in calculating the fair value of financial instruments, there can be cases where the values may vary when different assumptions are used. Moreover, with regard to the contract amount, etc. related to derivative transactions stated in the following section entitled "Notes to derivative transactions, the amount itself should not be considered indicative of the market risk associated with derivative transactions.

2. Fair value of financial instruments

The carrying values of financial instruments on the Balance Sheets, their fair values and the differences between them as of January 31, 2022 are as follows. Notes on "cash and deposits" and "cash and deposits in trust" are omitted as they are settled in cash and in a short period of time and therefore the carrying value approximates the fair value. Notes on "Tenant leasehold and security deposits" and "Tenant leasehold and security deposits in trust" are also omitted as they are immaterial.

(Thousands of yen)

	Carrying value (Note 1)	Fair value (Note 1)	Difference
(1) Current portion of investment corporation bonds	1,000,000	1,001,068	1,068
(2) Current portion of long-term loans payable	14,360,000	14,400,773	40,773
(3) Investment corporation bonds	15,100,000	15,207,826	107,826
(4) Long-term loans payable	111,170,000	111,904,384	734,384
(5) Derivative transactions	—	—	—

The carrying values of financial instruments on the Balance Sheets, their fair values and the differences between them as of July 31, 2022 are as follows. Notes on "cash and deposits" and "cash and deposits in trust" are omitted as they are settled in cash and in a short period of time and therefore the carrying value approximates the fair value. Notes on "Tenant leasehold and security deposits" and "Tenant leasehold and security deposits in trust" are also omitted as they are immaterial.

(Thousands of yen)

	Carrying value (Note 1)	Fair value (Note 1)	Difference
(1) Current portion of investment corporation bonds	—	—	—
(2) Current portion of long-term loans payable	15,960,000	15,986,144	26,144
(3) Investment corporation bonds	15,100,000	15,061,016	(38,983)
(4) Long-term loans payable	118,370,000	118,627,209	257,209
(5) Derivative transactions	—	—	—

(Note 1) Methods to determine the fair value of financial instruments:

(1) Current portion of Investment corporation bonds and (3) Investment corporation bonds

The fair value of investment corporation bonds is measured based upon the present value obtained by discounting the total amount of principal and interest at a rate that takes into account the term to maturity and credit risk.

(2) Current portion of long-term loans payable and (4) Long-term loans payable

For loans with floating interest rates, since the interest rates on such loans reflect market rates reasonably well over the short term and their carrying values are good approximations of their fair value, the carrying values are presented as their fair values. (However, the fair values of floating-rate long-term loans payable and current portion of long-term loans payable hedged by interest-rate swap transactions subject to special accounting treatment (refer to the following section entitled "Notes to derivative transactions") are calculated by discounting the aggregated principal and interest on such loans, after taking into account the effect of said interest-rate swap transactions, using reasonable estimates of the rates that would be applicable in a similar borrowing.)

(5) Derivative transactions

Please refer to the following section entitled "Notes to derivative transactions."

(Note 2) Repayment and redemption schedule for loans payable and investment corporation bonds (Thousands of yen)

23rd Fiscal Period (As of January 31, 2022)

	Due within 1 year or less	Due after 1 year to 2 years	Due after 2 years to 3 years	Due after 3 years to 4 years	Due after 4 years to 5 years	Due after 5 years
Current portion of long-term loans payable	14,360,000	—	—	—	—	—
Long-term loans payable	—	15,920,000	15,130,000	18,150,000	16,300,000	45,670,000
Current portion of investment corporation bonds	1,000,000	—	—	—	—	—
Investment corporation bonds	—	1,000,000	1,000,000	—	2,000,000	11,100,000
Total	15,360,000	16,920,000	16,130,000	18,150,000	18,300,000	56,770,000

24th Fiscal Period (As of July 31, 2022)

	Due within 1 year or less	Due after 1 year to 2 years	Due after 2 years to 3 years	Due after 3 years to 4 years	Due after 4 years to 5 years	Due after 5 years
Current portion of long-term loans payable	15,960,000	—	—	—	—	—
Long-term loans payable	—	16,980,000	18,920,000	15,550,000	16,375,000	50,545,000
Current portion of investment corporation bonds	—	—	—	—	—	—
Investment corporation bonds	—	2,000,000	—	2,000,000	2,000,000	9,100,000
Total	15,960,000	18,980,000	18,920,000	17,550,000	18,375,000	59,645,000

<Notes to investment securities>

23rd Fiscal Period (As of January 31, 2022)

Not applicable

24th Fiscal Period (As of July 31, 2022)

Not applicable

<Notes to derivative transactions>

- Transactions not subject to hedge accounting
23rd Fiscal Period (As of January 31, 2022)
Not applicable
24th Fiscal Period (As of July 31, 2022)
Not applicable

- Transactions subject to hedge accounting

23rd Fiscal Period (As of January 31, 2022)

(Thousands of yen)

Hedge accounting method	Type of derivative transactions	Hedged items	Contract amount		Fair value	Calculation method for applicable fair value
				Maturing after 1 year		
Special treatment of interest-rate swap transactions	Receive floating, pay fixed interest-rate swap transactions	Long-term loans payable (*1)	37,245,000	28,835,000	(*2)	—
Total			37,245,000	28,835,000	—	—

24th Fiscal Period (As of July 31, 2022)

(Thousands of yen)

Hedge accounting method	Type of derivative transactions	Hedged items	Contract amount		Fair value	Calculation method for applicable fair value
				Maturing after 1 year		
Special treatment of interest-rate swap transactions	Receive floating, pay fixed interest-rate swap transactions	Long-term loans payable (*1)	32,245,000	26,835,000	(*2)	—
Total			32,245,000	26,835,000	—	—

*1 Long-term loans payable include the current portion of long-term loans payable.

*2 Interest-rate swap transactions for which the special treatment is applied are accounted for together with long-term loans payable and the underlying hedged items. As a result, their fair value is included in the fair value of items listed under “(2) Current portion of long-term loans payable” and “(4) Long-term loans payable” in the section entitled “2. Fair value of financial instruments” under the “Notes to financial instruments.”

<Notes to retirement benefits>

23rd Fiscal Period (As of January 31, 2022)

The disclosure of relevant information is omitted since the Investment Corporation does not have a retirement benefit program.

24th Fiscal Period (As of July 31, 2022)

The disclosure of relevant information is omitted since the Investment Corporation does not have a retirement benefit program.

<Notes to deferred tax accounting>

- Components of deferred tax assets and liabilities

(Thousands of yen)

	23rd Fiscal Period (As of January 31, 2022)	24th Fiscal Period (As of July 31, 2022)
Deferred tax assets		
Noneductible enterprise tax payable	312	2,809
Amortization of leasehold rights	35,563	40,103
Asset retirement obligations	34,826	73,642
Subtotal of deferred tax assets	70,702	116,556
Valuation allowance	(70,390)	(113,746)
Total deferred tax assets	312	2,809
Deferred tax liabilities		
Property, plant and equipment corresponding to asset retirement obligations	(28,595)	(66,424)
Total deferred tax liabilities	(28,595)	(66,424)
Deferred tax assets (liabilities), net	(28,282)	(63,614)

- Significant differences between the statutory tax rate and the effective tax rate

(%)

	23rd Fiscal Period (As of January 31, 2022)	24th Fiscal Period (As of July 31, 2022)
Statutory tax rate	34.60	34.60
(Adjustments)		
Deductible cash distributions	(36.60)	(35.03)
Reversal of reserve for reduction entry	2.05	1.05
Changes in valuation allowance	0.09	1.15
Other	0.01	0.01
Effective tax rate	0.16	1.78

<Notes to equity in net earnings (losses) of affiliated companies>

23rd Fiscal Period (As of January 31, 2022)

The disclosure of relevant information is omitted since the Investment Corporation does not have affiliated companies.

24th Fiscal Period (As of July 31, 2022)

The disclosure of relevant information is omitted since the Investment Corporation does not have affiliated companies.

<Notes to related-party transactions>

- Parent company, major corporate unitholders and other

23rd Fiscal Period (As of January 31, 2022)

Not applicable

24th Fiscal Period (As of July 31, 2022)

Not applicable

- Affiliated companies and other

23rd Fiscal Period (As of January 31, 2022)

Not applicable

24th Fiscal Period (As of July 31, 2022)

Not applicable

- Fellow subsidiary companies and other

23rd Fiscal Period (As of January 31, 2022)

Not applicable

24th Fiscal Period (As of July 31, 2022)

Not applicable

- Directors, major individual unitholders and other

23rd Fiscal Period (As of January 31, 2022)

Not applicable

24th Fiscal Period (As of July 31, 2022)

Not applicable

<Notes to asset retirement obligations>

- Overview of asset retirement obligations

The Investment Corporation has concluded fixed-term lease contracts for COMFORIA SHINAGAWA EAST, which it acquired in February 2016, and other properties with their landlords, and recognizes asset retirement obligations concerning the duty of restoration upon the expiry of the lease period with regard to such assets.

- Calculation of the amount of asset retirement obligations

Asset retirement obligations are calculated based on the remaining period of the fixed-term lease (52 years - 68 years and 3 months) as the expected period of use and 1.2% - 1.4% as the discount rate.

- Changes in the total amount of asset retirement obligations

(Thousands of yen)

	23rd Fiscal Period (From August 1, 2021 to January 31, 2022)	24th Fiscal Period (From February 1, 2022 to July 31, 2022)
Balance at beginning of period	100,031	100,654
Increase due to purchase of property, plant and equipment	—	110,908
Adjustment due to passage of time	623	1,277
Balance at end of period	100,654	212,840

<Notes to investment and rental properties>

The Investment Corporation owns real estate for rental purposes (including land) in the Tokyo metropolitan area and other regional areas. The carrying value, changes during the period and fair value regarding the above real estate for rental purposes are as follows.

(Thousands of yen)

	23rd Fiscal Period (From August 1, 2021 to January 31, 2022)	24th Fiscal Period (From February 1, 2022 to July 31, 2022)
Carrying value		
Balance at beginning of period	259,524,665	258,525,510
Changes during period	(999,154)	19,727,218
Balance at end of period	258,525,510	278,252,729
Fair value at end of period	334,421,000	360,339,000

(Note 1) The carrying value excludes accumulated depreciation from acquisition cost.

(Note 2) Among changes in the carrying value of real estate for rental purposes that occurred during the 23rd Fiscal Period, the principal decrease consisted of depreciation of ¥1,399,763 thousand. During the 24th Fiscal Period, the principal increase consisted of the acquisition of 7 properties (GRANCREER BAIKOEN (LAND) and other 6 properties; ¥20,446,234 thousand), while the principal decrease consisted of depreciation of ¥1,449,797 thousand.

(Note 3) The fair value at end of period is the appraisal value or the survey value determined by outside appraisers.

Income and loss related to real estate for rental purposes, etc. for the 23rd Fiscal Period (From August 1, 2021 to January 31, 2022) and 24th Fiscal Period (From February 1, 2022 to July 31, 2022) are listed in “Notes to the Statements of Income.”

<Notes to segment information>

(Segment information)

Disclosure is omitted because the property leasing business is the Investment Corporation’s sole business, with no reportable segment subject to disclosure.

(Related information)

23rd Fiscal Period (From August 1, 2021 to January 31, 2022)

- Information about each product and service
Disclosure is omitted because net sales to external customers for a single product/service category account for over 90% of the operating revenues on the Statements of Income.
- Information about each geographic area
 - Net sales
Disclosure is omitted because net sales to external customers in Japan account for over 90% of the operating revenues on the Statements of Income.
 - Property, plant and equipment
Disclosure is omitted because the amount of property, plant and equipment located in Japan accounts for over 90% of the amount of property, plant and equipment on the Balance Sheets.
- Information about each major customer
Disclosure is omitted because there is no single external customer whose net sales account for 10% or more of operating revenues on the Statements of Income.

24th Fiscal Period (From February 1, 2022 to July 31, 2022)

- Information about each product and service
Disclosure is omitted because net sales to external customers for a single product/service category account for over 90% of the operating revenues on the Statements of Income.
- Information about each geographic area
 - Net sales
Disclosure is omitted because net sales to external customers in Japan account for over 90% of the operating revenues on the Statements of Income.
 - Property, plant and equipment
Disclosure is omitted because the amount of property, plant and equipment located in Japan accounts for over 90% of the amount of property, plant and equipment on the Balance Sheets.
- Information about each major customer
Disclosure is omitted because there is no single external customer whose net sales account for 10% or more of operating revenues on the Statements of Income.

<Notes to revenue recognition>

Information on disaggregation of revenue from contracts with customers

23rd Fiscal Period (From August 1, 2021 to January 31, 2022)

(Thousands of yen)

	Revenue from contracts with customers	Revenues from external customers
Utilities income	18,547	18,547
Others	—	9,414,736
Total	18,547	9,433,283

24th Fiscal Period (From February 1, 2022 to July 31, 2022)

(Thousands of yen)

	Revenue from contracts with customers *1	Revenues from external customers
Utilities income	19,877	19,877
Others	—	9,765,672
Total	19,877	9,785,549

*1 Lease business revenue, etc. subject to the “Accounting Standard for Lease Transactions” (ASBJ Statement No.13) and sale of real estate properties subject to the “Practical Guidelines on Accounting by Transferors for Derecognition of Real Estate Securitized by means of Special Purpose Companies” (Accounting System Committee Report No.15 of the Japanese Institute of Certified Public Accountants) are not subject to the Accounting Standard for Revenue Recognition, and therefore are not included in the above amount. Revenue from contracts with customers mainly represents revenue from sales of real estate properties and utilities income.

<Notes to per unit information>

	23rd Fiscal Period (From August 1, 2021 to January 31, 2022)	24th Fiscal Period (From February 1, 2022 to July 31, 2022)
Net assets per unit	¥195,149	¥198,417
Profit per unit	¥5,219	¥5,174

(Note 1) Profit per unit was calculated by dividing profit for the period by the daily weighted average number of investment units issued and outstanding. Profit per unit after adjusting for diluted units is not included because there were no diluted investment units.

(Note 2) The basis for calculating profit per unit is as follows:

	23rd Fiscal Period (From August 1, 2021 to January 31, 2022)	24th Fiscal Period (From February 1, 2022 to July 31, 2022)
Profit (thousands of yen)	3,616,868	3,704,781
Amount not attributable to common unitholders (thousands of yen)	—	—
Profit attributable to common investment units (thousands of yen)	3,616,868	3,704,781
Average number of investment units for the period (units)	692,994	715,979

<Notes to significant subsequent events>

Not applicable

7. Supplementary Schedules

- (i) Supplementary schedule of investment securities
Not applicable

- (ii) Information on contract amount and fair value of derivative transactions and forward exchange contracts
Information on derivative transactions and forward exchange contracts entered into by the Investment Corporation as of July 31, 2022 is as follows.

(Thousands of yen)

Classification	Type	Contract amount ^(Note 1)		Fair value ^(Note 2)
			Maturing after 1 year	
Over-the-counter transactions	Receive floating, pay fixed interest-rate swap transactions	32,245,000	26,835,000	—
Total		32,245,000	26,835,000	—

(Note 1) The contract amount of interest-rate swap transactions is based on the notional principal.

(Note 2) Fair value is evaluated based on the value calculated by the counterparty of the contract using market interest rate, etc. Disclosure of fair value is omitted for the transactions that meet the requirements for special treatment pursuant to the Accounting Standard for Financial Instruments.

- (iii) Condensed supplementary schedule of real estate properties

(Thousands of yen)

Asset type		Balance at beginning of current period	Increase during period	Decrease during period	Balance at end of current period	Accumulated depreciation or accumulated amortization at end of current period	Depreciation or amortization during period	Net balance at end of current period	Remarks
Property, plant and equipment	Buildings	2,776,634	2,529,234	—	5,305,869	295,070	53,052	5,010,798	(Note)
	Structures	65,937	34,474	—	100,411	12,488	2,240	87,923	(Note)
	Machinery and equipment	17,687	—	—	17,687	3,381	274	14,306	
	Tools, furniture and fixtures	4,107	130	—	4,237	2,865	343	1,371	
	Land	6,459,596	—	—	6,459,596	—	—	6,459,596	
	Buildings in trust	108,641,426	4,677,723	—	113,319,149	18,566,681	1,270,094	94,752,467	(Note)
	Structures in trust	1,384,367	135,699	—	1,520,066	524,018	34,626	996,047	(Note)
	Machinery and equipment in trust	1,660,282	21,137	—	1,681,419	452,249	29,577	1,229,170	(Note)
	Tools, furniture and fixtures in trust	592,838	63,555	—	656,393	366,062	46,440	290,330	
	Land in trust	154,583,365	12,969,070	—	167,552,436	—	—	167,552,436	(Note)
	Construction in progress in trust	1,925	—	—	1,925	—	—	1,925	
	Total	276,188,169	20,431,025	—	296,619,194	20,222,819	1,436,649	276,396,375	
Intangible assets	Leasehold rights	—	745,990	—	745,990	4,554	4,554	741,436	(Note)
	Leasehold rights in trust	1,226,269	—	—	1,226,269	111,351	8,565	1,114,917	
	Other	13,849	382	720	13,512	8,853	1,319	4,658	
	Total	1,240,118	746,373	720	1,985,771	124,759	14,439	1,861,012	

(Note) Increases during the 24th Fiscal Period are due primarily to the acquisition of rental residences. The details are as follows.

(Thousands of yen)

Property name	Increase during period	Decrease during period
CAMPUS VILLAGE URAYASU	1,574,289	—
CAMPUS VILLAGE KYOTOFUSHIMI	1,152,668	—
GRANCREER BAJIKOEN (LAND)	4,591,846	—
GRANCREER TACHIKAWA	3,198,365	—
COMFORIA AKIHABARA NORTH	1,929,107	—
COMFORIA SAKURAJOSUI	3,893,006	—
COMFORIA KITAZAWA	4,106,950	—

- (iv) Supplementary schedule of other specified assets
Not applicable

(v) Supplementary schedule of investment corporation bonds

(Thousands of yen)

Bond name	Issuance date	Balance at beginning of current period	Increase during period	Decrease during period	Balance at end of current period	Coupon rate (%)	Redemption date	Use of funds	Security
The Investment Corporation 2nd unsecured bonds (Note 1)	July 18, 2017	1,000,000	—	1,000,000	—	0.23000	July 15, 2022	(Note 2)	Unsecured
The Investment Corporation 3rd unsecured bonds (Note 1)	July 18, 2017	2,000,000	—	—	2,000,000	0.52000	July 16, 2027	(Note 2)	Unsecured
The Investment Corporation 4th unsecured bonds (Note 1)	June 14, 2018	1,000,000	—	—	1,000,000	0.23000	December 14, 2023	(Note 2)	Unsecured
The Investment Corporation 5th unsecured bonds (Note 1)	June 14, 2018	1,500,000	—	—	1,500,000	0.95000	June 14, 2033	(Note 2)	Unsecured
The Investment Corporation 6th unsecured bonds (Note 1)	July 18, 2019	1,000,000	—	—	1,000,000	0.23000	July 18, 2024	(Note 2)	Unsecured
The Investment Corporation 7th unsecured bonds (Note 1)	July 18, 2019	1,500,000	—	—	1,500,000	0.90000	July 18, 2034	(Note 2)	Unsecured
The Investment Corporation 8th unsecured bonds (Green Bonds) (Note 1)	July 30, 2020	1,500,000	—	—	1,500,000	0.55000	July 30, 2030	(Note 2)	Unsecured
The Investment Corporation 9th unsecured bonds (Note 1)	July 8, 2021	2,000,000	—	—	2,000,000	0.18000	July 8, 2026	(Note 2)	Unsecured
The Investment Corporation 10th unsecured bonds (Green Bonds) (Note 1)	July 8, 2021	3,000,000	—	—	3,000,000	0.46000	July 8, 2031	(Note 2)	Unsecured
The Investment Corporation 11th unsecured bonds (Note 1)	July 8, 2021	1,600,000	—	—	1,600,000	0.73000	July 8, 2036	(Note 2)	Unsecured
Total		16,100,000	—	1,000,000	15,100,000				

(Note 1) The bonds are subject to the pari passu clause among specified investment corporation bonds.

(Note 2) The funds are appropriated to the acquisition of real estate in trust and the repayment of some of the existing borrowings.

(Note 3) The total amount of redemption of investment corporation bonds for each year during the five years following the balance sheet date is as shown below.

(Thousands of yen)

Due within 1 year or less	Due after 1 year to 2 years	Due after 2 years to 3 years	Due after 3 years to 4 years	Due after 4 years to 5 years	Due after 5 years
—	2,000,000	—	2,000,000	2,000,000	9,100,000

(vi) Supplementary schedule of borrowings

Information on the Investment Corporation's borrowings as of July 31, 2022 is as follows:

	Classification	Balance at beginning of current period (thousands of yen)	Increase during period (thousands of yen)	Decrease during period (thousands of yen)	Balance at end of current period (thousands of yen)	Average interest rate (%) (Note 2)	Maturity date	Repayment method	Use of funds	Remarks
Short-term loans payable	Mizuho Bank, Ltd.	-	800,000	-	800,000	0.27823	April 4, 2023	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Sumitomo Mitsui Trust Bank, Limited	-	800,000	-	800,000					
	MUFG Bank, Ltd.	-	400,000	-	400,000					
	Mizuho Bank, Ltd.	-	333,000	-	333,000	0.38000	July 14, 2023	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Sumitomo Mitsui Trust Bank, Limited	-	333,000	-	333,000					
	MUFG Bank, Ltd.	-	333,000	-	333,000					
	Subtotal	-	2,999,000	-	2,999,000					
Long-term loans payable (Note 1)	MUFG Bank, Ltd.	1,820,000	-	1,820,000	-	0.90100	June 30, 2022	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Development Bank of Japan Inc.	910,000	-	910,000	-					
	Mizuho Bank, Ltd.	910,000	-	910,000	-					
	Sumitomo Mitsui Trust Bank, Limited	910,000	-	910,000	-					
	Sumitomo Mitsui Banking Corporation	450,000	-	450,000	-					
	MUFG Bank, Ltd.	1,240,000	-	-	1,240,000	0.79875	January 31, 2023	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Development Bank of Japan Inc.	620,000	-	-	620,000					
	Mizuho Bank, Ltd.	620,000	-	-	620,000					
	Sumitomo Mitsui Trust Bank, Limited	620,000	-	-	620,000					
	Sumitomo Mitsui Banking Corporation	310,000	-	-	310,000					
	MUFG Bank, Ltd.	1,240,000	-	-	1,240,000	1.04200	January 31, 2025	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Development Bank of Japan Inc.	620,000	-	-	620,000					
	Mizuho Bank, Ltd.	620,000	-	-	620,000					
	Sumitomo Mitsui Trust Bank, Limited	620,000	-	-	620,000					
	Sumitomo Mitsui Banking Corporation	310,000	-	-	310,000					
	MUFG Bank, Ltd.	720,000	-	-	720,000	0.58430	March 31, 2023	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Development Bank of Japan Inc.	360,000	-	-	360,000					
	Mizuho Bank, Ltd.	360,000	-	-	360,000					
	Sumitomo Mitsui Trust Bank, Limited	360,000	-	-	360,000					
	Sumitomo Mitsui Banking Corporation	200,000	-	-	200,000					
	MUFG Bank, Ltd.	840,000	-	-	840,000	0.62460	August 31, 2023	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Development Bank of Japan Inc.	420,000	-	-	420,000					
	Mizuho Bank, Ltd.	420,000	-	-	420,000					
	Sumitomo Mitsui Trust Bank, Limited	420,000	-	-	420,000					
	Sumitomo Mitsui Banking Corporation	230,000	-	-	230,000					
	MUFG Bank, Ltd.	980,000	-	-	980,000	0.67745	February 29, 2024	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Development Bank of Japan Inc.	490,000	-	-	490,000					
	Mizuho Bank, Ltd.	490,000	-	-	490,000					
	Sumitomo Mitsui Trust Bank, Limited	490,000	-	-	490,000					
	Sumitomo Mitsui Banking Corporation	220,000	-	-	220,000					
	Development Bank of Japan Inc.	2,000,000	-	-	2,000,000	0.61950	March 31, 2025	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	MUFG Bank, Ltd.	2,000,000	-	-	2,000,000					
	Sumitomo Mitsui Trust Bank, Limited	1,000,000	-	-	1,000,000					
	MUFG Bank, Ltd.	1,160,000	-	-	1,160,000	0.46655	July 31, 2024	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Development Bank of Japan Inc.	580,000	-	-	580,000					
	Mizuho Bank, Ltd.	580,000	-	-	580,000					
	Sumitomo Mitsui Trust Bank, Limited	580,000	-	-	580,000					
	Sumitomo Mitsui Banking Corporation	290,000	-	-	290,000					

	Classification	Balance at beginning of current period (thousands of yen)	Increase during period (thousands of yen)	Decrease during period (thousands of yen)	Balance at end of current period (thousands of yen)	Average interest rate (%) (Note 2)	Maturity date	Repayment method	Use of funds	Remarks
	Lender									
Long-term loans payable (Note 1)	MUFG Bank, Ltd.	1,800,000	-	-	1,800,000	0.65518	July 31, 2026	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Development Bank of Japan Inc.	900,000	-	-	900,000					
	Mizuho Bank, Ltd.	900,000	-	-	900,000					
	Sumitomo Mitsui Trust Bank, Limited	900,000	-	-	900,000					
	Sumitomo Mitsui Banking Corporation	450,000	-	-	450,000					
	MUFG Bank, Ltd.	1,160,000	-	-	1,160,000	0.62938	January 31, 2024	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Development Bank of Japan Inc.	580,000	-	-	580,000					
	Mizuho Bank, Ltd.	580,000	-	-	580,000					
	Sumitomo Mitsui Trust Bank, Limited	580,000	-	-	580,000					
	Sumitomo Mitsui Banking Corporation	290,000	-	-	290,000					
	MUFG Bank, Ltd.	1,820,000	-	-	1,820,000	0.79571	January 30, 2026	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Development Bank of Japan Inc.	910,000	-	-	910,000					
	Mizuho Bank, Ltd.	910,000	-	-	910,000					
	Sumitomo Mitsui Trust Bank, Limited	910,000	-	-	910,000					
	Sumitomo Mitsui Banking Corporation	450,000	-	-	450,000					
	MUFG Bank, Ltd.	1,140,000	-	-	1,140,000	0.49054	September 30, 2022	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Development Bank of Japan Inc.	570,000	-	-	570,000					
	Mizuho Bank, Ltd.	570,000	-	-	570,000					
	Sumitomo Mitsui Trust Bank, Limited	570,000	-	-	570,000					
	Sumitomo Mitsui Banking Corporation	300,000	-	-	300,000					
	MUFG Bank, Ltd.	1,140,000	-	-	1,140,000	0.77571	September 30, 2026	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Development Bank of Japan Inc.	570,000	-	-	570,000					
	Mizuho Bank, Ltd.	570,000	-	-	570,000					
	Sumitomo Mitsui Trust Bank, Limited	570,000	-	-	570,000					
	Sumitomo Mitsui Banking Corporation	300,000	-	-	300,000					
	MUFG Bank, Ltd.	1,040,000	-	-	1,040,000	0.65428	January 31, 2025	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Development Bank of Japan Inc.	520,000	-	-	520,000					
	Mizuho Bank, Ltd.	520,000	-	-	520,000					
	Sumitomo Mitsui Trust Bank, Limited	520,000	-	-	520,000					
	Sumitomo Mitsui Banking Corporation	260,000	-	-	260,000					
	Shinkin Central Bank	1,300,000	-	-	1,300,000	0.45804	March 31, 2023	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	The Norinchukin Bank	1,300,000	-	-	1,300,000					
	The Bank of Fukuoka, Ltd.	1,300,000	-	-	1,300,000					
	Mizuho Trust & Banking Co., Ltd.	1,000,000	-	-	1,000,000					
	MUFG Bank, Ltd.	2,700,000	-	-	2,700,000					
	Mizuho Bank, Ltd.	1,350,000	-	-	1,350,000	0.62188	March 31, 2025	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Sumitomo Mitsui Banking Corporation	600,000	-	-	600,000					
	Nippon Life Insurance Company	500,000	-	-	500,000					
	Taiyo Life Insurance Company	500,000	-	-	500,000	0.55126	January 31, 2024	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Resona Bank, Ltd.	1,000,000	-	-	1,000,000					
	Development Bank of Japan Inc.	550,000	-	-	550,000	0.85667	March 31, 2027	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.	550,000	-	-	550,000					
	Sumitomo Mitsui Trust Bank, Limited	550,000	-	-	550,000					
	MUFG Bank, Ltd.	275,000	-	-	275,000					
	Sumitomo Mitsui Banking Corporation	275,000	-	-	275,000					
	Development Bank of Japan Inc.	550,000	-	-	550,000	0.43105	July 31, 2023	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.	550,000	-	-	550,000					
	Sumitomo Mitsui Trust Bank, Limited	550,000	-	-	550,000					
	MUFG Bank, Ltd.	550,000	-	-	550,000					
	Sumitomo Mitsui Banking Corporation	300,000	-	-	300,000					

	Classification	Balance at beginning of current period (thousands of yen)	Increase during period (thousands of yen)	Decrease during period (thousands of yen)	Balance at end of current period (thousands of yen)	Average interest rate (%) (Note 2)	Maturity date	Repayment method	Use of funds	Remarks
	Lender									
Long-term loans payable (Note 1)	Mizuho Bank, Ltd.	670,000	-	-	670,000	0.39950	January 31, 2025	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Sumitomo Mitsui Trust Bank, Limited	670,000	-	-	670,000					
	MUFG Bank, Ltd.	670,000	-	-	670,000					
	Sumitomo Mitsui Banking Corporation	320,000	-	-	320,000					
	Development Bank of Japan Inc.	670,000	-	-	670,000					
	Mizuho Bank, Ltd.	700,000	-	-	700,000	0.54500	September 30, 2026	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Sumitomo Mitsui Trust Bank, Limited	700,000	-	-	700,000					
	MUFG Bank, Ltd.	350,000	-	-	350,000					
	Sumitomo Mitsui Banking Corporation	350,000	-	-	350,000					
	Development Bank of Japan Inc.	700,000	-	-	700,000					
	Mizuho Bank, Ltd.	800,000	-	800,000	-	0.25545	March 31, 2022	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Sumitomo Mitsui Trust Bank, Limited	800,000	-	800,000	-					
	MUFG Bank, Ltd.	800,000	-	800,000	-					
	Sumitomo Mitsui Banking Corporation	400,000	-	400,000	-					
	Mizuho Bank, Ltd.	1,000,000	-	-	1,000,000					
	Sumitomo Mitsui Trust Bank, Limited	1,000,000	-	-	1,000,000	0.45215	September 30, 2025	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	MUFG Bank, Ltd.	1,000,000	-	-	1,000,000					
	Sumitomo Mitsui Banking Corporation	500,000	-	-	500,000					
	Mizuho Bank, Ltd.	970,000	-	-	970,000	0.60810	September 30, 2027	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Sumitomo Mitsui Trust Bank, Limited	970,000	-	-	970,000					
	MUFG Bank, Ltd.	970,000	-	-	970,000					
	Sumitomo Mitsui Banking Corporation	485,000	-	-	485,000	0.42850	March 31, 2026	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Shinkin Central Bank	525,000	-	-	525,000					
	The Norinchukin Bank	525,000	-	-	525,000					
	The Bank of Fukuoka, Ltd.	525,000	-	-	525,000					
	Mizuho Trust & Banking Co., Ltd.	525,000	-	-	525,000					
	Development Bank of Japan Inc.	1,350,000	-	-	1,350,000	0.54693	March 31, 2028	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Development Bank of Japan Inc.	750,000	-	-	750,000					
	Mizuho Bank, Ltd.	750,000	-	-	750,000					
	Sumitomo Mitsui Trust Bank, Limited	750,000	-	-	750,000	0.47366	August 31, 2028	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	MUFG Bank, Ltd.	375,000	-	-	375,000					
	Sumitomo Mitsui Banking Corporation	375,000	-	-	375,000					
	The 77 Bank, Ltd.	460,000	-	-	460,000	0.46156	September 30, 2026	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Shinkin Central Bank	460,000	-	-	460,000					
	The Norinchukin Bank	460,000	-	-	460,000					
	The Bank of Fukuoka, Ltd.	460,000	-	-	460,000					
	Mizuho Trust & Banking Co., Ltd.	460,000	-	-	460,000					
	Development Bank of Japan Inc.	820,000	-	-	820,000	0.67532	June 30, 2029	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.	820,000	-	-	820,000					
	Sumitomo Mitsui Trust Bank, Limited	820,000	-	-	820,000					
	MUFG Bank, Ltd.	820,000	-	-	820,000					
	Sumitomo Mitsui Banking Corporation	420,000	-	-	420,000					
	Development Bank of Japan Inc.	1,000,000	-	-	1,000,000	0.56815	September 29, 2029	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.	1,000,000	-	-	1,000,000					
	Sumitomo Mitsui Trust Bank, Limited	1,000,000	-	-	1,000,000					
	MUFG Bank, Ltd.	500,000	-	-	500,000					
	Sumitomo Mitsui Banking Corporation	500,000	-	-	500,000					

	Classification	Balance at beginning of current period (thousands of yen)	Increase during period (thousands of yen)	Decrease during period (thousands of yen)	Balance at end of current period (thousands of yen)	Average interest rate (%) (Note 2)	Maturity date	Repayment method	Use of funds	Remarks
	Lender									
Long-term loans payable (Note 1)	Mizuho Bank, Ltd.	800,000	-	-	800,000	0.57308	September 30, 2029	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Sumitomo Mitsui Trust Bank, Limited	800,000	-	-	800,000					
	MUFG Bank, Ltd.	800,000	-	-	800,000					
	Sumitomo Mitsui Banking Corporation	400,000	-	-	400,000					
	Development Bank of Japan Inc.	1,220,000	-	-	1,220,000	0.68068	January 29, 2031	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.	1,220,000	-	-	1,220,000					
	Sumitomo Mitsui Trust Bank, Limited	1,220,000	-	-	1,220,000					
	MUFG Bank, Ltd.	1,220,000	-	-	1,220,000					
	Sumitomo Mitsui Banking Corporation	620,000	-	-	620,000	0.40488	March 31, 2027	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Development Bank of Japan Inc.	1,920,000	-	-	1,920,000					
	Sumitomo Mitsui Trust Bank, Limited	1,135,000	-	-	1,135,000					
	Kiraboshi Bank, Ltd.	1,000,000	-	-	1,000,000					
	Mizuho Bank, Ltd.	350,000	-	-	350,000	0.42632	March 31, 2028	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	MUFG Bank, Ltd.	350,000	-	-	350,000					
	Sumitomo Mitsui Banking Corporation	170,000	-	-	170,000					
	The 77 Bank, Ltd.	500,000	-	-	500,000					
	Daishi Hokuetsu Bank, Ltd.	500,000	-	-	500,000	0.39270	October 29, 2027	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	The Nishi-Nippon City Bank, Ltd.	500,000	-	-	500,000					
	The Higo Bank, Ltd.	500,000	-	-	500,000					
	The 77 Bank, Ltd.	500,000	-	-	500,000					
	Daishi Hokuetsu Bank, Ltd.	500,000	-	-	500,000	0.47703	April 30, 2029	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	The Nishi-Nippon City Bank, Ltd.	500,000	-	-	500,000					
	The Bank of Fukuoka, Ltd.	500,000	-	-	500,000					
	The Norinchukin Bank	1,000,000	-	-	1,000,000					
	Resona Bank, Ltd.	1,000,000	-	-	1,000,000	0.42000	January 31, 2028	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Mizuho Trust & Banking Co., Ltd.	2,000,000	-	-	2,000,000					
	The Norinchukin Bank	1,500,000	-	-	1,500,000					
	The Bank of Fukuoka, Ltd.	1,000,000	-	-	1,000,000					
	The 77 Bank, Ltd.	500,000	-	-	500,000	0.58600	January 31, 2030	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Daishi Hokuetsu Bank, Ltd.	500,000	-	-	500,000					
	Development Bank of Japan Inc.	735,000	-	-	735,000					
	Mizuho Bank, Ltd.	735,000	-	-	735,000					
	Sumitomo Mitsui Trust Bank, Limited	735,000	-	-	735,000	0.21359	September 29, 2023	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	MUFG Bank, Ltd.	735,000	-	-	735,000					
	Sumitomo Mitsui Banking Corporation	360,000	-	-	360,000					
	Mizuho Bank, Ltd.	-	720,000	-	720,000					
	Sumitomo Mitsui Trust Bank, Limited	-	720,000	-	720,000	0.22847	March 31, 2024	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	MUFG Bank, Ltd.	-	360,000	-	360,000					
	Mizuho Bank, Ltd.	-	800,000	-	800,000					
	Sumitomo Mitsui Trust Bank, Limited	-	800,000	-	800,000					
	MUFG Bank, Ltd.	-	800,000	-	800,000	0.70725	April 4, 2030	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Sumitomo Mitsui Banking Corporation	-	400,000	-	400,000					
	Development Bank of Japan Inc.	-	750,000	-	750,000					
	Mizuho Bank, Ltd.	-	750,000	-	750,000					
	Sumitomo Mitsui Trust Bank, Limited	-	750,000	-	750,000					
	MUFG Bank, Ltd.	-	375,000	-	375,000					
	Sumitomo Mitsui Banking Corporation	-	375,000	-	375,000					

	Classification	Balance at beginning of current period (thousands of yen)	Increase during period (thousands of yen)	Decrease during period (thousands of yen)	Balance at end of current period (thousands of yen)	Average interest rate (%) (Note 2)	Maturity date	Repayment method	Use of funds	Remarks
	Lender									
Long-term loans payable (Note 1)	Development Bank of Japan Inc.	-	1,110,000	-	1,110,000	0.90850	June 30, 2030	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.	-	1,110,000	-	1,110,000					
	Sumitomo Mitsui Trust Bank, Limited	-	1,110,000	-	1,110,000					
	MUFG Bank, Ltd.	-	1,110,000	-	1,110,000					
	Sumitomo Mitsui Banking Corporation	-	560,000	-	560,000	0.76500	July 1, 2029	Lump-sum repayment	(Note 3)	Unsecured Unguaranteed
	Shinkin Central Bank	-	1,000,000	-	1,000,000					
	Daishi Hokuetsu Bank, Ltd.	-	1,000,000	-	1,000,000					
	Mizuho Trust & Banking Co., Ltd.	-	1,000,000	-	1,000,000					
	The 77 Bank, Ltd.	-	500,000	-	500,000					
	The Nishi-Nippon City Bank, Ltd.	-	500,000	-	500,000					
	Subtotal	125,530,000	16,600,000	7,800,000	134,330,000					
	Total	125,530,000	19,599,000	7,800,000	137,329,000					

(Note 1) Long-term loans payable include the current portion of long-term loans payable.

(Note 2) The average interest rate is the interest rate for each loan contract rounded to the fifth decimal place. As for the borrowings hedged by interest-rate swap transactions in order to avoid interest rate fluctuation risk, the interest rates reflect the effect of interest-rate swap transactions.

(Note 3) The use of funds is mainly for the acquisition of real estate in trust and repayment of existing borrowings, etc.

(Note 4) The total amount of repayment of long-term loans payable for each year during the five years following the balance sheet date is as shown below.

(Thousands of yen)

Due within 1 year or less	Due after 1 year to 2 years	Due after 2 years to 3 years	Due after 3 years to 4 years	Due after 4 years to 5 years	Due after 5 years
18,959,000	16,980,000	18,920,000	15,550,000	16,375,000	50,545,000



Independent Auditor's Report

The Board of Directors
Comforia Residential REIT, Inc.

Opinion

We have audited the accompanying financial statements of Comforia Residential REIT, Inc. (the Investment Corporation), which comprise the balance sheet as at July 31, 2022, and the statement of income, changes in unitholders' equity, cash distributions and cash flows for the six-month period then ended, and notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Investment Corporation as at July 31, 2022, and its financial performance and its cash flows for the six-month period then ended in accordance with accounting principles generally accepted in Japan.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in Japan. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Investment Corporation in accordance with the ethical requirements that are relevant to our audit of the financial statements in Japan, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

The other information comprises the information included in the Annual Report that contains audited financial statements but does not include the financial statements and our auditor's report thereon. Management is responsible for preparation and disclosure of the other information. Supervisory Directors are responsible for overseeing the Investment Corporation's reporting process of the other information.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.



Responsibilities of Management, and the Supervisory Directors for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in Japan, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Investment Corporation's ability to continue as a going concern and disclosing, as required by accounting principles generally accepted in Japan, matters related to going concern.

Supervisory Directors are responsible for overseeing the Investment Corporation's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with auditing standards generally accepted in Japan, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.
- Consider internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances for our risk assessments, while the purpose of the audit of the financial statements is not expressing an opinion on the effectiveness of the Investment Corporation's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Investment Corporation's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Investment Corporation to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation in accordance with accounting principles generally accepted in Japan.



We communicate with the Executive Director regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Executive Director with a statement that we have complied with the ethical requirements regarding independence that are relevant to our audit of the financial statements in Japan, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Interest Required to Be Disclosed by the Certified Public Accountants Act of Japan

Our firm and its designated engagement partners do not have any interest in the Investment Corporation which is required to be disclosed pursuant to the provisions of the Certified Public Accountants Act of Japan.

Ernst & Young ShinNihon LLC
Tokyo, Japan

November 24, 2022

Yuji Mukaide
Designated Engagement Partner
Certified Public Accountant

Mikiya Arai
Designated Engagement Partner
Certified Public Accountant