



March 1, 2023

For Immediate Release

Real Estate Investment Trust Securities Issuer:
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Notice Concerning Early Repayment

Comforia Residential REIT, Inc (“CRR”) announces that it decided today to proceed with early repayment (the “Early Repayment”) in connection with the issuance of investment corporation bonds as described in the press release titled “Notice Concerning Issuance of Investment Corporation Bonds” announced today. Details are as follows:

1. Early Repayment

(1) Description of Early Repayment

① Lender	Mizuho Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited, MUFG Bank, Ltd.		
② Loan amount	2,000 million yen	999 million yen	1,800 million yen
③ Repayment amount	1,000 million yen	999 million yen	1,000 million yen
④ Loan amount after repayment	1,000 million yen	-	800 million yen
⑤ Interest rate	Basic interest rate(JBA 1 month yen TIBOR)+ 0.20%	Basic interest rate(JBA 1 month yen TIBOR)+ 0.30%	Basic interest rate(JBA 1 month yen TIBOR)+ 0.135%
⑥ Drawdown date	April 4, 2022	July 14, 2022	March 29, 2022
⑦ Maturity date	April 4, 2023	July 14, 2023	September 29, 2023
⑧ Scheduled early repayment date	March 15, 2023		

(2) Funds for repayment

The net proceeds from the issuance of Comforia Residential REIT, Inc 12th unsecured bonds (with pari passu clause among specified investment corporation bonds) which will be paid on March 8, 2023, and cash on hand will be applied. For further details, please refer to the “Notice Concerning Issuance of Investment Corporation Bonds” announced as of today.

2. Status of Borrowings and Investment Corporation Bonds after the Early Repayment

(million yen)

	Before the Early Repayment (As of March 1, 2023)	After the Early Repayment (As of March 15, 2023) (Note 1)	Change
Short-Term Loans (Note 2)	2,999	1,000	-1,999
Current portion of long-term loans (to be repaid within one year or less)	20,390	19,390	-1,000
Long-Term Loans (Note 2)	116,540	116,540	-
Total of Loans	139,929	136,930	-2,999
Current portion of investment corporation bonds (to be redeemed within one year or less)	1,000	1,000	-
Investment Corporation Bonds	14,100	17,100	3,000
Total of Loans and Investment Corporation Bonds	155,029	155,030	1

(Note 1) The status after the Early Repayment is calculated on the basis of the assumption that the Investment Corporation Bonds (3,000 million yen in total) will be issued on March 8, 2023.

(Note 2) Short-term loans are loans with a maturity of one year or less from the date of drawdown to the date of repayment, while long-term loans are loans with a maturity of more than one year from the date of drawdown to the date of repayment.

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