



January 25, 2023

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

Long-term Loans (Term : 9 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 | : | 3,410 million yen |
| ③ Interest rate | : | To be determined (Note) |
| ④ Scheduled drawdown date | : | January 31, 2023 |
| ⑤ Borrowing method | : | Borrowing based on a loan agreement effective January 27, 2023, with the lender stated above. |
| ⑥ Interest payment dates | : | Interest payments will be first made on February 28, 2023, 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, 2032
(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 : 8 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 : 3,410 million yen
- ③ Interest rate : 0.79875% (Note)
- ④ Drawdown date : February 3, 2015
- ⑤ Principal : January 31, 2023
repayment date

(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. Reasons 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 3,410 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, 2023

4. Status of Interest-Bearing Debt after the Borrowing

(million yen)

	Before the borrowing (As of January 25, 2023)	After the borrowing (As of January 31, 2023)	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	17,720	780
Long-Term Loans (Note)	119,990	119,210	-780
Total of Loans	139,929	139,929	-
Current portion of investment corporation bonds (to be redeemed within one year or less)	1,000	1,000	-
Investment Corporation Bonds	14,100	14,100	-
Total of Loans and Investment Corporation Bonds	155,029	155,029	-

(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/>