



November 18, 2022

For Immediate Release

Real Estate Investment Trust Securities Issuer:  
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### 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

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                | : | 2,600 million yen  |
| ③ Interest rate              | : | To be determined (Note)  |
| ④ Scheduled drawdown date    | : | November 25, 2022  |
| ⑤ Borrowing method           | : | Borrowing based on a loan agreement effective November 22, 2022, with the lender stated above.   |
| ⑥ Interest payment dates     | : | Interest payments will be made on December 30, 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   | : | November 25, 2030<br>(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. Reasons for Borrowing

CRR will appropriate the funds to acquire the real estate as described in the press release titled “Notice Concerning Acquisition and Sale of Investment Assets” issued on November 17, 2022 and to pay the expenses related to the acquisition.

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

### (1) Amount of funds to be raised

A total of 2,600 million yen

### (2) Specific use of funds to be raised

Funds will be used to acquire the real estate and to pay the expenses related to the acquisition (refer to 2. shown above for details).

### (3) Scheduled time of disbursement

November 25, 2022

## 4. Status of Interest-Bearing Debt after the Borrowing

(million yen)

	Before the borrowing (As of November 18, 2022)	After the borrowing (As of November 25, 2022)	Change
Short-Term Loans (Note)	2,999	2,999	-
Current portion of long-term loans (to be repaid within one year or less)	16,940	16,940	-
Long-Term Loans (Note)	117,390	119,990	2,600
Total of Loans	137,329	139,929	2,600
Current portion of investment corporation bonds (to be redeemed within one year or less)	-	-	-
Investment Corporation Bonds	15,100	15,100	-
Total of Loans and Investment Corporation Bonds	152,429	155,029	2,600

(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/>