



May 21, 2018

For Immediate Release

Real Estate Investment Trust Securities Issuer:  
Comforia Residential REIT, Inc  
1-1 Minami-Aoyama 1-chome, Minato-ku, Tokyo  
Takehiro Izawa  
Executive Director  
(Code: 3282)

Asset Management Company:  
TLC REIT Management Inc.  
Hiroyuki Tohmata  
President & CEO

Inquires:  
Kentaro Yoshikawa  
General Manager of Strategy Department  
Comforia Management Division  
(TEL: +81-3-5770-5710)

Notice Concerning Acquisition and Sale of Investment Assets

Comforia Residential REIT, Inc (“CRR”) announces that TLC REIT Management Inc., to which CRR entrusts management of its assets (“TRM”) decided today for CRR to acquire the investment asset as shown below 1 (1), and sell the investment asset as shown below 1 (2). (hereafter referred to as the “Acquisition” and the “Sale” respectively and the “Transactions” collectively).

1. Summary of the Transactions

(1) Summary of the Acquisition

	Type of Asset	Property Name	Acquisition Price (thousand yen) (Note)
1	Beneficial Interest in Real Estate Trust	COLLEGE SQUARE HACHIMANYAMA	880,000
Total			880,000

(Note) “Acquisition Price” denotes the amount exclusive of the various expenses required in the acquisition of the concerned asset, etc. (brokerage commission, taxes and public dues, etc.) (the amount of real estate or beneficial interest in real estate trust specified in the Agreement on Purchase and Sale).

- ① Date of Agreement                      May 25, 2018
- ② Date of Acquisition                     May 25, 2018
- ③ Seller                                      Refer to “5. Summary of the Seller and the Buyer”
- ④ Financing for acquisition              Own funds
- ⑤ Method of payment                     Full payment at the time of delivery

(2) Summary of the Sale

	Type of Asset	Property Name	Sale Price (thousand yen) (Note)
1	Beneficial Interest in Real Estate Trust	COMFORIA KOMAE	605,000
Total			605,000

(Note) “Sale Price” denotes the amount exclusive of the various expenses required in the Sale of the concerned asset, etc. (brokerage commission, taxes and public dues, etc.) (the amount of real estate or beneficial interest in real estate trust specified in the Agreement on Purchase and Sale).

- ① Book value 422,187 thousand yen (as at January 31, 2018)
- ② Difference between sale price and book value 182,812 thousand yen
- ③ Date of Agreement May 24, 2018
- ④ Date of Sale June 20, 2018
- ⑤ Buyer Refer to “5. Summary of the Seller and the Buyer”
- ⑥ Method of payment Deposit 30,150 thousand yen at Conclusion of Agreement  
Payment of the balance at the time of delivery
- ⑦ Use of proceeds from the sale of the property  
Plans to allocate to future acquisitions of properties, repayment of borrowings, payment for repairs and maintenance, working funds, etc.

## 2. Reason for the Transactions

TRM decided to acquire and sell the investment assets based on the asset management policy and subject defined in the articles of CRR for ensuring steady growth of the portfolio and stable earnings.

Concerning the Acquisition, the decision was made based on the recognition of the features of the property, etc. of the asset described in “3. Summary of the Acquisition”.

As to the Sale, the decision was made from the perspective of liquidity of the asset and enhancement of profitability of the portfolio since an increase in maintenance and management fee was expected due to the property being 28 years old.

The Transactions are believed to increase the ratio covered by Tokyo 23 wards and to lower the average building age of the portfolio, leading to the enhancement of portfolio quality.

Regarding capital gains resulting from the sale of the property, a portion is planned to be internally reserved through reduction entry utilizing the “Special Provisions for Taxation in the Event of Advance Acquisition of Land, etc. in 2009 and 2010”.

### 【 Portfolio change through the Transactions 】

	Before the Transaction (A)	The Transactions		After the Transactions (B)	Difference (B-A)
		The Acquisition	The Sale		
# of properties	117 properties	1 property	▲ 1 property	117 properties	—
Asset under Management (million yen) (C) (Note 1)	201,701	880	▲ 399	202,182	481
Ratio of Tokyo 23 Wards (Note 2)	90.8%	100.0%	0.0%	91.0%	0.2%
Appraisal Value (million yen) (D) (Note 3)	233,989	890	▲ 559	234,320	331
Unrealized Gain (million yen) (D) - (C)	32,287	10	▲ 160	32,137	▲ 150
Average Building Age (Note 4)	9.7 years	3.2 years	28.2 years	9.7 years	▲ 0.1 years

(Note 1) “Asset under Management” denotes the total price based on the acquisition.

(Note 2) “Ratio of Tokyo 23 Wards” denotes ratio of investment in properties located within 23 wards of Tokyo based on (scheduled) acquisition price.

(Note 3) “Appraisal Value” is adopted based on the appraisal date as described below.

Property under management and the sold property (excluding 7 properties below)  
as at January 31, 2018

COMFORIA UENOIRIYA, COMFORIA IKEJIRI, COMFORIA SETAGAYAKAMIUMA, COMFORIA KITAHAMA  
as at October 31, 2017

COMFORIA AKABANEIWABUCHI, COMFORIA RYOGOKU TROIS, COMFORIA SHINJUKU  
as at February 28, 2018



Acquired property as at April 30, 2018  
 (Note 4) "Average Building Age" is derived from a weighted average of building age as at May 21, 2018 of each property and acquisition price.

### 3. Summary of the Acquisition

#### (1) Details of the Acquisition

Property Name		COLLEGE SQUARE HACHIMANYAMA
Type of Asset		Beneficial Interest in Real Estate Trust
Trustee of Beneficial Trust (planned)		Mitsubishi UFJ Trust and Banking Corporation
Expiration Date of Beneficial Trust Contract (planned)		May 24, 2033
Location (Residential address) (Note 1)		1-15-2 Kamitakaido, Suginami-ku, Tokyo
Land	Area (Note 1)	744.73 m <sup>2</sup>
	Type of Ownership	Ownership
Building	Completion Date (Note 1)	March, 2015
	Structure / Number of Floors (Note 1)	RC / B1F / 3F
	Gross Floor Area (Note 1)	1,260.52 m <sup>2</sup>
	Type of Ownership	Ownership
	Use (Note 1)	Apartment building
Rentable Units (Note 5)		46 Units
Property Management Company (Note 2) (planned)		MAINICHICOMNET Co., Ltd.
Master Leasing Company (Note 3) (planned)		MAINICHICOMNET Co., Ltd.
Master Leasing Type (planned)		Non-Pass-through type
Appraisal Company		The Tanizawa Sōgō Appraisal Co., Ltd.
Appraisal Value		890,000 thousand yen (Appraisal Date: April 30, 2018)
Collateral		None
Special affairs (Note 4)		None
Features of the Property		The property is a student apartment principally comprising single-type rooms for students commuting to colleges in Tokyo. It is located a 5-minute walk from Hachimanyama Station on the Keio Line, which is an approximately 15-minute ride from Shinjuku Station and approximately 36-minute ride from Keio-hachioji Station, offering excellent access to colleges located along the railway lines and such. While also being close to central Tokyo and offering good access to colleges around Tokyo, the property can fully support students' campus life with a full lineup of restaurants, supermarkets, convenient stores, general discount stores and other convenient facilities for everyday life mainly in the vicinity of Hachimanyama Station and along Ring Road No. 8. Given these features, solid rental demand mainly from students who place an emphasis on proximity to the colleges and a convenient residential environment can be expected.
Summary of Rental Status (Note 5)		
Rentable Area		1,260.52 m <sup>2</sup>
Rented Area		1,260.52 m <sup>2</sup>
Occupancy Rate		100.0%
Rentable Units		46 Units
Rented Units		46 Units
Total Number of Tenants		1
Total Monthly Rent		3,496 thousand yen
Deposits, guarantees		13,984 thousand yen

Summary of the Engineering Report (Note 6)	
Reporting Company	HI International Consultant Co., Ltd.
Report Date	April, 2018
Estimated Amount of Emergency Repair Expenses	—
Estimated Amount of Short-Term Repair Expenses	50 thousand yen
Estimated Amount of Long-Term Repair Expenses	19,920 thousand yen
Replacement Value	313,700thousand yen
Summary of the Earthquake Risk Analysis (Note 7)	
PML Reporting Company	Sompo Risk Management & Health Care Inc.
Report Date	May, 2018
PML	6.25 %
Architect/Contractor/Building Permit Agency, etc. (Note 8)	
Architect	Lakan Design Institute Co., Ltd.
Contractor	TOKO Construction Co.,Ltd.
Building Permit Agency	Japan Constructive Inspection Association
Investment Agency or Structural Calculation Fitness Judge, etc.	HI International Consultant Co., Ltd.

(Note 1) “Location” is based on the residential address. However, for properties that have no residential address, the building address on the registry is indicated. In addition, “Area” of “Land,” “Completion Date,” “Structure / Number of Floors,” “Gross Floor Area” and “Use” of building are based on information in the real estate registry, and may not necessarily be identical with the actual figures. “Gross Floor Area” of building denotes the area of the entire building (excepting annexes).

(Note 2) “Property Management Company” is the company that is scheduled to provide property management service for each property.

(Note 3) “Master Leasing Company” is the lessee that is scheduled to conclude a master lease agreement with the titleholder of each property.

(Note 4) “Special affairs” are matters recognized as important as of April 30, 2018, regarding the right and use, etc. of the asset, as well as consideration of the degree of impact on the appraised value, profitability, and appropriation. They include the following matters:

- i Significant limitation or restriction by laws, regulations and rules
- ii Significant burdens or limitations on rights, etc.
- iii Significant cases where there are architectural structures crossing the boundaries of the concerned property, etc. and cases where there are issues with boundary confirmation, etc., and related arrangements, etc.
- iv Significant agreements, arrangements, etc. concluded with co-owners / sectional owners.

(Note 5) Explanation of “Summary of Rental Status”

A Non-Pass-through type Master Lease Agreement (master lease agreements other than Pass-through type Master Lease Agreements) is scheduled to be concluded. Summary of Rental Status is indicated as follows.

- i “Rentable Area” is the rentable area based on the lease agreement concluded (including scheduled to be concluded) between CRR or Trustee of Beneficial Trust and the master leasing company.
- ii “Rented Area” is the rented area based on the lease agreement concluded (including scheduled to be concluded) between CRR or Trustee of Beneficial Trust and the master leasing company.
- iii “Occupancy Rate” is the rate of rented area to rentable area.
- iv “Rentable Units” is the number of units that the master leasing company can sublease.
- v “Rented Units” is the number of units leased to the master leasing company.
- vi “Total Number of Tenants” is the number of tenants with which CRR or Trustee of Beneficial Trust has a direct rental contract relationship (including scheduled to have a direct rental contract relationship). Therefore, when CRR or Trustee of Beneficial Trust leases comprehensively to the Master Leasing Company all units of the acquired assets, and the Master Leasing Company subleases each unit to end-tenants, the Total Number of Tenants is 1; that is, the end-tenants of the sublease agreements are excluded. With regard to the properties to be acquired, a master lease agreement is scheduled to be concluded with MAINICHICOMNET Co., Ltd. as the master leasing company on the acquisition date of the properties. The “total number of tenants” above is therefore the number of tenants after such a master lease agreement is concluded.
- vii “Total Monthly Rent” is the total monthly rent (including the common area expense (but excluding such when the amount is not fixed)) based on the lease agreement concluded (including scheduled to be concluded) between CRR or Trustee of Beneficial Trust and the master leasing company. Amounts are rounded down to the nearest thousand yen. Consumption tax and other taxes are excluded.
- viii “Deposits, guarantees” is the deposits, guarantees agreed based on the lease agreement concluded between CRR and the master leasing company. Amounts are rounded down to the nearest thousand yen.

(Note 6) This section is a Summary of the Engineering Report on the acquired asset prepared by the reporting company which is a third party with no special interest in CRR. However, the content of the report is simply the opinion of the reporting company above, and CRR does not guarantee the adequacy and accuracy of the content.

- i “Estimated Amount of Emergency Repair Expenses” is the amount of repair and renewal costs expected to emergently arise, and is stated in the engineering report. Amounts are rounded down to the nearest thousand yen.
- ii “Estimated Amount of Short-term Repair expenses” is the amount of repair and renewal costs that are assumed to be required within one year, and is stated in the engineering report. Amounts are rounded down to the nearest thousand yen.
- iii “Estimated Amount of Long-term Repair expenses” is the amount of repair and renewal costs that are assumed to be

- required for 12 years, and is stated in the engineering report. Amounts are rounded down to the nearest thousand yen.
- iv “Replacement Value” is the estimated money amount provided in the Engineering Report of construction work required if the acquired asset with the same design and the same specifications were to be newly constructed at the time when the report was prepared. All amounts are rounded down to the nearest thousand yen. However, the content of the report is simply the opinion of the reporting company above, and CRR does not guarantee the adequacy or accuracy of the content.
- (Note 7) This section is a summary of the “Earthquake Risk Analysis” report on the acquired asset prepared by the PML reporting company which is a third party with no special interest in CRR. However, the content of the report is simply the opinion of the PML reporting company above, and CRR does not guarantee the adequacy or accuracy of the content. “PML” is the probable maximum loss from an earthquake. There is a PML for individual buildings and for the entire portfolio of buildings. In this document, PML is the expected loss (which is equivalent to the 90% non-exceedance probability) as a percentage of the replacement price, and denotes the costs incurred during the anticipated usable period (generally, the duration of a building is 50 years) from an expected large-scale earthquake (which corresponds to a return period of 475 years; the possibility of the earthquake occurring during the next 50 years exceeds 10%).
- (Note 8) In “Architect/Contractor/Building Permit Agency, etc.,” the architect, the contractor, the building permit agency and the investment agency or structural calculation fitness judge, etc. of the acquired asset are stated. As a general rule, CRR has asked a specialized third-party organization to make an inspection and received a report stating that there is no wrongful act such as the intentional falsification and forgery of documents related to structural design (structural drawings and structural calculation sheets, etc.). However, the content of the report is simply an opinion of the third-party organization, and CRR does not guarantee the adequacy and accuracy of the content. For properties that have received from the specified structural calculation fitness judgment agency the judgment that the structural calculation is appropriately conducted according to the methods prescribed by the Minister of Land, Infrastructure, Transport and Tourism in accordance with the Building Standards Act revised in June 2007 (Act No. 201 of 1950. Including subsequent revisions), the specified structural calculation fitness judgment agency constitutes a specialized third-party organization.

## (2) Summary of the Appraisal Report

(thousand yen)

Property Name	COLLEGE SQUARE HACHIMANYAMA
Appraisal Company	The Tanizawa Sōgō Appraisal Co., Ltd.
Appraisal Date	April 30, 2018
Appraisal Value	890,000

	Content	Appraisal summary
Price of the Direct Capitalization Method ((6)/(7))	907,000	
(1) Operating Income	41,955	
Potential Gross Income	41,955	Calculated with consideration of the average income according to ongoing rental agreements as well as the assumed income level of new rents. Other income is calculated with consideration of the performance of ongoing asset management.
Rental Income (including common area expense)	41,952	
Utility Charge Income	0	
Parking Lot Income	0	
Key Money / Renewal Income	0	
Other Income	3	
Vacancy Loss	0	
Collection Loss	0	Collection loss has not been calculated.
(2) Operating Expense	3,665	
Maintenance and Management Fee	0	Not calculated assuming the lessee will bear them based on the current lease agreement.
Utility Charge	0	
Repair Cost	314	Repair costs are calculated with consideration of the actual costs in previous years, the cost level in similar properties, and average repair costs presented in engineering reports.
Property Management Fee	0	Not calculated based on the current agreement.
Tenant Advertisement Cost	0	Not calculated assuming the current lessee will remain taking into account the contents of the lease agreement, lessee’s attribute, lease type, etc.
Taxes and Public Dues	3,131	Appraised based on the standard amount of taxation for the previous year.
Insurance	94	Calculated with consideration of insurance premium rates of similar properties.
Other Expenses	125	Calculated with consideration of expenses of similar properties.

(3) Net Operating Income (NOI, (1)-(2))	38,289	
(4) Interest on Security Deposit	139	Assumed in consideration of rental conditions for ongoing and new contracts, as well as occupancy rates and yields on deposits.
(5) Capital Expenditure	1,256	Appraised in consideration of capital expenditure in similar properties, building ages, and the average renovation expenses per year in engineering reports.
(6) Net Cash Flow (NCF, (3)+(4)-(5))	37,173	
(7) Cap Rate	4.1%	Appraised based on basic yields for the respective areas, adjusted with spreads calculated from the geographical and social conditions of the property's location, conditions of the building, and other factors, while considering future uncertainties, yields on trades pertaining to similar properties, etc.
Price of the DCF Method	882,000	
Discount Rate	4.2%	Appraised in full consideration of the characteristics of the property and other factors, referring to yields on investments in similar properties.
Terminal Cap Rate	4.3%	Appraised in full consideration of future trends in yields on investments, possible risks from investment in the property, general forecasts on future economic growth, trends in property prices and rents, and other factors, while referring to yields on trade pertaining to similar properties.
Cost Approach Value	932,000	
Total Value of Land and Building	1,097,000	
Land Value	655,000	Appraised based on actual trade prices, calculated using a market comparison approach method
Building Value	273,000	Appraised based on a cost approach method, where new prices for repurchasing properties are multiplied by a discount rate that has been decided from current situations and regional characteristics.
Supplementary cost	169,000	Appraised in consideration of the development cost and development profit
Adjustment for Change	85%	Appraised in consideration of marketability etc.

Other matters taken into consideration by appraisal institutions when issuing appraisals	Revenue value is adopted based on the determination that it is more convincing to use revenue value as it precisely recreates a value building process in terms of profitability, while the cost approach is used only for reference.
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(Note) "Summary of the Appraisal Report" is the appraisal value described in the respective real estate appraisal reports that were prepared by The Tanizawa Sōgō Appraisal Co., Ltd. based on an important notice concerning real estate appraisal in the context of the Act on Investment Trusts and Investment Corporations, the Act on Real Estate Appraisal (Act No. 152 of 1963. Including subsequent revisions) and real estate appraisal standards. The appraisal value is the judgment and opinion of the appraiser at a fixed point in time, with no guarantees as to the validity or accuracy of the report, nor to the possibility of transactions at the appraised value.

#### 4. Summary of the Sale

##### (1) Details of the Sale

Property Name	COMFORIA KOMAE	
Type of Asset	Beneficial Interest in Real Estate Trust	
Trustee of Beneficial Trust	Mitsubishi UFJ Trust and Banking Corporation	
Expiration Date of Beneficial Trust Contract	March 22, 2026	
Location (Residential address) (Note 1)	3-9-5 Iwadokita, Komae-shi, Tokyo	
Land	Area (Note 1)	946.12 m <sup>2</sup> (Note 6)
	Type of Ownership	Ownership
Building	Completion Date (Note 1)	March, 1990
	Structure / Number of Floors (Note 1)	RC / 4F
	Gross Floor Area (Note 1)	1,468.30 m <sup>2</sup>
	Type of Ownership	Ownership

	Use (Note 1)	Apartment building
	Rentable Units (Note 5)	24 Units
Property Management Company (Note 2)		Tokyu Housing Lease Corporation
Master Leasing Company (Note 3)		Tokyu Housing Lease Corporation
Master Leasing Type		Pass-through type
Appraisal Company		Japan Real Estate Institute
Appraisal Value		559,000 thousand yen (Appraisal Date: January 31, 2018)
Collateral		None
Special affairs (Note 4)		None
Summary of Rental Status (as of March 31, 2018) (Note 5)		
Rentable Area		1,338.53 m <sup>2</sup>
Rented Area		1,338.53 m <sup>2</sup>
Occupancy Rate		100.0%
Rentable Units		24 Units
Rented Units		24 Units
Total Number of Tenants		1
Total Monthly Rent		3,199 thousand yen
Deposits, guarantees		4,088 thousand yen

(Note 1) “Location” is based on the residential address. However, for properties that have no residential address, the building address on the registry is indicated. In addition, “Area” of “Land,” “Completion Date,” “Structure / Number of Floors,” “Gross Floor Area” and “Use” of building are based on information in the real estate registry, and may not necessarily be identical with the actual figures. “Gross Floor Area” of building denotes the area of the entire building (excepting annexes).

(Note 2) “Property Management Company” is the company that is scheduled to provide property management service for each property.

(Note 3) “Master Leasing Company” is the lessee that is scheduled to conclude a master lease agreement with the titleholder of each property.

(Note 4) “Special affairs” are matters recognized as important as of April 30, 2018, regarding the right and use, etc. of the asset, as well as consideration of the degree of impact on the appraised value, profitability, and appropriation. They include the following matters:

- i Significant limitation or restriction by laws, regulations and rules
- ii Significant burdens or limitations on rights, etc.
- iii Significant cases where there are architectural structures crossing the boundaries of the concerned property, etc. and cases where there are issues with boundary confirmation, etc., and related arrangements, etc.
- iv Significant agreements, arrangements, etc. concluded with co-owners / sectional owners.

(Note 5) Explanation of “Summary of Rental Status”

- i “Rentable Area” is the total rentable floor area of residences and retail stores, etc. of the asset (if the common area, etc. is leased, the concerned area is also included). The Rentable Area is not based on the real estate registry, but the floor area stated in the lease agreement or the floor area calculated from the building as-built drawing, etc., and may not necessarily be identical to the floor area written in the real estate registry.
- ii In the following cases, “Rented Area” means the floor area (based on the floor area in the lease agreement; however, limited to the floor area of residences and retail stores, etc. (when all units are leased in bulk, the floor area of the entire leased units and excluding the leased area of parking lots) that is actually leased and a lease agreement is executed with the end-tenant. Cases where all or some units are leased in bulk, based on the lease agreement (“Master Lease Agreement”), and the Master Leasing Company in Master Lease Agreement subleases end-tenants, besides there is an agreement under which the rent of Master Lease Agreement is in accordance with the rent, etc. that end-tenants paid (hereafter this type of Master Lease Agreement is referred to as “Pass-through type Master Lease Agreement”).
- iii “Occupancy Rate” is the rate of rented area to rentable area.
- iv “Rentable Units” is the number of rentable units (including the number of stores, if any).
- v “Rented Units” is the number of rented units (which includes the number of stores, if any) that is actually leased and a lease agreement is executed with the end-tenant.
- vi “Total Number of Tenants” is the number of tenants with which CRR or Trustee of Beneficial Trust has a direct rental contract relationship. Therefore, when CRR or Trustee of Beneficial Trust leases comprehensively to the Master Leasing Company all units of the acquired property, and the Master Leasing Company subleases each unit to end-tenants, the Total Number of Tenants is 1; that is, the end-tenants of the sublease agreements are excluded. With regard to the properties to be acquired, a master lease agreement is scheduled to be concluded with Tokyu Housing Lease Corporation as the master leasing company on the acquisition date of the properties. The “total number of tenants” above is therefore the number of tenants after such a master lease agreement is concluded.
- vii When the Master Leasing type is a Pass-Through type Master Lease Agreement, “Total Monthly Rent” means the total monthly rent, as of the last day of March, 2018 (including the common area expense, but not fees for incidental facilities such as parking lot or trunk room) stated in the lease agreements executed by the Master Leasing Company, or the owner of each real estate or Beneficial Interest in Real Estate Trust with end-tenants. Amounts are rounded down to the nearest thousand yen. Consumption tax and other taxes are excluded.
- viii “Deposits, guarantees” is the total amount of security deposit, as of the last day of March, 2018, based on lease agreements executed with the end-tenants, rounded down to the nearest thousand yen. However, if a Security Deposit does not need to be repaid according to special policy conditions such as the redemption of the deposit in a lease agreement, the amount of the Security Deposit is excluded.

(Note 6) Includes a setback portion (approximately 7.02 m<sup>2</sup>)

(2) Summary of the Appraisal Report

(thousand yen)

Property Name	COMFORIA KOMAE
Appraisal Company	Japan Real Estate Institute
Appraisal Date	January 31, 2018
Appraisal Value	559,000

	Content	Appraisal summary
Price of the Direct Capitalization Method ((6)/(7))	566,000	
(1) Operating Income	39,878	
Potential Gross Income	42,372	Calculated with consideration of the average income according to ongoing rental agreements as well as the assumed income level of new rents. Other income is calculated with consideration of the performance of ongoing asset management.
Rental Income (including common area expense)	38,356	
Utility Charge Income	0	
Parking Lot Income	2,532	
Key Money / Renewal Income	1,484	
Other Income	0	
Vacancy Loss	▲ 2,494	
Collection Loss	0	Collection loss has not been calculated.
(2) Operating Expense	8,867	
Maintenance and Management Fee	1,782	Calculated with consideration of the characteristics of the property, referring to fees for similar properties as well as actual fees in previous years.
Utility Charge	600	
Repair Cost	1,785	Expenses for restoring rooms to their original conditions are calculated with consideration of the level of expenses that are usually incurred, while repair costs are calculated with consideration of the actual costs in previous years, the cost level in similar properties, and average repair costs presented in engineering reports.
Property Management Fee	1,154	Calculated with consideration of commissions for managing similar properties and the characteristics of the property, referring to the tariff of commissions of the project management company.
Tenant Advertisement Cost	1,418	Calculated with consideration of such factors as average the replacement rate of inhabitants per year and occupancy rates, while referring to the conditions of ongoing agreements and rental agreements of similar properties.
Taxes and Public Dues	2,088	Appraised based on the standard amount of taxation for the fiscal year 2015.
Insurance	40	Calculated with consideration of insurance premium rates of ongoing insurance contracts as well as those for similar properties.
Other Expenses	0	Other Expenses has not been calculated.
(3) Net Operating Income (NOI, (1)-(2))	31,011	
(4) Interest on Security Deposit	44	Assumed in consideration of rental conditions for ongoing and new contracts, as well as occupancy rates and yields on deposits.
(5) Capital Expenditure	2,749	Appraised in consideration of capital expenditure in similar properties, building ages, and the average renovation expenses per year in engineering reports.
(6) Net Cash Flow (NCF, (3)+(4)-(5))	28,306	
(7) Cap Rate	5.0%	Appraised based on basic yields for the respective areas, adjusted with spreads calculated from the geographical and social conditions of the property's location, conditions of the building, and other factors, while considering future uncertainties, yields on trades pertaining to similar properties, etc.
Price of the DCF Method	552,000	





Discount Rate	4.8%	Appraised in full consideration of the characteristics of the property and other factors, referring to yields on investments in similar properties.
Terminal Cap Rate	5.2%	Appraised in full consideration of future trends in yields on investments, possible risks from investment in the property, general forecasts on future economic growth, trends in property prices and rents, and other factors, while referring to yields on trade pertaining to similar properties.

Other matters taken into consideration by appraisal institutions when issuing appraisals	Determined appraisal value by combining the valuation of the direct capitalization method and valuation by the DCF method, as it was judged that both methods offer similar normative validity.
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(Note) Summary of the Appraisal Report is the appraisal value described in the respective real estate appraisal reports that were prepared by Japan Real Estate Institute, based on an important notice concerning real estate appraisal in the context of the Act on Investment Trusts and Investment Corporations, the Act on Real Estate Appraisal (Act No. 152 of 1963. Including subsequent revisions) and real estate appraisal standards. The appraisal value is the judgment and opinion of the appraiser at a fixed point in time, with no guarantees as to the validity or accuracy of the report, nor to the possibility of transactions at the appraised value.

## 5. Summary of the Seller and the Buyer

### (1) Summary of the Seller

The seller is the operating company in Japan (different from the buyer indicated in (2) below), but the details aren't disclosed by the intention of the companies. The sellers are not an interested party of TRM or CRR.

### (2) Summary of the Buyer

The buyer is the operating company in Japan (different from the seller indicated in (1) above), but the details aren't disclosed by the intention of the companies. The buyer is not an interested party of TRM or CRR.

## 6. Ownership History of Asset

Description is omitted because the acquisition of the trust beneficial interest is not an acquisition from any persons having a special interest in CRR or TRM.

## 7. TRM's Interested Parties in the Transaction

Tokyu Livable, Inc. described below ("8. Summary of Brokerage (2)") is an interested party in relation to TRM. Therefore, the procedures required in accordance with relevant regulations were completed with respect to agreements with Tokyu Livable, Inc.

## 8. Summary of Brokerage

### (1) Acquisition of COLLEGE SQUARE HACHIMANYAMA

None.

### (2) Sale of COMFORIA KOMAE

Name	Tokyu Livable, Inc.
Headquarters Address	1-9-5 Dogenzaka, Shibuya-ku, Tokyo
Representative	President Shinji Sakaki
Capital	1,396,300 thousand yen
Date Established	March 10, 1972
Relationship with CRR and TRM	
Capital relationship	None. However, Tokyu Livable, Inc. is a wholly owned subsidiary of Tokyu Fudosan Holdings Corporation as well as Tokyu Land Corporation, which is the

	parent company of TRM, and is thus an interested party under the Act on Investment Trusts and Investment Corporations.
Personal relationship	None
Trade relationship	CRR is paying leasing-related expenses for the six compartments in the assets of CRR for the fiscal period ended January 31, 2018,
Interested parties	The company is classified as an interested party in relation to CRR. As described above, Tokyu Livable, Inc. is an interested party of the TRM under the Act on Investment Trusts and Investment Corporations.
Brokerage fee	18,150 thousand yen (not including consumption tax)

## 10. Forecast

Capital gains are forecast to arise from the sale of asset in the Transactions. Regarding some of the capital gains, it is planned to be internally reserved as reserve for reduction entry utilizing the “Special Provisions for Taxation in the Event of Advance Acquisition of Land, etc. in 2009 and 2010.” The Transactions has only a minor influence on the earnings forecasts for fiscal period ending July 31, 2018 (February 1, 2018 - July 31, 2018) and for fiscal period ending January 31, 2019 (August 1 2018 – January 31, 2019). Therefore, the earnings forecasts remain unchanged.

\*The original Japanese version of this press release has been distributed to the press club of TSE (Kabuto Club), the Ministry of Land, Infrastructure, Transport and Tourism, and to the press club of the construction trade newspaper of the Ministry of Land, Infrastructure, Transport and Tourism.

\*Website of CRR: <http://comforia-reit.co.jp/english/>



Attachments

1. Portfolio List
2. Property Images, etc. of the Asset to be Acquired

Attachments 1. Portfolio List

Area (Note 1)	Property Name	Location (Residential address)	Type of Asset	Acquisition Price (million yen) (Note 2)	Share (Note 3)
Central Tokyo	COMFORIA NIHONBASHININGYOCHO	3-5-10 Nihonbashi Ningyocho, Chuo-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,586	0.8%
	COMFORIA WASEDA	147 Bentencho, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,900	0.9%
	COMFORIA SHIMOOCHIAI	2-7-10 Nakaochiai, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,181	0.6%
	COMFORIA HIGASHINAKANO	4-34-2 Kitashinjuku, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	552	0.3%
	COMFORIA GINZA EAST	1-3-1 Irifune, Chuo-ku, Tokyo	Beneficial Interest in Real Estate Trust	3,059	1.5%
	COMFORIA AZABUDAI	3-4-4 Azabudai, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	574	0.3%
	COMFORIA SHIBAKOEN	2-2-15 Shibakoen, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,398	0.7%
	COMFORIA NISHIAZABU	4-1-10 Nishiazabu, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	755	0.4%
	COMFORIA MINAMIAOYAMA	4-1-12 Minamiaoyama, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,041	0.5%
	COMFORIA MINAMIAOYAMA DEUX	4-2-1 Minamiaoyama, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	248	0.1%
	COMFORIA NISHIWASEDA	1-5-19 Takadanobaba, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,685	0.8%
	COMFORIA HARAJYUKU	3-61-3 Sendagaya, Shibuya-ku, Tokyo	Beneficial Interest in Real Estate Trust	3,629	1.8%
	COMFORIA MITA NORTH	2-7-16 Mita, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	850	0.4%
	COMFORIA SHIBAURA BOWHOUSE	3-13-12 Kaigan, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,650	1.3%
	COMFORIA SHIROKANETAKANAWA	5-1-21 Mita, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,300	0.6%
	COMFORIA NIHONBASHININGYOCHO EAST	3-6-3 NihonbashiNingyocho, Chuo-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,139	1.1%
	COMFORIA ATAGO	3-23-7 Toranomom, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	826	0.4%
COMFORIA KUDAN	2-6-12 Kudanminami, Chiyoda-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,280	0.6%	

Central Tokyo

COMFORIA NIHONBASHINGYOCHO NORTH	1-1-6 NihonbashiHoridomecho, Chuo-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,108	0.5%
COMFORIA SHINKAWA	2-15-5 Shinkawa, Chuo-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,840	0.9%
COMFORIA AKASAKA	2-17-63 Akasaka, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,945	1.0%
COMFORIA MITA EAST	4-18-1 Shiba, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	3,190	1.6%
COMFORIA SHIBAURA CANAL	3-1-9 Kaigan, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,570	0.8%
COMFORIA KITASANDO	4-5-10 Sendagaya, Shibuya-ku, Tokyo	Beneficial Interest in Real Estate Trust	4,268	2.1%
COMFORIA YOYOGIUEHARA	2-31-5 Uehara, Shibuya-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,560	0.8%
COMFORIA SASAZUKA	1-59-10 Sasazuka, Shibuya-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,789	0.9%
COMFORIA SHINJUKUGYOEN II	1-13-3 Shinjuku, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,806	0.9%
COMFORIA ICHIGAYAYANAGICHO	18-2 Ichigayayanagicho, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,623	0.8%
COMFORIA KAGURAZAKA	26-1 Iwatocho, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	736	0.4%
COMFORIA NIBANCHO	4-8 Nibancho, Chiyoda-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,621	0.8%
COMFORIA NISHISHINJUKU	1-20-12 Kitashinjuku, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,625	0.8%
COMFORIA KANDAJINBOCHO	1-42-2 Kandajinbocho Chiyoda-ku Tokyo,	Beneficial Interest in Real Estate Trust	1,434	0.7%
COMFORIA NIHONBASHI	1-2-2 Nihonbashibakurocho, Chuo-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,956	1.0%
COMFORIA TAMACHI	4-5-13 Shibaura, Minato-ku Tokyo	Beneficial Interest in Real Estate Trust	3,272	1.6%
COMFORIA AZABUJUBAN	1-2-15 Mita, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,471	0.7%
COMFORIA SHINJUKUGYOEN I	1-10-4 Shinjuku, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,406	0.7%
COMFORIA KAGURAZAKA DEUX	7-3 Iwatocho, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,245	0.6%

Central Tokyo	COMFORIA AZABU EAST	2-29-1 Higashiazabu, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,900	0.9%
	COMFORIA SHINJUKU EASTSIDE TOWER	(Tower Building) 6-27-29 Shinjuku, Shinjuku-ku, Tokyo  (Annex Building) 6-27-28 Shinjuku, Shinjuku-ku, Tokyo  (Gate Building) 6-27-14 Shinjuku, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	13,264	6.6%
	COMFORIA ICHIGAYAYAKUOJI	74-23 Ichigayayakuojimachi, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	941	0.5%
	COMFORIA AKIHABARA EAST	2-9-19 Higashikanda, Chiyoda-ku, Tokyo	Beneficial Interest in Real Estate Trust	4,425	2.2%
	COMFORIA MITA TROIS	3-43-6 Shiba, Minato-ku, Tokyo	Beneficial Interest in Real Estate Trust	890	0.4%
	COMFORIA SHIBAURA	2-3-33 Shibaura, Minato-ku, Tokyo	Real Estate	1,065	0.5%
	COMFORIA SHINJUKU	5-8-20, Shinjuku, Shinjuku-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,150	1.1%
Subtotal				86,757	42.9%
Sub-central Tokyo	COMFORIA BUNKYOKASUGA	1-15-12 Nishikata, Bunkyo-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,470	0.7%
	COMFORIA ASAKUSAMATSUGAYA	1-11-5 Matsugaya, Taito-ku, Tokyo	Beneficial Interest in Real Estate Trust	910	0.5%
	COMFORIA NISHIOI	6-6-1 Nishioi, Shinagawa-ku, Tokyo	Beneficial Interest in Real Estate Trust	902	0.4%
	COMFORIA NAKANO	2-40-12 Kamitakada, Nakano-ku, Tokyo	Beneficial Interest in Real Estate Trust	881	0.4%
	COMFORIA SHIMOKITAZAWA	1-9-14 Hanegi, Setagaya-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,587	1.3%
	COMFORIA NISHIKAMATA	6-37-3 Nishikamata, Ota-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,550	0.8%
	COMFORIA OYAMA	4-4 Oyamacho, Itabashi-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,987	1.0%
	COMFORIA KIYOSUMISHIRAKAWA SOUTH	3-2-13 Miyoshi, Koto-ku, Tokyo	Beneficial Interest in Real Estate Trust	740	0.4%
	COMFORIA KOMAZAWA	2-1-5 Komazawa, Setagaya-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,290	0.6%
	COMFORIA KOISHIKAWA	2-17-27 Koishikawa, Bunkyo-ku, Tokyo	Beneficial Interest in Real Estate Trust	552	0.3%

Sub-central  
Tokyo

COMFORIA SENGOKU	4-3-20 Sengoku, Bunkyo-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,219	0.6%
COMFORIA DAIKANYAMAAOBADAI	2-1-7 Aobadai, Meguro-ku, Tokyo	Beneficial Interest in Real Estate Trust	926	0.5%
COMFORIA IKEBUKURO	2-57-1 Ikebukuro, Toshima-ku, Tokyo	Beneficial Interest in Real Estate Trust	602	0.3%
COMFORIA RYOGOKUISHIWARA	1-36-1 Ishiwarra, Sumida-ku, Tokyo	Beneficial Interest in Real Estate Trust	651	0.3%
COMFORIA ASAKUSABASHI DEUX	5-24-10 Asakusabashi, Taito-ku, Tokyo	Beneficial Interest in Real Estate Trust	874	0.4%
COMFORIA OSHIAGE	4-7-2 Narihira, Sumida-ku, Tokyo	Beneficial Interest in Real Estate Trust	714	0.4%
COMFORIA HONJOAZUMABASHI	2-11-12 Honjo, Sumida-ku, Tokyo	Beneficial Interest in Real Estate Trust	762	0.4%
COMFORIA KIYOSUMISHIRAKAWA TROIS	3-5-14 Shirakawa, Koto-ku, Tokyo	Beneficial Interest in Real Estate Trust	873	0.4%
COMFORIA MONZENNAKACHO	16-8 Fuyuki, Koto-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,658	1.3%
COMFORIA HIMONYA	2-3-3 Himonya, Meguro-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,189	0.6%
COMFORIA MISYUKU	3-23-2 Ikejiri, Setagaya-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,874	0.9%
COMFORIA GAKUGEIDAIGAKU	6-46-6 Shimouma, Setagaya-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,138	0.6%
COMFORIA HIGASHINAKANO DEUX	4-2-19 Higashinakano, Nakano-ku, Tokyo	Beneficial Interest in Real Estate Trust	833	0.4%
COMFORIA HIGASHIIEBUKURO WEST	3-22-21 Higashiikebukuro, Toshima-ku, Tokyo	Beneficial Interest in Real Estate Trust	3,911	1.9%
COMFORIA RYOGOKU DEUX	1-2-10 Chitose, Sumida-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,014	0.5%
COMFORIA OMORI DEUX	3-4-2 Omorikita, Ota-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,188	0.6%
COMFORIA MACHIYA	5-51-7 Arakawa, Arakawa-ku, Tokyo	Beneficial Interest in Real Estate Trust	594	0.3%
COMFORIA ASAKUSABASHI	2-20-10 Yanagibashi, Taito-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,680	1.3%
COMFORIA RYOGOKU SOUTH	2-14-8 Chitose, Sumida-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,240	0.6%

Sub-central  
Tokyo

COMFORIA TOYOSU	1-4-12 Edagawa, Koto-ku, Tokyo	Beneficial Interest in Real Estate Trust	3,096	1.5%
COMFORIA SUMIDA-TACHIBANA	5-18-5 Tachibana, Sumida-ku, Tokyo	Beneficial Interest in Real Estate Trust	938	0.5%
COMFORIA UENOHIROKOJI	3-17-4 Ueno, Taito-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,050	0.5%
COMFORIA KASUGATOMISAKA	1-11-18 Kasuga, Bunkyo-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,912	1.4%
COMFORIA HONKOMAGOME	2-29-24 Honkomagome, Bunkyo-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,344	0.7%
COMFORIA MORISHITA	3-6-8 Shinohashi, Koto-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,530	0.8%
COMFORIA KIBAKOEN	2-17-7 Kiba, Koto-ku, Tokyo	Beneficial Interest in Real Estate Trust	956	0.5%
COMFORIA MEGURO CHOJAMARU	2-6-25 Kamiosaki, Shinagawa-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,972	1.0%
COMFORIA NISHIMAGOME	2-35-8 Nishimagome, Ota-ku, Tokyo	Beneficial Interest in Real Estate Trust	990	0.5%
COMFORIA HIGASHIIKEBUKURO EAST	2-8-1 Higashiikebukuro, Toshima-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,712	0.8%
COMFORIA HIGASHIIKEBUKURO	4-3-5 Higashiikebukuro, Toshima-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,132	0.6%
COMFORIA KOMABA	4-8-25 Ikejiri, Setagaya-ku, Tokyo	Beneficial Interest in Real Estate Trust	5,000	2.5%
COMFORIA KINSHICHO	3-8-6 Taihei, Sumida-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,042	0.5%
COMFORIA MINAMISUNAMACHI	4-4-20 Miamisuna, Koto-ku, Tokyo	Beneficial Interest in Real Estate Trust	4,681	2.3%
COMFORIA HIGASHISHINAGAWA	3-22-11, Higashishinagawa, Shinagawa-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,510	0.7%
COMFORIA MEGUROYAKUMO	1-12-10 Yakumo, Meguro-ku, Tokyo	Beneficial Interest in Real Estate Trust	813	0.4%
COMFORIA YOGA	3-24-3 Yoga, Setagayaku-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,041	0.5%
COMFORIA ITABASHINAKAJUKU	62-2 Nakajuku, Itabashi-ku, Tokyo	Beneficial Interest in Real Estate Trust	3,794	1.9%
COMFORIA SHINAGAWA EAST	1-20-8 Kitashinagawa, Shinagawa-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,430	0.7%



Sub-central Tokyo	COMFORIA OJIMA	4-8-10 Ojima, Koto-ku, Tokyo	Real Estate	2,110	1.0%
	COMFORIA OMORI TROIS	3-36-7 Omorikita, Ota-ku, Tokyo	Real Estate	866	0.4%
	COMFORIA BUNKYOHAKUSAN	1-3-2 Honkomagome, Bunkyo-ku Tokyo	Beneficial Interest in Real Estate Trust	1,330	0.7%
	COMFORIA KAMATA	4-21-2 Kamata, Ota-ku, Tokyo	Beneficial Interest in Real Estate Trust	5,721	2.8%
	COLLEGE COURT HACHIMANYAMA	1-15-1 Kamitakaido, Suginami-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,245	0.6%
	COMFORIA UENOIRIYA	2-6-8 Ryusen, Taito-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,173	1.1%
	COMFORIA IKEJIRI	2-31-18 Ikejiri, Setagaya-ku, Tokyo	Beneficial Interest in Real Estate Trust	1,313	0.6%
	COMFORIA SETAGAYAKAMIUMA	3-6-11 Kamiuma, Setagaya-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,622	1.3%
	COMFORIA AKABANEIWABUCHI	26-11 Iwabuchimachi, Kita-ku, Tokyo	Beneficial Interest in Real Estate Trust	2,500	1.2%
	COMFORIA RYOGOKU TROIS	1-5-15 Kamezawa, Sumida-ku, Tokyo	Real Estate	1,660	0.8%
	COLLEGE SQUARE HACHIMANYAMA	1-15-2 Kamitakaido, Suginami-ku, Tokyo	Beneficial Interest in Real Estate Trust	880	0.4%
Subtotal				97,175	48.1%
Tokyo Metropolitan Area	COMFORIA ICHIKAWAMYODEN	1-9-10 Shioyaki, Ichikawa-shi, Chiba	Beneficial Interest in Real Estate Trust	606	0.3%
	COMFORIA YATSUKA	3-38-3 Sezaki, Soka-shi, Saitama	Beneficial Interest in Real Estate Trust	626	0.3%
	COMFORIA SHINKOYASU	2-216-2 Koyasudori, Kanagawa-ku, Yokohama-shi, Kanagawa	Beneficial Interest in Real Estate Trust	1,077	0.5%
	COMFORIA GYOTOKU	2-1-13 Gyotokuekimae, Ichikawa-shi, Chiba	Beneficial Interest in Real Estate Trust	978	0.5%
Subtotal				3,287	1.6%
Other Major Cities	COMFORIA SHIN-OSAKA	1-21-24 Higashinakajima, Higashiyodogawa-ku, Osaka-shi, Osaka	Beneficial Interest in Real Estate Trust	2,400	1.2%
	COMFORIA SHINSAKAE	2-28-18 Shinsakae, Naka-ku, Nagoya-shi, Aichi	Beneficial Interest in Real Estate Trust	1,653	0.8%
	COMFORIA KITAHORIE	3-12-2 Kitahorie, Nishi-ku, Osaka-shi, Osaka	Real Estate	1,010	0.5%

Other Major Cities	COMFORIA KITASANJO	2-2-51 Kitasanjohigashi, Chuo-ku, Sapporo-shi, Hokkaido	Beneficial Interest in Real Estate Trust	660	0.3%
	COMFORIA SAPPORO SHOKUBUTSUEN	10-1-6 Kitanihonishi, Chuo-ku, Sapporo-shi Hokkaido	Beneficial Interest in Real Estate Trust	1,250	0.6%
	COMFORIA OGIMACHI	3-7-15 Tenjinbashi, Kita-ku, Osaka-shi, Osaka	Beneficial Interest in Real Estate Trust	1,435	0.7%
	COMFORIA SHINSAIBASHI EAST	2-6-8 Bakuromachi, Chuo-ku, Osaka-shi, Osaka	Beneficial Interest in Real Estate Trust	1,980	1.0%
	COMFORIA KYOMACHIBORI	1-16-14 Kyomachibori, Nishi-ku, Osaka-shi, Osaka	Beneficial Interest in Real Estate Trust	1,567	0.8%
	COMFORIA AWAZA	1-5-5 Enokojima, Nishi-ku, Osaka-shi, Osaka	Beneficial Interest in Real Estate Trust	1,289	0.6%
	COMFORIA KITAHAMA	2-1-14 Imabashi, Chuo-ku, Osaka-shi, Osaka	Beneficial Interest in Real Estate Trust	1,719	0.9%
Subtotal				14,963	7.4%
Total				202,182	100.0%

(Note 1) Explanation of "Area"

- i "Central Tokyo" denotes the five major wards of Tokyo (Chiyoda, Chuo, Minato, Shinjuku and Shibuya).
- ii "Sub-central Tokyo" denotes the other 18 wards of Tokyo.
- iii "Tokyo Metropolitan Area" denotes residential areas in Central Tokyo and Sub-central Tokyo (areas outside of Central Tokyo and Sub-central Tokyo (including Tokyo, Kanagawa, Saitama and Chiba) where demand for rental residences is strong.
- iv "Other Major Cities" denotes ordinance-designated cities, etc except for Central Tokyo, Sub-central Tokyo and Tokyo Metropolitan Area.

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

(Note 3) "Share" refers to the ratio of the acquisition price or the planned acquisition price of each property to the total acquisition (planned) price rounded to the nearest hundredths.

Attachments 2. Property Images, etc. of the Asset to be Acquired

