

(REIT) Financial Report for Fiscal Period Ended August 31, 2023**October 23, 2023**

REIT Securities Issuer: Takara Leben Real Estate Investment Corporation
 Securities Code: 3492
 Representative: Tetsuo Saida, Executive Director
 Stock Exchange Listing: Tokyo Stock Exchange
 URL: <https://takara-reit.co.jp/>
 Asset Management Company: Takara PAG Real Estate Advisory Ltd.
 Representative: Tetsuo Saida, President
 Contact: Shinya Ito, Director and Chief Financial Officer
 TEL: +81-3-6435-5264

Scheduled date of submission of securities report: November 28, 2023
 Scheduled date of commencement of cash distribution payment: November 16, 2023
 Preparation of supplementary financial results briefing materials: Yes
 Holding of financial results briefing session: Yes (for institutional investors and analysts)

(Amounts are rounded down to the nearest million yen)

Financial Results for Fiscal Period Ended August 31, 2023 (March 1, 2023 to August 31, 2023)**(1) Operating Results** (% figures are the rate of period-on-period increase (decrease))

Fiscal period	Operating revenues		Operating income		Ordinary income		Net income	
	million yen	%	million yen	%	million yen	%	million yen	%
Fiscal period ended August 31, 2023	3,886	7.6	2,258	8.0	1,886	8.2	1,860	8.3
Fiscal period ended February 28, 2023	3,612	1.9	2,092	(0.2)	1,743	(3.1)	1,717	(3.3)

Fiscal period	Net income per unit	Return on unitholders' equity	Ordinary income to total assets	Ordinary income to operating revenues
	yen	%	%	%
Fiscal period ended August 31, 2023	2,694	2.7	1.4	48.5
Fiscal period ended February 28, 2023	2,689	2.7	1.4	48.3

(2) Distribution

Fiscal period	Distributions per unit (excluding distributions in excess of earnings)	Total distributions (excluding distributions in excess of earnings)	Distributions in excess of earnings per unit	Total distributions in excess of earnings	Distributions per unit (including distributions in excess of earnings)	Total distributions (including distributions in excess of earnings)	Distribution payout ratio	Ratio of distribution to net assets
	yen	million yen	yen	million yen	yen	million yen	%	%
Fiscal period ended August 31, 2023	2,617	1,809	-	-	2,617	1,809	97.2	2.6
Fiscal period ended February 28, 2023	2,710	1,730	-	-	2,710	1,730	100.7	2.6

(Note 1) The amount of total distributions for the fiscal period ended February 28, 2023, is the amount of unappropriated retained earnings less the amount of retained earnings for stabilization of future distributions and the amount of reversal of allowance for temporary difference adjustments, and the amount of total distributions for the fiscal period ended August 31, 2023, is the amount of unappropriated retained earnings less the amount of retained earnings for stabilization of future distributions.

(Note 2) The distribution payout ratio for the fiscal period ended August 31, 2023, is calculated using the following formula because the number of investment units issued and outstanding during the period has changed due to the issuance of new investment units during the period.
 Distribution payout ratio = Total dividends (not including distributions in excess of earnings)/net income × 100

(3) Financial Position

Fiscal period	Fiscal period	Total assets	Net assets	Unitholders' equity to total assets
	million yen	million yen	%	yen
Fiscal period ended August 31, 2023	142,604	70,397	49.4	101,828
Fiscal period ended February 28, 2023	133,774	65,769	49.2	102,989

(4) Cash Flows

Fiscal period	Net cash provided by (used in) operating activities	Net cash provided by (used in) investing activities	Net cash provided by (used in) financing activities	Cash and cash equivalents at end of period
	million yen	million yen	million yen	million yen
Fiscal period ended August 31, 2023	2,582	(12,036)	6,678	4,064
Fiscal period ended February 28, 2023	6,049	(12,034)	9,381	6,840

2. Forecasts of Financial Results for Fiscal Periods Ending February 29, 2024 (from September 1, 2023 to February 29, 2024) and August 31, 2024 (from March 1, 2024 to August 31, 2024)

(% figures are the rate of period-on-period increase (decrease))

Fiscal period	Operating revenues		Operating income		Ordinary income		Net income		Distributions per unit (excluding distributions in excess of earnings)	Distributions in excess of earnings per unit	Distributions per unit (including distributions in excess of earnings)
	million yen	%	million yen	%	million yen	%	million yen	%	yen	yen	yen
Fiscal period ending February 29, 2024	3,856	(0.8)	2,254	(0.2)	1,873	(0.7)	1,847	(0.7)	2,672	—	2,672
Fiscal period ending August 31, 2024	3,864	0.2	2,240	(0.6)	1,856	(0.9)	1,830	(1.0)	2,672	—	2,672

(Reference) Forecast net income per unit (fiscal period ending February 29, 2024): 2,672 yen

Forecast net income per unit (fiscal period ending August 31, 2024): 2,647 yen

(Note) For the fiscal periods ending August 31, 2024, the amount obtained by adding a portion of the retained earnings carried forward from the previous fiscal period to net income is distributed as a profit distribution. Therefore, the projected amount of net income per unit for the fiscal period (excluding distributions in excess of earnings) differs from the projected amount of net income per unit.

*Other

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

- 1) Changes in accounting policies accompanying amendments to accounting standards, etc.: No
- 2) Changes in accounting policies other than 1): No
- 3) Changes in accounting estimates: No
- 4) Retrospective restatement: No

(2) Total number of investment units issued and outstanding

1) Total number of investment units issued and outstanding (including treasury units) at the end of the period

Fiscal period ended August 31, 2023 : 691,335 units

Fiscal period ended February 28, 2023 : 638,60 units

2) Number of treasury units at the end of the period

Fiscal period ended August 31, 2023 : 0 units

Fiscal period ended February 28, 2023 : 0 units

* Presentation of Status of Implementation of Audit Procedures at the time of disclosure of these financial results, audit procedures for financial statements pursuant to the Financial Instruments and Exchange Act have not been completed.

* Explanation of Appropriate Use of Forecasts of Financial Results, and Other Matters of Special Note

(Notes to forward-looking statements)

This document contains forecasts and other forward-looking statements based on the information currently available and on certain assumptions judged as rational by Takara Leben Real Estate Investment Corporation (hereinafter referred to as the "Investment Corporation"), and the actual operating results and so on may differ significantly from that anticipated by the Investment Corporation due to various factors. Moreover, the forecasts are not intended to guarantee any amount of distribution and distribution in excess of earnings. For notes regarding assumptions underlying these forecasts, please refer to "Assumptions for the Forecasts of Financial Results for the Fiscal Periods Ending February 29, 2024, and August 31, 2024" on page 3.

Assumptions for the Forecasts of Financial Results for the Fiscal Periods Ending February 29, 2024, and August 31, 2024

Item	Assumptions		
Calculation period	<ul style="list-style-type: none">Fiscal period ending February 29, 2024 (12th Period: from September 1, 2023 to February 29, 2024) (182 days)Fiscal period ending August 31, 2024 (13th Period: from March 1, 2024 to August 31, 2024) (184 days)		
Property portfolio	<ul style="list-style-type: none">It is assumed that there will be no changes (acquisition of new assets, disposal of property portfolio, etc.) to the total of 63 properties as of the date of this document (hereinafter, “Owned Assets”) by the end of the fiscal period ending August 31, 2024 (13th Period).The actual property portfolio may vary due to the acquisition of new properties or the disposal of Owned Assets, etc.		
Operating revenues	<ul style="list-style-type: none">Operating revenues from Owned Assets are based on the expected occupancy rate and the expected rent fluctuations that are in turn based on the assumptions of tenant fluctuation and rent level listed in lease agreements that are effective as of the date of this document.Forecasts are based on the assumption that there will be no delay in payment of rent or non-payments by the tenant.		
Operating expenses	<ul style="list-style-type: none">The main operating expenses are as follows:		
		Fiscal period ending February 29, 2024 (12th FP)	Fiscal period ending August 31, 2024 (13th FP)
	Expenses related to leasing business total	1,267 million yen	1,294 million yen
	Subcontract expenses	244 million yen	245 million yen
	(Of which, maintenance expenses)	182 million yen	183 million yen
	(Of which, property management fees)	61 million yen	62 million yen
	Repair expenses	51 million yen	50 million yen
	Taxes and dues	256 million yen	274 million yen
	Depreciation	543 million yen	558 million yen
	Those other than expenses related to leasing business total	333 million yen	329 million yen
	Asset management fees	190 million yen	189 million yen
	<ul style="list-style-type: none">Expenses related to leasing business constituting major operating expenses other than depreciation are calculated based on historical data and these costs reflect expected fluctuations.Depreciation is calculated by the straight-line method, including certain ancillary expenses.Property-related taxes, such as property taxes, city planning taxes are expensed on an accrual basis. In general, upon acquisition of real estate, etc., property taxes, etc. are calculated on a pro-rata basis for the period with the previous owner and settled at the time of acquisition. The amount equivalent to this settlement is included in the acquisition cost and is not recorded as an expense.As for repair expenses, the amount assumed as necessary for each property is based on the repair plan of the Asset Management Company for each fiscal period. However, the repair expenses may be substantially different from the expected amount during the operating period due to certain unexpected factors, including the fact that amounts generally differ greatly from period to period, and those amounts are not incurred on a regular basis.		
Non-operating expenses	<ul style="list-style-type: none">The costs to issue and list the new investment units will be amortized on a monthly basis over three years from the time they are incurred and are expected to be 13 million yen and 13 million yen for the fiscal periods ending February 29, 2024 (12th Period) and August 31, 2024 (13th Period), respectively.For interest expenses and other borrowing-related expenses, 367 million yen and 371 million yen are expected for the fiscal periods ending February 29, 2024 (12th Period) and August 31, 2024 (13th Period), respectively.		
Interest-bearing debt	<ul style="list-style-type: none">It is assumed that the total amount of interest-bearing debt will be 67,150 million yen as of the end of each of the fiscal periods ending February 29, 2024 (12th Period) and August 31, 2024 (13th Period), respectively.The LTV ratio is expected to be around 47.1% as of the end of each of the fiscal periods ending February 29, 2024 (12th Period) and August 31, 2024 (13th Period).The LTV ratio is calculated using the following formula: LTV ratio = (Total amount of interest-bearing debt as of the end of the fiscal period / Total assets as of the end of the fiscal period) × 100		
Investment units	<ul style="list-style-type: none">It is assumed that there will be no change in the number of investment units issued and outstanding as of the date of this document (691,335) due to the issuance of new investment units and other factors by the end of the fiscal period ending August 31, 2024 (13th Period).		

Item	Assumptions
Distributions per unit (excluding distributions in excess of earnings)	<ul style="list-style-type: none"> • Distributions per unit (excluding distributions in excess of earnings) are calculated based on the cash distribution policy stipulated in the Investment Corporation's Articles of Incorporation. • For the fiscal period ending February 29, 2024 (12th Period), it is assumed that the amount obtained by adding a portion of the internally reserved retained earnings brought forward in addition to net income will be distributed as profit distribution. • Actual distributions per unit (excluding distributions in excess of earnings) may fluctuate due to various factors including changes in rental revenue, changes in investment assets and tenants, and unexpected repairs and other factors.
Distributions in excess of earnings per unit	<ul style="list-style-type: none"> • Distribution in excess of earnings is not scheduled at this point.
Other	<ul style="list-style-type: none"> • It is assumed that there will be no change in laws and regulations, the taxation system, accounting standards, the Securities Listing Regulations of the Tokyo Stock Exchange, or the rules of the Investment Trust Association, Japan, etc. that could affect the above forecasts. • It is assumed that there will be no unexpected significant change in general economic trends, real estate market conditions, etc.

3. Financial Statements

(1) Balance Sheet

(Unit: thousand yen)

	10th Fiscal Period (As of February 28, 2023)	11th Fiscal Period (As of August 31, 2023)
Assets		
Current assets		
Cash and deposits	6,880,357	4,667,574
Cash and deposits in trust	2,765,198	2,235,695
Operating accounts receivable	95,711	126,790
Prepaid expenses	223,809	252,868
Total current assets	9,965,076	7,282,928
Non-current assets		
Property, plant and equipment		
Buildings	4,136,596	4,136,596
Accumulated depreciation	(298,846)	(347,787)
Buildings, net	3,837,749	3,788,808
Structures	28,587	28,587
Accumulated depreciation	(1,261)	(1,501)
Structures, net	27,325	27,085
Machinery and equipment	47,540	47,540
Accumulated depreciation	(8,319)	(9,508)
Machinery and equipment, net	39,221	38,032
Tools, furniture and fixtures	31,481	31,481
Accumulated depreciation	(9,565)	(12,052)
Tools, furniture and fixtures, net	21,915	19,428
Land	5,617,204	5,617,204
Buildings in trust	32,171,374	35,474,107
Accumulated depreciation	(2,308,742)	(2,774,475)
Buildings in trust, net	29,862,632	32,699,632
Structures in trust	187,638	202,677
Accumulated depreciation	(8,743)	(10,849)
Structures in trust, net	178,895	191,827
Machinery and equipment in trust	17,302	56,828
Accumulated depreciation	(951)	(2,885)
Machinery and equipment in trust, net	16,350	53,942
Tools, furniture and fixtures in trust	99,283	119,133
Accumulated depreciation	(19,214)	(25,982)
Tools, furniture and fixtures in trust, net	80,068	93,151
Land in trust	83,699,906	92,353,406
Construction in progress in trust	14,417	18,061
Total property, plant and equipment	123,395,686	134,900,581
Intangible assets		
Software	1,702	1,042
Total intangible assets	1,702	1,042
Investments and other assets		
Long-term prepaid expenses	363,948	361,198
Leasehold and security deposits	11,000	11,000
Other	10	10
Total investments and other assets	374,958	372,208
Total non-current assets	123,772,347	135,273,833
Deferred assets		
Investment unit issuance costs	37,109	47,812
Total deferred assets	37,109	47,812
Total assets	133,774,533	142,604,574

(Unit: thousand yen)

	10th Fiscal Period (As of February 28, 2023)	11th Fiscal Period (As of August 31, 2023)
Liabilities		
Current liabilities		
Operating accounts payable	460,534	472,811
Current portion of long-term loans payable	6,000,000	9,550,000
Current portion of tenant leasehold and security deposits in trust	62,103	62,103
Accounts payable – other	210,283	234,523
Accrued expenses	18,330	20,355
Income taxes payable	598	599
Accrued consumption taxes	2,689	42,306
Advances received	32,817	24,248
Other	14,241	9,720
Total current liabilities	6,801,598	10,416,667
Non-current liabilities		
Long-term loans payable	57,080,000	57,600,000
Tenant leasehold and security deposits	189,070	189,146
Tenant leasehold and security deposits in trust	3,755,432	3,803,779
Deferred tax liabilities	74,196	99,420
Asset retirement obligations	82,835	83,152
Other	22,290	15,092
Total non-current liabilities	61,203,825	61,790,591
Total liabilities	68,005,423	72,207,258
Net assets		
Unitholders' equity		
Unitholders' capital	63,801,091	68,299,018
Deduction from unitholders' capital		
Allowance for temporary difference adjustments	*1 (8,537)	*1 (7,888)
Total deduction from unitholders' capital	(8,537)	(7,888)
Unitholders' capital, net	63,792,554	68,291,129
Surplus		
Unappropriated retained earnings (undisposed loss)	1,976,555	2,106,185
Total surplus	1,976,555	2,106,185
Total unitholders' equity	65,769,110	70,397,315
Total net assets	*2 65,769,110	*2 70,397,315
Total liabilities and net assets	133,774,533	142,604,574

(2) Statement of Income

(Unit: thousand yen)

	10th Fiscal Period (from September 1, 2022 to February 28, 2023)	11th Fiscal Period (from March 1, 2023 to August 31, 2023)
Operating revenues		
Leasing business revenue	*1 3,323,900	*1 3,681,324
Other leasing business revenue	*1 51,279	*1 204,976
Gain on sales of real estate properties	*2 137,582	-
Total operating revenue	3,612,762	3,886,301
Operating expenses		
Expenses related to leasing business	*1 1,227,789	*1 1,309,897
Asset management fees	173,785	188,629
Asset custody and administrative service fees	24,481	27,491
Directors' compensations	2,400	2,400
Taxes and dues	33,570	27,670
Other operating expenses	58,622	71,650
Total operating expenses	1,520,649	1,627,738
Operating income	2,092,113	2,258,562
Non-operating income		
Interest income	42	35
Reversal of distributions payable	370	518
Interest on tax refund	-	19
Income from insurance claims	405	7,192
Other	-	287
Total non-operating income	818	8,054
Non-operating expenses		
Interest expenses	224,185	241,821
Borrowing related expenses	115,555	124,468
Amortization of investment unit issuance costs	9,560	13,613
Total non-operating expenses	349,301	379,903
Ordinary income	1,743,629	1,886,713
Income before income taxes	1,743,629	1,886,713
Income taxes – current	605	605
Income taxes – deferred	25,223	25,223
Total income taxes	25,828	25,828
Net income	1,717,801	1,860,884
Retained earnings brought forward	258,754	245,301
Unappropriated retained earnings (undisposed loss)	1,976,555	2,106,185

(3) Statement of Changes in Net Assets

10th Fiscal Period (from September 1, 2022 to February 28, 2023)

(Unit: thousand yen)

	Unitholders' equity						
	Unitholders' capital				Surplus		Total unitholders' equity
	Unitholders' capital	Deduction from unitholders' capital		Unitholders' capital, net	Unappropriated retained earnings (undisposed loss)	Total surplus	
		Allowance for temporary difference adjustments	Total deduction from unitholders' capital				
Balance at beginning of period	57,382,134	(10,218)	(10,218)	57,371,916	1,990,036	1,990,036	59,361,952
Changes during the period							
Issuance of new investment units	6,418,957			6,418,957			6,418,957
Dividends of surplus					(1,729,600)	(1,729,600)	(1,729,600)
Reversal of allowance for temporary difference adjustments		1,681	1,681	1,681	(1,681)	(1,681)	-
Net income					1,717,801	1,717,801	1,717,801
Total changes during the period	6,418,957	1,681	1,681	6,420,638	(13,480)	(13,480)	6,407,158
Balance at end of period	*1 63,801,091	(8,537)	(8,537)	63,792,554	1,976,555	1,976,555	65,769,110

(Unit: thousand yen)

	Total net assets
Balance at beginning of period	59,361,952
Changes during the period	
Issuance of new investment units	6,418,957
Dividends of surplus	(1,729,600)
Reversal of allowance for temporary difference adjustments	-
Net income	1,717,801
Total changes during the period	6,407,158
Balance at end of period	65,769,110

11th Fiscal Period (from March 1, 2023 to August 31, 2023)

(Unit: thousand yen)

	Unitholders' equity						
	Unitholders' capital				Surplus		Total unitholders' equity
	Unitholders' capital	Deduction from unitholders' capital		Unitholders' capital, net	Unappropriated retained earnings (undisposed loss)	Total surplus	
		Allowance for temporary difference adjustments	Total deduction from unitholders' capital				
Balance at beginning of period	63,801,091	(8,537)	(8,537)	63,792,554	1,976,555	1,976,555	65,769,110
Changes during the period							
Issuance of new investment units	4,497,926			4,497,926			4,497,926
Dividends of surplus					(1,730,606)	(1,730,606)	(1,730,606)
Reversal of allowance for temporary difference adjustments		648	648	648	(648)	(648)	-
Net income					1,860,884	1,860,884	1,860,884
Total changes during the period	4,497,926	648	648	4,498,575	129,629	129,629	4,628,204
Balance at end of period	*1 68,299,018	(7,888)	(7,888)	68,291,129	2,106,185	2,106,185	70,397,315

(Unit: thousand yen)

	Total net assets
Balance at beginning of period	65,769,110
Changes during the period	
Issuance of new investment units	4,497,926
Dividends of surplus	(1,730,606)
Reversal of allowance for temporary difference adjustments	-
Net income	1,860,884
Total changes during the period	4,628,204
Balance at end of period	70,397,315

(4) Statement of Cash Distributions

(Unit: yen)

Category	10th Fiscal Period (from September 1, 2022 to February 28, 2023)	11th Fiscal Period (from March 1, 2023 to August 31, 2023)
I. Unappropriated retained earnings	1,976,555,911	2,106,185,690
II. Distributions in excess of earnings	-	-
Distributions in excess of earnings from allowance for temporary difference adjustments	-	-
III. Reversal of distributions in excess of earnings in previous periods	648,705	-
Reversal of allowance for temporary difference adjustments	648,705	-
IV. Distributions	1,730,606,000	1,809,223,695
[Distributions per unit]	(2,710)	(2,617)
Distributions of earnings	1,730,606,000	1,809,223,695
[Distributions of earnings per unit]	(2,710)	(2,617)
Distributions in excess of earnings from allowance for temporary difference adjustments	-	-
[Distributions in excess of earnings from allowance for temporary difference adjustments per unit]	(-)	(-)
V. Retained earnings carried forward	245,301,206	296,961,995
Method of calculation of amount of cash distributions	<p>Pursuant to the cash distribution policy defined in Article 36, Paragraph 1, Item 1 of the Articles of Incorporation of the Investment Corporation, the Investment Corporation shall distribute in excess of the amount equivalent to 90% of the distributable profit as defined in Article 67-15, Item 1 of the Act on Special Measures Concerning Taxation. In accordance with this policy, the Investment Corporation decided profit distribution (excluding the amount in excess of earnings) as 1,730,606,000 yen for the period. The amount of this profit distribution is the entire amount after deducting 245,301,206 yen as internal reserve for the purpose of stabilizing future distributions and the reversal of the allowance for temporary difference adjustments (as defined in Article 2, Paragraph 2, Item 30 of the Ordinance on Accountings of Investment Corporations) from unappropriated retained earnings. In addition, in consideration of the impact of the temporary difference between accounting and income tax (as defined in Article 2, Paragraph 2, Item 30 (a) of the Ordinance on Accountings of Investment Corporations) on dividends, the Investment Corporation will distribute the amount in excess of earnings which is equivalent to such a temporary difference in accordance with Article 36, Paragraph 1, Item 2 of the Articles of Incorporation. However, no such distribution was made due to internal reserve.</p>	<p>Pursuant to the cash distribution policy defined in Article 36, Paragraph 1, Item 1 of the Articles of Incorporation of the Investment Corporation, the Investment Corporation shall distribute in excess of the amount equivalent to 90% of the distributable profit as defined in Article 67-15, Item 1 of the Act on Special Measures Concerning Taxation. In accordance with this policy, the Investment Corporation decided profit distribution (excluding the amount in excess of earnings) as 1,809,223,695 yen for the period. The amount of this profit distribution is the entire amount after deducting 296,961,995 yen as internal reserve for the purpose of stabilizing future distributions from unappropriated retained earnings. In addition, in consideration of the impact of the temporary difference between accounting and income tax (as defined in Article 2, Paragraph 2, Item 30 (a) of the Ordinance on Accountings of Investment Corporations) on dividends, the Investment Corporation will distribute the amount in excess of earnings which is equivalent to such a temporary difference in accordance with Article 36, Paragraph 1, Item 2 of the Articles of Incorporation. However, no such distribution was made due to internal reserve.</p>

(5) Statement of Cash Flows

(Unit: thousand yen)

	10th Fiscal Period (from September 1, 2022 to February 28, 2023)	11th Fiscal Period (from March 1, 2023 to August 31, 2023)
Cash flows from operating activities		
Income before income taxes	1,743,629	1,886,713
Depreciation	488,110	530,057
Amortization of investment unit issuance costs	9,560	13,613
Borrowing related expenses	102,830	115,990
Interest income	(42)	(35)
Interest expenses	224,185	241,821
Loss on retirement of non-current assets	5,354	—
Decrease (increase) in operating accounts receivable	3,673	(31,079)
Increase (decrease) in accrued consumption taxes	(128,674)	39,617
Decrease (increase) in prepaid expenses	11,379	(11,921)
Decrease (increase) in long-term prepaid expenses	6,271	5,649
Increase (decrease) in operating accounts payable	(36,874)	29,207
Increase (decrease) in accounts payable - other	(26,430)	23,172
Increase (decrease) in advances received	24,318	(8,569)
Decrease in disposal of property, plant and equipment due to sale	712,110	—
Decrease in disposal of property, plant and equipment in trust due to sale	3,114,175	—
Other	23,315	(11,266)
Subtotal	6,276,893	2,822,971
Interest income received	42	35
Interest expenses paid	(227,298)	(239,797)
Income taxes paid	(605)	(604)
Net cash provided by (used in) operating activities	6,049,032	2,582,605
Cash flows from investing activities		
Purchase of property, plant and equipment	(41)	—
Purchase of property, plant and equipment in trust	(12,031,780)	(12,075,868)
Proceeds from tenant leasehold and security deposits	—	104
Repayments of tenant leasehold and security deposits	(13,375)	(81)
Proceeds from tenant leasehold and security deposits in trust	89,543	49,252
Repayments of tenant leasehold and security deposits in trust	(78,827)	(10,101)
Net cash provided by (used in) investing activities	(12,034,483)	(12,036,695)
Cash flows from financing activities		
Repayments of short-term loans payable	(975,000)	—
Proceeds from long-term loans payable	5,693,103	9,935,039
Repayments of long-term loans payable	—	(6,000,000)
Proceeds from issuance of investment units	6,393,675	4,473,609
Distributions paid	(1,730,016)	(1,730,741)
Net cash provided by (used in) financing activities	9,381,761	6,677,908
Net increase (decrease) in cash and cash equivalents	3,396,311	(2,776,181)
Cash and cash equivalents at beginning of period	3,444,620	6,840,931
Cash and cash equivalents at end of period	*1 6,840,931	*1 4,064,749