

## Financial Results for the Fiscal Period Ended July 31, 2025

Name: Comforia Residential REIT, Inc  
 Listed Stock Exchange: Tokyo Stock Exchange  
 Security Code: 3282  
 URL: <https://www.comforia-reit.co.jp/en/>  
 Representative: Takashi Sakamoto, Executive Director

Asset Management Company: TLC REIT Management Inc.  
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Scheduled Issue Date of Securities Report: October 27, 2025  
 Scheduled Commencement Date of Cash Distribution: October 22, 2025  
 Supplementary Presentation Material on Financial Results: Yes  
 Presentation Meeting of Financial Results: Yes (for institutional investors and analysts)

(Figures less than one million yen are rounded down)

1. Results of Operating and Assets for the Fiscal Period Ended July 31, 2025 (February 1, 2025 - July 31, 2025)

(1) Operating Results

(Percentages show changes compared to the previous period)

|                            | Operating Revenue |       | Operating Profit |        | Ordinary Profit |        | Profit      |        |
|----------------------------|-------------------|-------|------------------|--------|-----------------|--------|-------------|--------|
|                            | Million yen       | %     | Million yen      | %      | Million yen     | %      | Million yen | %      |
| Period Ended Jul. 31, 2025 | 12,212            | (6.6) | 5,760            | (8.8)  | 4,864           | (7.9)  | 4,853       | (7.8)  |
| Period Ended Jan. 31, 2025 | 11,460            | (0.6) | 5,293            | (△0.7) | 4,510           | (△1.5) | 4,501       | (△1.5) |

|                            | Profit Per Unit |     | Return on Equity (ROE) |   | Return on Assets (ROA) |   | Ordinary Profit to Operating Revenue Ratio |   |
|----------------------------|-----------------|-----|------------------------|---|------------------------|---|--|---|
|                            | Yen             | %   | Yen                    | % | Yen                    | % | Yen  | % |
| Period Ended Jul. 31, 2025 | 6,219           | 3.0 |                        |   | 1.4                    |   | 39.8                                       |   |
| Period Ended Jan. 31, 2025 | 5,769           | 2.8 |                        |   | 1.3                    |   | 39.2                                       |   |

(2) Cash Distributions

|                            | Cash Distribution Per Unit (excluding Cash Distribution in Excess of Profit) | Total Cash Distributions | Cash Distribution in Excess of Profit Per Unit | Total Cash Distributions in Excess of Profit | Payout Ratio | Distribution Ratio to Net Asset |
|----------------------------|--|--------------------------|--|--|--------------|---------------------------------|
|                            | Yen  | Million yen              | Yen  | Million yen                                  | %            | %                               |
| Period Ended Jul. 31, 2025 | 5,957  | 4,648                    | —  | —  | 95.7         | 2.9                             |
| Period Ended Jan. 31, 2025 | 5,873  | 4,582                    | —  | —  | 101.8        | 2.9                             |

Note1: The differences of Profit and Total Cash Distributions are as follows:

Period ended Jan 31, 2025: the reversal of reserve for reduction entry (81 million yen).

Period ended Jul 31, 2025: subtracting the provision of reserve for reduction entry (204 million yen).

Note2: Payout ratio is calculated as follows :

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

(3) Financial Position

|                            | Total Assets |  | Net Assets  |  | Capital Adequacy Ratio |  | Net Assets Per Unit |  |
|----------------------------|--------------|--|-------------|--|------------------------|--|---------------------|--|
|                            | Million yen  |  | Million yen |  | %                      |  | Yen                 |  |
| Period Ended Jul. 31, 2025 | 357,131      |  | 161,910     |  | 45.3                   |  | 207,486             |  |
| Period Ended Jan. 31, 2025 | 343,551      |  | 161,640     |  | 47.0                   |  | 207,140             |  |

(4) Cash Flows

|                            | Cash Flows from Operating Activities |  | Cash Flows from Investing Activities |  | Cash Flows from Financing Activities |  | Cash and Cash Equivalents |  |
|----------------------------|--------------------------------------|--|--------------------------------------|--|--------------------------------------|--|---------------------------|--|
|                            | Million yen                          |  | Million yen                          |  | Million yen                          |  | Million yen               |  |
| Period Ended Jul. 31, 2025 | 7,323                                |  | △13,905                              |  | 8,078                                |  | 18,652                    |  |
| Period Ended Jan. 31, 2025 | 7,824                                |  | △13,418                              |  | 4,961                                |  | 17,155                    |  |

2. Forecasts of Financial Results for the period Ending July 31, 2025 and January 31, 2026

(Percentages show changes compared to the previous period)

|                            | Operating Revenue               | Operating Profit               | Ordinary Profit                | Profit                         | Cash Distribution Per Unit (excluding Cash Distribution in Excess of Profit) | Cash Distribution in Excess of Profit Per Unit |
|----------------------------|---------------------------------|--------------------------------|--------------------------------|--------------------------------|--|--|
| Period Ended Jan. 31, 2026 | Million yen (%)<br>12,348 (1.1) | Million yen (%)<br>5,961 (3.5) | Million yen (%)<br>4,960 (2.0) | Million yen (%)<br>4,950 (2.0) | Yen<br>6,105   | Yen<br>—                                       |
| Period Ended Jul. 31, 2026 | 12,590 (2.0)                    | 6,221 (4.4)                    | 5,124 (3.3)                    | 5,115 (3.3)                    | 6,166  | —  |

(Reference) Forecast of profit per unit for the period ending Jan 31, 2026 : 6,368 yen (Forecasted profit per unit ÷ forecasted units issued at end of period)

Forecast of profit per unit for the period ending Jul 31, 2026 : 6,580 yen (Forecasted profit per unit ÷ forecasted units issued at end of period)

(Note) Cash distributions per unit for the period ending Jan 31, 2026 and Jul 31, 2026 are calculated based on the amount obtained by adding the reversal of voluntary retained earnings (44 million yen and 35 million yen) to the profit and subtracting the provision of new reserve for reduction entry (248 million yen and 357 million yen).

3. Others

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

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

(2) The number of investment units issued

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

Fiscal Period Ended Jul.31, 2025 : 780,342 units  
Fiscal Period Ended Jan.31, 2025 : 780,342 units

- b. The number of treasury units at end of period

Fiscal Period Ended Jan.31, 2025 : - units  
Fiscal Period Ended Jul.31, 2024 : - units

\*Summary of financial results is not inside the scope of audit procedure by certified public accountants or audit corporations.

\*Other matters of special consideration

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

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