

Advance Logistics Investment Corporation
Summary of Financial Results (Unaudited)
For the Twelfth Fiscal Period Ended August 31, 2024
(For the Reporting Period from March 1, 2024 to August 31, 2024)
(Translated from the Japanese original)

Corporate Information

Code: 3493 Listing: Tokyo Stock Exchange

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

Representative: Kenji Kousaka, Executive Director

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

Representative: Junichi Shoji, Representative Director, President & CEO

Inquiries: Hiromu Shinoda, Manager of Logistics Strategy Department

Tel: +81-3-6821-5484

Scheduled date to file securities report (Japanese only): - (Note)

Scheduled date to commence payment of distributions: October 31, 2024

Preparation of supplementary material on financial results: Yes

Financial report presentation meeting: No (for institutional investors and analysts)

(Note) Advance Logistics Investment Corporation (hereafter, “ADL”) and Mitsui Fudosan Logistics Park Investment Corporation (hereafter, “MFLP”; together, “the Two Investment Corporations”) respectively, resolved at their respective Board of Directors meetings held on August 5, 2024, to conduct an absorption-type merger (the “Merger”) with MFLP as the surviving corporation and ADL as the absorbed corporation, with the effective date of the Merger being November 1, 2024, and entered into a merger agreement (the “Merger Agreement”) on August 5, 2024.

As a result, ADL does not plan to submit a securities report for the fiscal period ending August 2024 (March 1, 2024 to August 31, 2024).

1. Financial Results and Forecasts

(Amounts rounded to the nearest million yen)

1. Financial Results for the Fiscal Period Ended August 2024 (from March 1, 2024 to August 31, 2024)

(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 August 2024	3,684	(1.2)	1,835	(1.8)	1,464	(11.9)	1,463	(11.9)
Fiscal period ended February 2024	3,728	1.1	1,868	1.1	1,662	1.1	1,661	1.1

	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 August 2024	2,170	2.0	1.1	39.7
Fiscal period ended February 2024	2,464	2.2	1.2	44.6

(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 August 2024	2,171	1,464	614	414	2,785	100.0	2.0
Fiscal period ended February 2024	2,464	1,661	392	264	2,856	100.0	2.2

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

The dividend payout ratio for the fiscal period ending February 2024 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 total amount of excess profit distributions for the periods ending February 2024 and August 2024 is a refund of investments that falls under the category of distribution of reduction of investments, etc. under tax law.

(Note 4) The ratio of decreased surplus, etc. due to distributions in excess of earnings (refund of investment, which falls under the category of distribution for reduction of capital under the tax law) for the fiscal periods ended February 29 2024 and August 31 2024 is 0.004 for the fiscal period ended February 29 2024 and 0.006 for the fiscal period ended August 31 2024, respectively. The calculation of the ratio of decreased surplus, etc. is based on the provisions of the Order for Enforcement of the Corporation Tax Act (Government Ordinance No. 97 of 1965, including subsequent amendments).

(3) Financial position

	Total assets	Net assets	Unitholders' equity ratio	Net assets per unit
	(Millions of yen)	(Millions of yen)	%	(Yen)
Fiscal period ended August 2024	138,487	73,864	53.3	109,526
Fiscal period ended February 2024	135,180	74,307	55.0	110,182

(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 August 2024	1,779	(6,109)	1,874	3,588
Fiscal period ended February 2024	2,728	(184)	(1,905)	6,044

2. Forecast of Financial Results for the Fiscal Period ended October 31, 2024 (September 1, 2024 to October 31, 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 October 2024	1,238		570		626		625		928	0	928

(Reference) Expected net income per unit (Forecast net income ÷ Expected number of investment units at end of period) is 927 yen for the fiscal period ended October 31, 2024

(Note 1) The forecast of the operating results is based on the assumption that the period from September 1, 2024 to October 31, 2024 is one business period (hereinafter referred to as the “deemed business period”), with October 31, 2024, the day before the scheduled effective date of the absorption-type merger based on the Merger, as the end of the business period. The same applies to the final business period.

(Note 2) The forecast of the business performance for the fiscal period ending July 2025 (November 1, 2024 to July 31, 2025) and the fiscal period ending January 2026 (August 1, 2025 to January 31, 2026) after the merger is based on the assumption that the merger will be completed as planned, please refer to the “Notice Concerning Disclosure of Operating Results Forecasts for the Fiscal Period Ending July 31, 2025 and the Fiscal Period Ending January 31, 2026, Following the Merger of Mitsui Fudosan Logistics Park Inc. and Advance Logistics Investment Corporation” announced by the Two Investment Corporations on August 5, 2024.

(Note 3) Regarding the cash distribution for the deemed operating period, the cash distribution will be paid to unitholders (unitholders of the Investment Corporation who are recorded in the final register of unitholders of ADL as of the day prior to the effective date of the Merger (excluding those who have requested for the purchase of their investment units pursuant to the provisions of Article 149-3 of the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, including amendments thereto; hereinafter, the “Investment Trust Act”)) as payment in lieu of the distribution. (including subsequent revisions; hereinafter, the “Investment Trust Law”)), excluding unitholders of ADL who have requested the purchase of their investment units pursuant to the provisions of Article 149-3 of the Investment Trust Law (excluding unitholders who have withdrawn such purchase request). is scheduled to be paid by MFLP on and after the scheduled effective date of the merger, and the estimated amount of the merger consideration is included in the above distribution amount column.

(Note 4) As mentioned above, the forecast of the operating results for the fiscal period ending October 2024 is the forecast of the operating results for the deemed operating period from September 1, 2024 to October 31, 2024, the percentage change from the previous period is not stated because the number of calendar months in the operating period differs from the previous period (August 2024 (March 1, 2024 to August 31, 2024)).

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 August 2024	674,400 unit	Fiscal period ended February 2024	674,400 unit
Fiscal period ended August 2024	0 unit	Fiscal period ended February 2024	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 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 ending October 2024

Item	Assumption																						
Calculation period	<ul style="list-style-type: none"> The 13th period ending October 31, 2024: September 1, 2024 - October 31, 2024 (61 days) *As announced in the "Notice Concerning Execution of Merger Agreement between Mitsui Fudosan Logistics Park Investment Corporation and Advance Logistics Investment Corporation" dated August 5, 2024, it is assumed that the merger will become effective as of November 1, 2024. 																						
Investment assets	<ul style="list-style-type: none"> It is assumed that there will be no changes in assets under management (acquisition of new properties, disposal of assets held, etc.) by the end of the fiscal year ending October 31, 2024. In reality, changes in assets under management may occur due to the acquisition of new assets or the disposal of assets held. 																						
Operating revenues	<ul style="list-style-type: none"> Rental revenues of owned assets are calculated based on lease contracts that are in effect as of the end of August 2024 or will be in effect by the end of October 2024, tenant trends, market trends, and other factors. The "Agreement Concerning Termination of Fixed Term Building Lease Contract and Repayment of Unpaid Obligations" (the "Termination Agreement") was concluded between IMP Misato and IMP Tokyo Adachi and E-Logit Co.,Ltd. as announced in the "Notice Concerning Revision of Forecast of Business Performance and Merger Grant for the Fiscal Period Ending October 31, 2024" dated September 26, 2024. (hereinafter referred to as the "Termination Agreement"). The amount of 33 million yen, which is the amount of rent from June 14, 2024 to June 30, 2024, is assumed to be included in other rental revenues based on the agreement between IMP Misato and IMP Tokyo Adachi (the "Termination Agreement"). The above forecasts are based on the assumption that there will be no gain or loss on sales of real estate and other assets. 																						
Operating expenses	<ul style="list-style-type: none"> Main items included under operating expenses are as follows: (Millions of yen) <table border="1"> <thead> <tr> <th></th><th>Fiscal period ending October 2024</th></tr> </thead> <tbody> <tr> <td>Expenses related to rent business</td><td>179</td></tr> <tr> <td> Facility management expenses</td><td>16</td></tr> <tr> <td> Property management contract expenses</td><td>6</td></tr> <tr> <td> Utility expenses</td><td>25</td></tr> <tr> <td> Repair expenses</td><td>2</td></tr> <tr> <td> Taxes and public dues</td><td>117</td></tr> <tr> <td> Depreciation costs</td><td>305</td></tr> <tr> <td>General and administrative expenses</td><td>183</td></tr> <tr> <td> Asset management fees</td><td>133</td></tr> <tr> <td> Sponsor support agreement expenses</td><td>4</td></tr> </tbody> </table> <ul style="list-style-type: none"> Of rental expenses, which are the principal operating expenses, expenses other than depreciation and amortization are calculated based on historical data for currently owned assets, taking into account factors that may cause expenses to fluctuate. Repair expenses for buildings are estimated amounts based on the medium- to long-term repair plans formulated by the Asset Manager. The repair expenses for each calculation period may differ significantly from the estimated amount due to the possibility of emergency repair expenses due to damage to the building caused by unforeseeable factors, etc., the fact that the amount generally varies greatly from year to year, and the fact that the amount does not occur on a regular basis. Depreciation is calculated by the straight-line method, including incidental expenses. The Company assumes 6 million yen as a leasing brokerage fee. The Company expects to incur one-time merger-related expenses of 55 million yen in connection with the merger. 		Fiscal period ending October 2024	Expenses related to rent business	179	Facility management expenses	16	Property management contract expenses	6	Utility expenses	25	Repair expenses	2	Taxes and public dues	117	Depreciation costs	305	General and administrative expenses	183	Asset management fees	133	Sponsor support agreement expenses	4
	Fiscal period ending October 2024																						
Expenses related to rent business	179																						
Facility management expenses	16																						
Property management contract expenses	6																						
Utility expenses	25																						
Repair expenses	2																						
Taxes and public dues	117																						
Depreciation costs	305																						
General and administrative expenses	183																						
Asset management fees	133																						
Sponsor support agreement expenses	4																						
Non-operating income	<ul style="list-style-type: none"> It is assumed that 185 million yen of the payment from EL under the Termination Agreement will be posted to other non-operating income as a penalty due to the mid-term termination. 																						
Non-operating expenses	<ul style="list-style-type: none"> Non-operating expenses are expected to be 129 million yen. The Company assumes 73 million yen for interest expenses and other loan-related expenses. 																						

Item	Assumption
Interest-bearing debt	<ul style="list-style-type: none"> The total amount of interest-bearing liabilities is assumed to be 61,100 million yen at the end of the fiscal period ending October 31, 2024. The LTV is expected to be about 44.4% at the end of the fiscal period ending October 31, 2024. In calculating LTV, the following formula is used and rounded off to one decimal place. $\text{LTV} = \text{Total interest-bearing debt} / \text{Total assets} \times 100$
Total number of investment units outstanding	<ul style="list-style-type: none"> 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 ending October 31, 2024.
Per unit merger grant	<ul style="list-style-type: none"> The merger grant per unit (merger grant per unit) is to be paid in lieu of a cash distribution for the fiscal period ending October 31, 2024, which is the final fiscal period of the Fund's operating period, and is calculated based on the cash distribution policy set forth in the Fund's Articles of Incorporation. The merger grant per unit may vary due to various factors, including the exercise of the right to request purchase of investment units in relation to the Merger, changes in assets under management, changes in rent income due to tenant changes, etc., or the occurrence of unexpected repairs, etc.
Other	<ul style="list-style-type: none"> 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. 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.

2. Consolidated Financial Statements

(1) Consolidated Balance Sheet

(Unit: thousand yen)

	Early period (February 29, 2024)	Current period (August 31, 2024)
Assets		
Current assets		
Cash on hand and in banks	3,539,129	2,329,548
Cash and bank deposits in trust	4,434,549	3,421,710
Trade accounts receivable	26,308	196,378
Accounts receivable	326	841
Income taxes receivable	-	102
Consumption taxes receivable	-	155,905
Prepaid expenses	72,735	69,768
Prepayment	167,000	-
Other	-	2,226
Total current assets	8,240,048	6,176,480
Fixed assets		
Property, plant and equipment		
Building in trust	66,544,768	68,686,025
Accumulated depreciation	(6,826,074)	(7,618,743)
Buildings in trust (Net)	59,718,694	61,067,282
Trust structures	2,365,053	2,422,701
Accumulated depreciation	(570,904)	(636,777)
Buildings in trust, net	1,794,148	1,785,923
Machinery and equipment in trust	1,857,632	1,912,930
Accumulated depreciation	(313,013)	(348,699)
Machinery and equipment in trust, net	1,544,619	1,564,230
Tools, furniture and fixtures in trust	9,203	12,595
Accumulated depreciation	(3,039)	(4,016)
Tools, furniture and fixtures in trust, net	6,163	8,578
Land in trust	63,677,308	67,713,764
Total property, plant and equipment	126,740,934	132,139,780
Investments and other assets		
Investments in securities	11,233	-
Lease and guarantee deposits	10,000	10,000
Long-term prepaid expenses	163,315	142,301
Deferred tax asset	17	4
Derivative Receivables	-	5,360
Total investments and other assets	184,566	157,666
Total fixed assets	126,925,501	132,297,447
Deferred asset		
Investment corporation bond issuance costs	15,396	13,268
Total deferred assets	15,396	13,268
Total assets	135,180,946	138,487,196

(Unit: thousand yen)

	Early period (February 29, 2024)	Current period (August 31, 2024)
Liabilities		
Current liabilities		
Trade Accounts Payable	45,254	65,951
Short-term debt	-	2,300,000
Arrears	-	8,021
Accrued expenses	534,237	509,043
Current portion of long-term debt	9,070,000	9,070,000
Current portion of investment corporation bonds	1,500,000	1,500,000
Accrued income taxes	919	629
Accrued consumption taxes	236,827	-
Advance received	677,741	652,002
Other	13,365	3,744
Total current liabilities	12,078,345	14,109,392
Fixed liabilities		
Investment corporation bonds	2,000,000	2,000,000
Long-term debt	44,850,000	46,350,000
Tenant leasehold and security deposits in trust	1,928,914	2,162,516
Derivative liabilities	14,561	-
Other	1,932	627
Total long-term liabilities	48,795,408	50,513,144
Total liabilities	60,873,753	64,622,537
Total net assets		
Unitholders' equity		
Total amount of investment	74,666,554	74,666,554
Deductible amount of total investment		
Allowance for temporary differences	(19,557)	(14,070)
Other deductions for total investments	(2,007,405)	(2,271,770)
Total deductible amount of capital contribution	(2,026,963)	(2,285,840)
Total capital contribution (net)	72,639,591	72,380,713
Surplus		
Unappropriated retained earnings (loss)	1,682,162	1,478,585
Total surplus	1,682,162	1,478,585
Total unitholders' equity	74,321,754	73,859,298
Valuation and translation adjustments		
Deferred gains or losses on hedges	(14,561)	5,360
Total valuation and translation adjustments	(14,561)	5,360
Total net assets	74,307,192	73,864,659
Total liabilities and net assets	135,180,946	138,487,196

(2) Consolidated Statement of Income

(Unit: thousand yen)

	Early period (From September 1, 2023, To February 29, 2024)	Current period (From March 1, 2024, To August 31, 2024)
Operating revenue		
Rental revenues	3,662,149	3,594,663
Other rental revenues	166,106	189,268
Dividends received	167	272
Total operating revenues	3,728,423	3,684,203
Operating expenses		
Rental expenses	1,365,650	1,412,908
Asset management fees	417,319	363,493
Asset custody and general administration fees	14,331	17,937
Officer's compensation or remuneration	2,640	3,520
Other operating expenses	59,484	51,248
Total operating expenses	1,859,426	1,849,107
Operating income	1,868,997	1,835,096
Non-operating income		
Interest income	35	691
Reversal of accrued distributions	219	755
Subsidy income	326	-
Total non-operating income	580	1,447
Non-operating expenses		
Interest expense	166,051	173,864
Interest on investment corporation bonds	6,933	7,013
Amortization of investment corporation bond issuance costs	2,127	2,127
Loan-related expenses	30,599	31,561
Merger-related expenses	-	154,704
Other	994	2,938
Total non-operating expenses	206,707	372,210
Ordinary income	1,662,870	1,464,333
Income before income taxes and minority interests	1,662,870	1,464,333
Corporate, inhabitant and enterprise taxes	958	689
Income taxes-deferred	7	12
Total income taxes	966	702
Net income	1,661,904	1,463,630
Profit brought forward from previous period	20,257	14,954
Unappropriated retained earnings (loss)	1,682,162	1,478,585

(3) Consolidated Statement of Unitholders' Equity

11th fiscal period (from September 1, 2023 to February 29, 2024)

(Unit: Thousands of yen)

	Unitholders' equity				
	Total amount of investment				
	Total amount of investment	Deductible amount of total investment			Total amount of investment (Net amount)
		Temporary difference, etc. Allowance for adjustments	Other Deductible amount of total investment	Total amount of investment Total deductions	
Balance at the beginning of current period	74,666,554	-	(1,744,389)	(1,744,389)	72,922,165
Changes of items during the period					
Allowance for temporary differences Distribution in excess of profit due to		(19,557)		(19,557)	(19,557)
Other distributions in excess of earnings			(263,016)	(263,016)	(263,016)
Dividends from surplus					
Net income					
Net changes of items other than unitholders' equity					
Total changes of items during the period	-	(19,557)	(263,016)	(282,573)	(282,573)
Balance at the end of current period	*1 74,666,554	(19,557)	(2,007,405)	(2,026,963)	72,639,591

	Unitholders' equity			Valuation and translation adjustments		Total net assets
	Surplus		Unitholders' equity total amount	Deferred gains or losses on hedges	Valuation and translation adjustments total amount	
	Unappropriated retained earnings (Millions of yen) Orders received in the current period Loss (-)	Total surplus				
Balance at the beginning of current period	1,643,538	1,643,538	74,565,703	(20,048)	(20,048)	74,545,654
Changes of items during the period						
Allowance for temporary differences Distribution in excess of profit due to			(19,557)			(19,557)
Other distributions in excess of earnings			(263,016)			(263,016)
Dividends from surplus	(1,623,280)	(1,623,280)	(1,623,280)			(1,623,280)
Net income	1,661,904	1,661,904	1,661,904			1,661,904
Net changes of items other than unitholders' equity				5,487	5,487	5,487
Total changes of items during the period	38,624	38,624	(243,949)	5,487	5,487	(238,462)
Balance at the end of current period	1,682,162	1,682,162	74,321,754	(14,561)	(14,561)	74,307,192

12th fiscal period (from March 1, 2024 to August 31, 2024)

(Unit: Thousands of yen)

	Unitholders' equity				
	Total amount of investment				
	Total amount of investment	Deductible amount of total investment			Total amount of investment (Net amount)
		Temporary difference, etc. Allowance for adjustments	Other Deductible amount of total investment	Total amount of investment Total deductions	
Balance at the beginning of current period	74,666,554	(19,557)	(2,007,405)	(2,026,963)	72,639,591
Changes of items during the period					
Reversal of provision for temporary differences		5,487		5,487	5,487
Other distributions in excess of earnings			(264,364)	(264,364)	(264,364)
Dividends from surplus					
Net income					
Net changes of items other than unitholders' equity					
Total changes of items during the period	-	5,487	(264,364)	(258,877)	(258,877)
Balance at the end of current period	*1 74,666,554	(14,070)	(2,271,770)	(2,285,840)	72,380,713

	Unitholders' equity			Valuation and translation adjustments		Total net assets
	Surplus		Unitholders' equity total amount	Deferred gains or losses on hedges	Valuation and translation adjustments total amount	
	Unappropriated retained earnings or unprocessed in the current period Loss (-)	Total surplus				
Balance at the beginning of current period	1,682,162	1,682,162	74,321,754	(14,561)	(14,561)	74,307,192
Changes of items during the period						
Reversal of provision for temporary differences	(5,487)	(5,487)	-			-
Other distributions in excess of earnings			(264,364)			(264,364)
Dividends from surplus	(1,661,721)	(1,661,721)	(1,661,721)			(1,661,721)
Net income	1,463,630	1,463,630	1,463,630			1,463,630
Net changes of items other than unitholders' equity				19,922	19,922	19,922
Total changes of items during the period	(203,577)	(203,577)	(462,455)	19,922	19,922	(442,533)
Balance at the end of current period	1,478,585	1,478,585	73,859,298	5,360	5,360	73,864,659

(4) Consolidated Statement of Cash Flows

(Unit: Thousands of yen)

	Early period (From September 1, 2023, To February 29, 2024)	Current period (From March 1, 2024, To August 31, 2024)
Cash flows from operating activities		
Income before income taxes and minority interests	1,662,870	1,464,333
Depreciation and amortization	882,743	895,205
Amortization of investment corporation bond issuance costs	2,127	2,127
Interest income	(35)	(691)
Interest expense	172,985	180,878
(Increase) decrease in operating accounts receivable	5,406	(170,069)
(Increase) decrease in consumption taxes receivable	-	(155,905)
Decrease (increase) in prepaid expenses	4,771	2,967
Decrease (increase) in long-term prepaid expenses	31,855	21,013
Increase (decrease) in operating accounts payable	(12,597)	22,267
Increase (decrease) in accrued expenses	14,827	(28,392)
Increase (decrease) in accrued consumption taxes	129,622	(236,827)
Increase (decrease) in advances received	1,872	(25,739)
Other	7,614	(13,836)
Subtotal	2,904,066	1,957,331
Interest income received	35	691
Interest payments	(174,667)	(177,680)
Income taxes paid	(1,120)	(1,080)
Cash flows from operating activities	2,728,315	1,779,262
Cash flows from investing activities		
Purchase of property, plant and equipment in trust	(17,827)	(6,120,600)
Deposit paid for acquisition of property, plant and equipment in trust	(167,000)	-
Proceeds from withdrawal of investment securities	-	11,233
Cash flows from investing activities	(184,827)	(6,109,366)
Cash flows from financing activities		
Proceeds from short-term borrowings	-	2,300,000
Proceeds from long-term debt	-	1,500,000
Distributions paid	(1,905,927)	(1,925,917)
Cash flows from financing activities	(1,905,927)	1,874,082
Net increase (decrease) in cash and cash equivalents	637,559	(2,456,021)
Cash and cash equivalents at beginning of year	5,407,204	6,044,763
Cash and cash equivalents at end of year	6,044,763	3,588,742