

**Advance Logistics Investment Corporation**  
**Summary of Financial Results (Unaudited)**  
**For the Ninth Fiscal Period Ended February 28, 2023**  
**(For the Reporting Period from August 1, 2022 to February 28, 2023)**  
**(Translated from the Japanese original)**

## Corporate Information

Code: 3493 Listing: Tokyo Stock Exchange

(URL: <https://www.adl-reit.com/en/>)

Representative: Tomoyuki Kimura, Executive Director

Asset management company: ITOCHU REIT Management Co., Ltd.

Representative: Junichi Shoji, Representative Director, President &amp; CEO

Inquiries: Naoki Kaji, Manager of Logistics Strategy Department

Tel: +81-3-6821-5484

Scheduled date to file securities report (Japanese only): May 30, 2023

Scheduled date to commence payment of distributions: May 22, 2023

Preparation of supplementary material on financial results: Yes

Financial report presentation meeting: Yes (for institutional investors and analysts)

## 1. Financial Results and Forecasts

(Amounts rounded to the nearest million yen)

## 1. Financial Results for the Fiscal Period Ended February 2023 (from August 1, 2022 to February 28, 2023)

## (1) Operating conditions (Percentages represent changes from the previous period (Note1))

	Operating revenues		Operating income		Ordinary income		Net income	
	(Millions of yen)	%	(Millions of yen)	%	(Millions of yen)	%	(Millions of yen)	%
Fiscal period ended February 2023	4,027	26.6	2,044	34.1	1,807	30.0	1,806	30.0
Fiscal period ended July 2022	3,182	0.1	1,525	(1.6)	1,390	(1.7)	1,389	(1.7)

	Net income per unit (Note2)	Return on unitholders' equity	Ratio of ordinary income to total assets	Ratio of ordinary income to operating revenues
	(Yen)	%	%	%
Fiscal period ended February 2023	2,794	2.6	1.5	44.9
Fiscal period ended July 2022	2,315	2.1	1.2	43.7

(Note1) Percentage changes from the previous period are rounded to the first decimal place. The same shall apply hereinafter.

(Note2) Net income per unit is calculated by dividing net income by the weighted average number of investment units based on the number of days during the period.

## (2) Distributions

	Distributions per unit (excluding surplus cash distribution (SCD))	Total distributions (excluding SCD)	SCD per unit	Total SCD	Distributions per unit (including SCD)	Payout ratio	Distributions-to-net assets ratio
	(Yen)	(Millions of yen)	(Yen)	(Millions of yen)	(Yen)	%	%
Fiscal period ended February 2023	2,679	1,806	560	377	3,239	100.0	2.4
Fiscal period ended July 2022	2,316	1,389	399	239	2,715	100.0	2.1

(Note 1) Payout ratio = Distributions per unit (excluding SCD) ÷ Net income per unit × 100.

The dividend payout ratio for the fiscal period ending February 2023 is calculated based on the following formula, as new investment units were issued during the period. Payout ratio = Total distributions (excluding SCD) ÷ Net income × 100.

(Note 2) The ratio of distributions to net assets is calculated using the following formula:

Distributions per unit (excluding SCD) ÷ [(Net assets per unit at beginning of period + Net assets per unit at end of period) ÷ 2] × 100

(Note 3) The entire amount of SCD for the fiscal period ended July 2022 and February 2023 is considered to be a refund of investment, which, for tax purposes, falls under a category of distribution as a reduction in unitholders' capital.

(Note 4) The ratio of (i) reduced retained earnings to (ii) net asset value as of the end of the immediately preceding fiscal period, as a result of SCD (a refund of investment which, for tax purposes, falls under the category of distribution as a reduction in the unitholders' capital), is 0.004 for the fiscal period ended July 2022 and 0.006 for the fiscal period ended February 2023, respectively. The ratio was calculated in accordance with Article 23, Paragraph 1, Item 4 of the Order for Enforcement of

the Corporation Tax Act (Cabinet Order No. 97 of 1965, as amended).

(3) Financial position

	Total assets	Net assets	Unitholders' equity ratio	Net assets per unit
	(Millions of yen)	(Millions of yen)	%	(Yen)
Fiscal period ended February 2023	130,842	75,098	57.4	111,356
Fiscal period ended July 2022	115,043	64,910	56.4	108,161

(4) Cash flows

	Cash flows from operating activities	Cash flows from investing activities	Cash flows from financing activities	Cash and cash equivalents at end of period
	(Millions of yen)	(Millions of yen)	(Millions of yen)	(Millions of yen)
Fiscal period ended February 2023	2,651	(15,388)	13,478	6,386
Fiscal period ended July 2022	1,880	(23)	(1,681)	5,644

2. Forecast of Financial Results for the Fiscal Period ended August 31, 2023 (March 1, 2023 to August 31, 2023) and the Fiscal Period ended February 29, 2024 (September 1, 2023 to February 29, 2024).

(Percentages represent changes from the previous period)

	Operating revenues		Operating income		Ordinary income		Net income		Distributions per unit (excluding SCD)	SCD per unit	Distributions per unit (including SCD)
	(Millions of yen)	%	(Millions of yen)	%	(Millions of yen)	%	(Millions of yen)	%	(Yen)	(Yen)	(Yen)
Fiscal period ended August 2023	3,729	—	1,837	—	1,630	—	1,629	—	2,417	389	2,806
Fiscal period ended February 2024	3,773	1.2	1,848	0.6	1,639	0.5	1,638	0.5	2,429	391	2,820

(Reference) Expected net income per unit (Forecast net income ÷ Expected number of investment units at end of period) is 2,417 yen for the fiscal period ended August 2023 and 2,429 yen for the fiscal period ended February 2024.

(Note) Since the 9th fiscal period is assumed to be the seven-month period from August 1, 2022 to February 28, 2023, and the 10th fiscal period is assumed to be the six-month period from March 1, 2023 to August 31, 2023, the percentage change from the previous fiscal period for the fiscal periods ended February 2023 and August 31, 2023 is not shown.

3. Others

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

- (a) Changes in accounting policies associated with revision of accounting standards, etc.: None
- (b) Changes in accounting policies associated with other than (a): None
- (c) Changes in accounting estimates: None
- (d) Restatements: None

(2) Total number of investment units issued and outstanding

- (a) Total number of investment units issued and outstanding at the end of the fiscal period (including treasury investment units)
- (b) Total number of treasury investment units at the end of the fiscal period

Fiscal period ended February 2023	674,400 unit	Fiscal period ended July 2022	600,127 unit
Fiscal period ended February 2023	0 unit	Fiscal period ended July 2022	0 unit

Summaries of Financial Results are not audited by a certified public accountant or other independent auditor.

Other special instructions

(Note on forward-looking statements)

Forward-looking statements presented in this document are based on information currently available to Advance Logistics Investment Corporation (“ADL”) and on certain assumptions deemed by management to be reasonable. As such, actual operating and other results may differ materially from these forecasts as a consequence of various factors. The above forecast does not guarantee the amount of the distribution.

Assumptions Underlying the Forecast for the Fiscal Periods ended August 2023 and February 2024

Item	Assumption																																	
Calculation period	<ul style="list-style-type: none"> <li>The 10th fiscal period ended August 2023 (March 1, 2023 to August 31, 2023) (184 days)</li> <li>The 11th fiscal period ended February 2024 (September 1, 2023 to February 29, 2024) (182 days)</li> </ul>																																	
Investment assets	<ul style="list-style-type: none"> <li>The trust beneficiary interests in real estate owned by ADL as of the end of February 2023 (13 properties in total) ("Currently Owned Assets") is assumed that there will be no acquisition of new assets or disposal of owned assets by the end of the fiscal period ended February 29, 2024.</li> <li>Despite the assumption above, however, there may be changes in assets under management due to acquisition of new properties or disposition of existing properties.</li> </ul>																																	
Operating revenues	<ul style="list-style-type: none"> <li>Forecasted leasing business revenues for the Currently Owned Assets were calculated taking into consideration the content of lease agreements which have been executed and are effective as of February 28, 2023, or are scheduled to take effect by February 29 2024, as well as tenant and market trends, among other things.</li> <li>It is assumed that no rent defaults or unpaid leases on the part of tenants will occur during the period of these forecasts.</li> <li>These forecasts are made based on the assumptions that there will be no profit or loss from the sale of real estate or other assets.</li> </ul>																																	
Operating expenses	<ul style="list-style-type: none"> <li>Main items included under operating expenses are as follows: (Millions of yen)</li> </ul> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th></th> <th>Fiscal period ended August 2023</th> <th>Fiscal period ended February 2024</th> </tr> </thead> <tbody> <tr> <td>Expenses related to rent business</td> <td></td> <td></td> </tr> <tr> <td>    Facility management expenses</td> <td style="text-align: right;">47</td> <td style="text-align: right;">46</td> </tr> <tr> <td>    Property management contract expenses</td> <td style="text-align: right;">18</td> <td style="text-align: right;">17</td> </tr> <tr> <td>    Utility expenses</td> <td style="text-align: right;">105</td> <td style="text-align: right;">121</td> </tr> <tr> <td>    Repair expenses</td> <td style="text-align: right;">6</td> <td style="text-align: right;">14</td> </tr> <tr> <td>    Taxes and public dues</td> <td style="text-align: right;">338</td> <td style="text-align: right;">338</td> </tr> <tr> <td>    Depreciation costs</td> <td style="text-align: right;">876</td> <td style="text-align: right;">880</td> </tr> <tr> <td>General and administrative expenses</td> <td></td> <td></td> </tr> <tr> <td>    Asset management fees</td> <td style="text-align: right;">405</td> <td style="text-align: right;">409</td> </tr> <tr> <td>    Sponsor support agreement expenses</td> <td style="text-align: right;">27</td> <td style="text-align: right;">27</td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>With the exception of depreciation costs, the forecast of real estate leasing business expenses, which are to be ADL's main operating expenses, are calculated based on historical data of the Currently Owned Assets and factors that may cause expenses to fluctuate.</li> <li>Forecast repair expenses for buildings are estimated based on medium- to long-term repair plans developed by the asset management company, ITOCHU REIT Management Co., Ltd. ("IRM"). Repair expenses could suddenly increase, however, due to property damage caused by factors that are difficult to predict. Furthermore, repair expenses generally differ in amount over a fiscal year and are not incurred at regular intervals. Due to these and other factors, the forecast amounts of repair expenses may differ substantially from results.</li> <li>Forecast depreciation costs are calculated using the straight-line method, and include ancillary and other expenses.</li> </ul>		Fiscal period ended August 2023	Fiscal period ended February 2024	Expenses related to rent business			Facility management expenses	47	46	Property management contract expenses	18	17	Utility expenses	105	121	Repair expenses	6	14	Taxes and public dues	338	338	Depreciation costs	876	880	General and administrative expenses			Asset management fees	405	409	Sponsor support agreement expenses	27	27
	Fiscal period ended August 2023	Fiscal period ended February 2024																																
Expenses related to rent business																																		
Facility management expenses	47	46																																
Property management contract expenses	18	17																																
Utility expenses	105	121																																
Repair expenses	6	14																																
Taxes and public dues	338	338																																
Depreciation costs	876	880																																
General and administrative expenses																																		
Asset management fees	405	409																																
Sponsor support agreement expenses	27	27																																
Non-operating expenses	<ul style="list-style-type: none"> <li>The forecast of non-operating expenses is ¥206 million for the fiscal period ended August 2023, and ¥209 million for the fiscal period ended February 2024.</li> <li>The forecast of interest expenses and other borrowing-related expenses is ¥203 million for the fiscal period ended August 2023 and ¥206 million for the fiscal period ended February 2024.</li> </ul>																																	
Interest-bearing debt	<ul style="list-style-type: none"> <li>It is assumed that total interest-bearing debt will amount to ¥57,420 million at the end of the fiscal period ended August 2023, and ¥57,420 million at the end of the fiscal period ended February 2024.</li> <li>The loan-to-value (LTV) ratio is expected to be around 42.5% at the end of the fiscal period ended August 2023, and 42.5% at the end of the fiscal period ended February 2024. The LTV ratio is calculated by the following formula and is rounded to the first decimal place:  <math display="block">LTV = \text{total interest-bearing debt} \div \text{total assets} \times 100</math> </li> </ul>																																	
Total number of investment units outstanding	<ul style="list-style-type: none"> <li>It is assumed that the total number of investment units issued and outstanding as of the date hereof (i.e., 674,400 units) remains the same until the end of the period ended February 2024.</li> <li>Distributions per unit (excluding SCD) and SCD per unit were calculated based on the expected total number of investment units issued and outstanding at the end of the fiscal period ended August 2023 and at the end of the fiscal period ended February 2024.</li> </ul>																																	

Item	Assumption
Distributions per unit (excluding SCD)	<ul style="list-style-type: none"> <li>The forecast distributions per unit (excluding SCD) was calculated according to ADL's distribution policy described in its Articles of Incorporation, assuming that the entire amount of profits will be distributed.</li> <li>Despite the above, actual distributions per unit (excluding SCD) may differ for a variety of reasons, such as changes in assets under management, fluctuations in leasing business revenues due to tenant movements or other factors, or unforeseen events requiring repairs and maintenance.</li> </ul>
SCD per unit	<ul style="list-style-type: none"> <li>SCD per unit was calculated based on the policies stipulated in ADL's Articles of Incorporation and the asset management guidelines contained in the internal rules of IRM. Total SCD are estimated at ¥262 million in the fiscal period ended August 2023, and ¥263 million in the fiscal period ended February 2024.</li> <li>It is assumed that general economic conditions, trends in the real estate market in Japan, and ADL's financial position will not deteriorate substantially during the periods of these forecasts.</li> <li>From the perspective of ensuring the long-term maintenance of assets held and financial stability, ADL plans, in principle, to pay SCD continuously every fiscal period at an amount equivalent to 30% of depreciation expenses for the applicable fiscal period, taking into account past results related to capital expenditures, etc. and future prospects based on engineering reports, etc.</li> <li>In addition to the payment of SCD each successive fiscal period, additional SCD may be paid in order to even out the amount of distributions per unit if such distributions are expected to be temporarily reduced at a significant rate due to funds procurement through the issuance of new investment units or other factors.</li> <li>ADL may decide against distributing cash distributions in excess of realizable amounts if it deems such distributions to be unwise in light of economic conditions, trends in Japan's real estate and leasing markets, or the status of its property portfolio and financial position.</li> <li>If appraised LTV (Note) is expected to exceed 60% after cash distribution, ADL does not distribute SCD in order to ensure stable finances. (Note) Appraised LTV = <math>A/B \times 100</math> A = Total interest-bearing debt as of the closing date of the applicable fiscal period B = Total assets on the balance sheet as of the closing date of the applicable fiscal period – amount of book value of owned real estate after depreciation, as of the closing date of the applicable fiscal period + appraised value of owned real estate as of the closing date of the applicable fiscal period</li> </ul>
Other	<ul style="list-style-type: none"> <li>Financial calculations and operating forecasts are based on the assumption that there will be no changes in legislation, taxation, accounting standards, regulations imposed on publicly listed companies by the Tokyo Stock Exchange, or rules or requirements imposed by the Investment Trusts Association, Japan, in any way that would impact the aforementioned forecasts.</li> <li>Financial calculations and operating forecasts are also based on the assumption that there will be no substantial changes in general economic and real estate market conditions in Japan.</li> <li>It is assumed that the COVID-19 pandemic will not adversely affect the performance of ADL's property portfolio.</li> </ul>

## 2. Consolidated Financial Statements

### (1) Consolidated Balance Sheet

(Thousands of yen)

	8th fiscal period (as of July 31, 2022)	9th fiscal period (as of February 28, 2023)
<b>Assets</b>		
Current assets		
Cash and deposits	3,181,102	3,031,730
Cash and deposits in trust	4,137,678	5,203,067
Operating accounts receivable	36,541	51,610
Consumption taxes receivable	-	358,446
Prepaid expenses	60,521	69,489
Others	-	1,848
<b>Total current assets</b>	<b>7,415,844</b>	<b>8,716,193</b>
Non-current assets		
Property, plant and equipment		
Buildings in trust	60,379,592	64,704,758
Accumulated depreciation	(4,404,509)	(5,267,350)
Buildings in trust, net	55,975,082	59,437,408
Structures in trust	2,214,959	2,320,314
Accumulated depreciation	(368,403)	(441,126)
Structures in trust, net	1,846,556	1,879,187
Machinery and equipment in trust	1,667,291	1,800,548
Accumulated depreciation	(202,609)	(241,932)
Machinery and equipment in trust, net	1,464,681	1,558,616
Tools, furniture and fixtures in trust	4,896	5,543
Accumulated depreciation	(1,360)	(1,936)
Tools, furniture and fixtures in trust, net	3,535	3,606
Construction in progress in trust	-	302
Land in trust	48,131,041	59,010,869
<b>Total property, plant and equipment</b>	<b>107,420,897</b>	<b>121,889,990</b>
Intangible assets		
Software	1,433	782
Trademark	495	-
<b>Total intangible assets</b>	<b>1,928</b>	<b>782</b>
Investments and other assets		
Investments in securities	-	11,233
Leasehold and guarantee deposits	10,000	10,000
Long-term prepaid expenses	172,821	194,516
Deferred tax assets	12	16
<b>Total investments and other assets</b>	<b>182,833</b>	<b>215,766</b>
<b>Total non-current assets</b>	<b>107,605,660</b>	<b>122,106,540</b>
Deferred assets		
Investment corporation bond issuance expenses	22,134	19,651
<b>Total deferred assets</b>	<b>22,134</b>	<b>19,651</b>
<b>Total assets</b>	<b>115,043,638</b>	<b>130,842,385</b>

(Thousands of yen)

	8th fiscal period (as of July 31, 2022)	9th fiscal period (as of February 28, 2023)
<b>Liabilities</b>		
Current liabilities		
Operating accounts payable	35,378	121,743
Short-term loans payable	3,290,000	170,000
Accrued expenses	473,845	548,615
Current portion of long-term loans payable	1,750,000	-
Income taxes payable	859	1,041
Consumption taxes payable	85,376	-
Advances received	579,022	647,056
Other	4,383	173,555
Total current liabilities	6,218,865	1,662,011
Non-current liabilities		
Investment corporation bonds	3,500,000	3,500,000
Long-term loans payable	38,740,000	48,720,000
Tenant leasehold and security deposits in trust	1,674,255	1,848,388
Derivative liabilities	-	8,078
Other	144	5,216
Total non-current liabilities	43,914,400	54,081,683
Total liabilities	50,133,265	55,743,695
Net assets		
Unitholders' equity		
Unitholders' capital	64,647,572	74,666,554
Deductions from unitholders' capital	(1,127,274)	(1,366,725)
Unitholders' capital, net	63,520,297	73,299,829
Surplus		
Unappropriated retained earnings (undisposed loss)	1,390,075	1,806,939
Total surplus	1,390,075	1,806,939
Total unitholders' equity	64,910,372	75,106,769
Valuation and translation adjustments		
Deferred gains or losses on hedges	-	(8,078)
Total valuation and translation adjustments	-	(8,078)
Total net assets	64,910,372	75,098,690
Total liabilities and net assets	115,043,638	130,842,385

## (2) Consolidated Statement of Income

(Thousands of yen)

	8th fiscal period (from February 1, 2022 to July 31, 2022)	9th fiscal period (from August 1, 2022 to February 28, 2023)
<b>Operating revenues</b>		
Leasing business revenues	3,142,694	3,927,571
Other leasing business revenues	39,581	100,017
<b>Total operating revenues</b>	<b>3,182,276</b>	<b>4,027,588</b>
<b>Operating expenses</b>		
Expenses related to rent business	1,203,747	1,468,408
Asset management fees	385,224	444,312
Asset custody fee and Administrative service fees	14,005	15,727
Directors' compensations	2,640	3,080
Other operating expenses	51,518	51,309
<b>Total operating expenses</b>	<b>1,657,135</b>	<b>1,982,837</b>
<b>Operating income</b>	<b>1,525,140</b>	<b>2,044,751</b>
<b>Non-operating income</b>		
Interest income	33	70
Reversal of unpaid distributions	1,068	651
Interest on tax refund	356	-
Subsidy income	-	8
<b>Total non-operating income</b>	<b>1,458</b>	<b>730</b>
<b>Non-operating expenses</b>		
Interest expenses	103,772	135,379
Interest expenses on investment corporation bonds	6,461	8,068
Amortization of investment corporation bond issuance expenses	-	19,711
Borrowing related expenses	2,127	2,482
Other	22,542	61,553
<b>Total non-operating expenses</b>	<b>991</b>	<b>10,479</b>
<b>Interest expenses</b>	<b>135,896</b>	<b>237,674</b>
<b>Ordinary income</b>	<b>1,390,703</b>	<b>1,807,807</b>
<b>Income before income taxes</b>	<b>1,390,703</b>	<b>1,807,807</b>
<b>Income taxes - current</b>	<b>864</b>	<b>1,052</b>
<b>Income taxes - deferred</b>	<b>(4)</b>	<b>(4)</b>
<b>Total income taxes</b>	<b>859</b>	<b>1,048</b>
<b>Net income</b>	<b>1,389,843</b>	<b>1,806,759</b>
<b>Retained earnings brought forward</b>	<b>231</b>	<b>180</b>
<b>Unappropriated retained earnings (undisposed loss)</b>	<b>1,390,075</b>	<b>1,806,939</b>

(3) Consolidated Statement of Unitholders' Equity  
8th fiscal period (from February 1, 2022 to July 31, 2022)

(Thousands of yen)

	Unitholders' equity						Total net assets
	Unitholders' capital			Surplus		Total unitholders' equity	
	Unitholders' capital	Deductions from unitholders' capital	Unitholders' capital, net	Unappropriated retained earnings (undisposed loss)	Total surplus		
Balance at beginning of current period	64,647,572	(887,824)	63,759,748	1,414,130	1,414,130	65,173,878	65,173,878
Changes of items during period							
Surplus cash distribution		(239,450)	(239,450)			(239,450)	(239,450)
Distributions of retained earnings				(1,413,899)	(1,413,899)	(1,413,899)	(1,413,899)
Net income				1,389,843	1,389,843	1,389,843	1,389,843
Total changes of items during period		(239,450)	(239,450)	(24,055)	(24,055)	(263,506)	(263,506)
Balance at end of current period	64,647,572	(1,127,274)	63,520,297	1,390,075	1,390,075	64,910,372	64,910,372

9th fiscal period (from August 1, 2022 to February 28, 2023)

(Thousands of yen)

	Total net assets					
	Unitholders' capital			Surplus		Total unitholders' equity
	Unitholders' capital	Total deductions from unitholders' capital	Unitholders' capital, net	Unappropriated retained earnings (undisposed loss)	Total surplus	
Balance at beginning of current period	64,647,572	(1,127,274)	63,520,297	1,390,075	1,390,075	64,910,372
Changes of items during period						
Issue of new investment units	10,018,982		10,018,982			10,018,982
Surplus cash distribution		(239,450)	(239,450)			(239,450)
Distributions of retained earnings				(1,389,894)	(1,389,894)	(1,389,894)
Net income				1,806,759	1,806,759	1,806,759
Net changes of items other than unitholders' equity (Net Amount)						
Total changes of items during period	10,018,982	(239,450)	9,779,531	416,864	416,864	10,196,396
Balance at end of current period	74,666,554	(1,366,725)	73,299,829	1,806,939	1,806,939	75,106,769



	Valuation and translation adjustments		Total net assets
	Deferred gains or losses on hedges	Valuation and translation adjustments Total	
Balance at beginning of current period	-	-	64,910,372
Changes of items during period			
Issue of new investment units			10,018,982
Surplus cash distribution			(239,450)
Distributions of retained earnings			(1,389,894)
Net income			1,806,759
Net changes of items other than unitholders' equity (Net Amount)	(8,078)	(8,078)	(8,078)
Total changes of items during period	(8,078)	(8,078)	10,188,317
Balance at end of current period	(8,078)	(8,078)	75,098,690

## (4) Consolidated Statement of Cash Flows

(Thousands of yen)

	8th fiscal period (from February 1, 2022 to July 31, 2022)	9th fiscal period (from August 1, 2022 to February 28, 2023)
<b>Cash flows from operating activities</b>		
Profit before income taxes	1,390,703	1,807,807
Depreciation costs	799,949	976,111
Amortization of investment corporation bond issuance expenses	-	19,711
Interest income	2,127	2,482
Interest expenses	(33)	(70)
Decrease (increase) in operating accounts receivable	103,772	143,447
Decrease (increase) in consumption taxes refund receivable	7,795	(15,069)
Decrease (increase) in prepaid expenses	-	(358,446)
Decrease (increase) in long-term prepaid expenses	202	(8,967)
Increase (decrease) in operating accounts payable	(8,315)	(21,695)
Increase (decrease) in accrued expenses	(125,406)	19,170
Increase (decrease) in consumption taxes payable	(10,475)	72,118
Increase (decrease) in advances received	(177,939)	(85,376)
Other	(1,543)	68,033
Subtotal	(112)	173,400
Interest income received	1,980,724	2,792,656
Interest expenses paid	33	70
Income taxes paid	(99,294)	(140,795)
Net cash provided by operating activities	(763)	(869)
Profit before income taxes	1,880,700	2,651,061
<b>Cash flows from investing activities</b>		
Purchase of property, plant and equipment in trust	(22,560)	(15,377,360)
Purchase of intangible assets	(504)	-
Payments for purchase of investment securities	-	(11,233)
Other	-	495
Net cash used in investing activities	(23,064)	(15,388,098)
<b>Cash flows from financing activities</b>		
Increase in short-term loans payable	-	620,000
Repayments of short-term loans payable	(2,010,000)	(3,740,000)
Repayments of long-term loans payable	-	9,980,000
Repayments of long-term loans payable	-	(1,750,000)
Increase in investment corporation bonds payable	1,982,970	-
Proceeds from issuance of investment units	-	9,999,270
Distributions paid	(1,654,571)	(1,630,349)
Net cash provided by financing activities	(1,681,600)	13,478,921
Net increase (decrease) in cash and cash equivalents	176,035	741,884
Cash and cash equivalents at beginning of period	5,468,489	5,644,525
Cash and cash equivalents at end of period	5,644,525	6,386,409