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For Immediate Release

Real Estate Investment Trust Securities Issuer:
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Notice Concerning Borrowing of Funds and Repayment of Loan

Comforia Residential REIT, Inc (“CRR”) announces that it decided today to proceed with the borrowing of funds and repayment of loan. Details are as follows:

1. Description of New Borrowing and Repayment

(1) Description of New Borrowing

A Long-term Loans (Term : 6 year, fixed rate)

- | | | |
|------------------------------|---|--|
| ① Lender | : | The Bank of Fukuoka, Ltd., The 77 Bank, Ltd., Daishi Hokuetsu Bank, Ltd.,
The Nishi-Nippon City Bank, Ltd. |
| ② Loan amount | : | 2,000 million yen |
| ③ Interest rate | : | To be determined (Note) |
| ④ Scheduled drawdown date | : | October 29, 2021 |
| ⑤ Borrowing method | : | Borrowing based on a loan agreement effective October 27, 2021, with the lender stated above. |
| ⑥ Interest payment dates | : | Interest payments will be made on November 30, 2021 first, the last day of each month thereafter, and the principal repayment date (or the business day immediately preceding the concerned date if any concerned date is not a business day). |
| ⑦ Principal repayment method | : | Lump-sum repayment on principal repayment date |
| ⑧ Principal repayment date | : | October 29, 2027
(If this date is not a business day, it shall be the following business day. If such day falls in the following month, it shall be the immediately preceding business day.) |
| ⑨ Security and guarantee | : | Unsecured and unguaranteed |



B Long-term Loans (Term : 7.5 year, fixed rate)

- ① Lender : The Norinchukin Bank, Risona Bank, Limited.
- ② Loan amount : 2,000 million yen
- ③ Interest rate : To be determined (Note)
- ④ Scheduled drawdown date : October 29, 2021
- ⑤ Borrowing method : Borrowing based on a loan agreement effective October 27, 2021, with the lender stated above.
- ⑥ Interest payment dates : Interest payments will be made on November 30, 2021 first, the last day of each month thereafter, and the principal repayment date (or the business day immediately preceding the concerned date if any concerned date is not a business day).
- ⑦ Principal repayment method : Lump-sum repayment on principal repayment date
- ⑧ Principal repayment date : April 30, 2029
(If this date is not a business day, it shall be the following business day. If such day falls in the following month, it shall be the immediately preceding business day.)
- ⑨ Security and guarantee : Unsecured and unguaranteed

(Note) Funds will be borrowed at a fixed interest rate, which will be announced once it has been determined.

(2) Description of Repayment of Loan

Current portion of long-term loans (Term : 1 year 1 month, variable interest rate)

- ① Lender : Mizuho Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited, MUFG Bank, Ltd.
- ② Loan amount : 4,000 million yen
- ③ Interest rate : Basic interest rate (JBA 1 month yen TIBOR) +0.20%
- ④ Drawdown date : September 29, 2020
- ⑤ Principal repayment date : October 29, 2021

2. Reason for Borrowing and Repayment

CRR will appropriate the funds to repay loan (refer to 1.(2) shown above for details).

3. Amount, Use, and Scheduled Time of Disbursement of Funds to Be Raised

(1) Amount of funds to be raised

A total of 4,000 million yen

(2) Specific use of funds to be raised

Funds will be used to repay loan (refer to 1.(2) shown above for details).

(3) Scheduled time of disbursement

October 29, 2021

4. Status of Interest-Bearing Debt after the Borrowing

(million yen)

	Before the borrowing (As of October 25, 2021)	After the borrowing (As of October 29, 2021)	Change
Short-Term Loans (Note)	-	-	-
Current portion of long-term loans (to be repaid within one year or less)	23,750	19,750	▲4,000
Long-Term Loans (Note)	101,780	105,780	4,000
Total of Loans	125,530	125,530	-
Current portion of investment corporation bonds (to be redeemed within one year or less)	1,000	1,000	-
Investment Corporation Bonds	15,100	15,100	-
Total of Loans and Investment Corporation Bonds	141,630	141,630	-

(Note) Short-term loans are loans that will come due within one year, while long-term loans are loans that will come due after one year.

*Website of CRR: <https://www.comforia-reit.co.jp/en/>