



January 25, 2022

For Immediate Release

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

Comforia Residential REIT, Inc (“CRR”) announces that it decided today to proceed with the borrowing of funds and repayment of loans. 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 | : | Mizuho Trust & Banking Co., Ltd., The Norinchukin Bank,
The Bank of Fukuoka, Ltd., The 77 Bank, Ltd., Daishi Hokuetsu Bank, Ltd. |
| ② Loan amount | : | 5,500 million yen |
| ③ Interest rate | : | To be determined (Note) |
| ④ Scheduled drawdown date | : | January 31, 2022 |
| ⑤ Borrowing method | : | Borrowing based on a loan agreement effective January 27, 2022, with the lender stated above. |
| ⑥ Interest payment dates | : | Interest payments will be made on February 28, 2022 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 | : | January 31, 2028
(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 : 8 year, fixed rate)

- ① Lender : Development Bank of Japan Inc., Mizuho Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited, MUFG Bank, Ltd., Sumitomo Mitsui Banking Corporation
- ② Loan amount : 3,300 million yen
- ③ Interest rate : To be determined (Note)
- ④ Scheduled drawdown date : January 31, 2022
- ⑤ Borrowing method : Borrowing based on a loan agreement effective January 27, 2022, with the lender stated above.
- ⑥ Interest payment dates : Interest payments will be made on February 28, 2022 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 : January 31, 2030
(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

A Current portion of long-term loans (Term : 5 year, fixed rate)

- ① Lender : Mizuho Trust & Banking Co., Ltd., The Norinchukin Bank, The Bank of Fukuoka, Ltd., The 77 Bank, Ltd., Daishi Hokuetsu Bank, Ltd.
- ② Loan amount : 5,500 million yen
- ③ Interest rate : 0.46691%
- ④ Drawdown date : January 31, 2017
- ⑤ Principal repayment date : January 31, 2022

A Current portion of long-term loans (Term : 7 year, fixed rate)

- ① Lender : MUFG Bank, Ltd., Development Bank of Japan Inc., Mizuho Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited, Sumitomo Mitsui Banking Corporation
- ② Loan amount : 3,300 million yen
- ③ Interest rate : 0.69250% (Note)
- ④ Drawdown date : February 3, 2015
- ⑤ Principal repayment date : January 31, 2022

(Note) The interest rate denotes the fixed rate after an interest-rate swap agreement because the interest rate swap agreement was executed in order to hedge the risk of fluctuation.

2. Reason for Borrowing and Repayment

CRR will appropriate the funds to repay loans (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 8,800 million yen

(2) Specific use of funds to be raised

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

(3) Scheduled time of disbursement

January 31, 2022

4. Status of Interest-Bearing Debt after the Borrowing

(million yen)

	Before the borrowing (As of January 25, 2022)	After the borrowing (As of January 31, 2022)	Change
Short-Term Loans (Note)	-	-	-
Current portion of long-term loans (to be repaid within one year or less)	19,750	14,360	▲5,390
Long-Term Loans (Note)	105,780	111,170	5,390
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/>