



July 7, 2022

For Immediate Release

Real Estate Investment Trust Securities Issuer:
Comforia Residential REIT, Inc
21-1 Dogenzaka 1-chome, Shibuya-ku, Tokyo
Takehiro Izawa
Executive Director
(TSE Code: 3282)

Asset Management Company:
TLC REIT Management Inc.
Masaoki Kanematsu
President & CEO

Inquiries:
Daisuke Kawauchi
General Manager of Strategy Department
Comforia Management Division
(TEL: +81-3-6455-3388)

Notice Concerning Borrowing of Funds

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

1. Description of New Borrowing

(1) Description of New Borrowing

Short-term Loans (Term : 1 year, variable interest rate)

- ① Lender : Mizuho Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited.,
MUFG Bank, Ltd.
- ② Loan amount : 999 million yen
- ③ Interest rate : Basic interest rate (JBA 1 month yen TIBOR) +0.30% (Note)
- ④ Scheduled drawdown date : July 14, 2022
- ⑤ Borrowing method : Borrowing based on the commitment line agreement dated September 27, 2021, with the lender stated above.
- ⑥ Interest payment dates : Interest payments will be made on August 31, 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 : July 14, 2023
(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) The base rate used for the calculation period for interest to be paid on interest payment dates is the 1-month Yen TIBOR announced by JBA TIBOR Administration (JBATA), two business days before the latest interest payment date prior to each interest payment date. However, if the calculation period is shorter than one month, the base rate will be the one corresponding to the period that will be calculated based on the method specified in the agreement.

After this, CRR will not announce the interest rate decisions for its borrowings on a floating-rate basis.

For changes in the yen TIBOR of the JBA, the base rate, please check the website of JBATA. (<http://www.jbatibor.or.jp/english/>).



2. Reasons for Borrowing

CRR will appropriate the funds for part of the redemption of the Investment Corporation bonds of 1,000 million yen which become mature on July 15, 2022 (the “Existing Investment Corporation Bonds”). For the details of the Existing Investment Corporation Bonds, please refer to “Notice Concerning Issuance of Investment Corporation Bonds” released on July 11, 2017.

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

(1) Amount of funds to be raised

A total of 999 million yen

(2) Specific use of funds to be raised

Funds will be used to redeem a part of the Existing Investment Corporation Bonds

(3) Scheduled time of disbursement

July 15, 2022

4. Status of Interest-Bearing Debt after the Borrowing

(million yen)

	Before the borrowing (As of July 7, 2022)	After the borrowing (As of July 15, 2022)	Change
Short-Term Loans (Note)	2,000	2,999	999
Current portion of long-term loans (to be repaid within one year or less)	13,460	13,460	-
Long-Term Loans (Note)	120,870	120,870	-
Total of Loans	136,330	137,329	999
Current portion of investment corporation bonds (to be redeemed within one year or less)	1,000	0	- 1,000
Investment Corporation Bonds	15,100	15,100	-
Total of Loans and Investment Corporation Bonds	152,430	152,429	-1

(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/>