



March 23, 2023

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 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

##### A Long-term Loans (Term : 8 year, fixed rate)

- |                                    |   |   |
|------------------------------------|---|---|
| ① Lender                           | : | Development Bank of Japan Inc., Mizuho Bank, Ltd.,<br>Sumitomo Mitsui Trust Bank, Limited., MUFG Bank, Ltd.,<br>Sumitomo Mitsui Banking Corporation.  |
| ② Loan amount                      | : | 3,680 million yen   |
| ③ Interest rate                    | : | To be determined (Note 1)   |
| ④ Scheduled<br>drawdown date       | : | March 29, 2023  |
| ⑤ Borrowing<br>method              | : | Borrowing based on a loan agreement effective March 27, 2023, with the lender stated<br>above.  |
| ⑥ Interest payment<br>dates        | : | Interest payments will be first made on April 28, 2023, the last day of each month<br>thereafter, and the principal repayment date (or the business day immediately<br>preceding the concerned date if any concerned date is not a business day). |
| ⑦ Principal<br>repayment<br>method | : | Lump-sum repayment on principal repayment date  |
| ⑧ Principal<br>repayment date      | : | March 29, 2031<br>(If this date is not a business day, it shall be the following business day. If such day<br>falls in the following month, it shall be the immediately preceding business day.)  |
| ⑨ Security and<br>guarantee        | : | Unsecured and unguaranteed  |

**B Long-term Loans (Term : 5 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 : 2,000 million yen
- ③ Interest rate : To be determined (Note 1)
- ④ Scheduled drawdown date : March 31, 2023
- ⑤ Borrowing method : Borrowing based on a loan agreement effective March 29, 2023, with the lender stated above.
- ⑥ Interest payment dates : Interest payments will be first made on April 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 : March 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

**C Long-term Loans (Term : 5 year, fixed rate)**

- ① Lender : Shinkin Central Bank, The Norinchukin Bank, The Bank of Fukuoka, Ltd., Mizuho Trust & Banking Co., Ltd.
- ② Loan amount : 4,900 million yen
- ③ Interest rate : To be determined (Note 1)
- ④ Scheduled drawdown date : March 31, 2023
- ⑤ Borrowing method : Borrowing based on a loan agreement effective March 29, 2023, with the lender stated above.
- ⑥ Interest payment dates : Interest payments will be first made on April 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 : March 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

**D Long-term Loans (Term : 5.5 year, fixed rate)**

- ① Lender : Daishi Hokuetsu Bank, Ltd.
- ② Loan amount : 1,000 million yen
- ③ Interest rate : To be determined (Note 1)
- ④ Scheduled drawdown date : April 4, 2023

- ⑤ Borrowing method : Borrowing based on a loan agreement effective March 31, 2023, with the lender stated above.
- ⑥ Interest payment dates : Interest payments will be first made on April 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 : October 4, 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

E 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 : 3,800 million yen
- ③ Interest rate : Basic interest rate (JBA 1 month yen TIBOR) +0.20% (Note 2)
- ④ Scheduled drawdown date : April 5, 2023
- ⑤ Borrowing method : Borrowing based on a loan agreement effective April 3, 2023, with the lender stated above.
- ⑥ Interest payment dates : Interest payments will be first made on April 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 : April 5, 2024  
(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

F Long-term Loans (Term : 2 year, variable interest rate)

- ① Lender : Mizuho Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited., MUFG Bank, Ltd.
- ② Loan amount : 1,500 million yen
- ③ Interest rate : Basic interest rate (JBA 1 month yen TIBOR) +0.15% (Note 2)
- ④ Scheduled drawdown date : April 5, 2023
- ⑤ Borrowing method : Borrowing based on a loan agreement effective April 3, 2023, with the lender stated above.
- ⑥ Interest payment dates : Interest payments will be first made on April 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 : April 5, 2025  
(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 1) Funds will be borrowed at a fixed interest rate, which will be announced once it has been determined.

(Note 2) 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 interest payment date immediately preceding each interest payment date. However, if the calculation period is not one month, the base rate will be the one corresponding to the period that will be calculated based on a method provided for 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) Description of Repayment of Loan

### A Current portion of long-term loans (Term : 7.2 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 : 2,000 million yen
- ③ Interest rate : 0.58430% (Note 1)
- ④ Drawdown date : February 2, 2016
- ⑤ Principal repayment date : March 31, 2023

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

- ① Lender : Shinkin Central Bank, The Norinchukin Bank, The Bank of Fukuoka, Ltd., Mizuho Trust & Banking Co., Ltd.
- ② Loan amount : 4,900 million yen
- ③ Interest rate : 0.45804%
- ④ Drawdown date : March 30, 2018
- ⑤ Principal repayment date : March 31, 2023

### C 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 : 2,000 million yen
- ③ Interest rate : Basic interest rate (JBA 1 month yen TIBOR) + 0.20%
- ④ Drawdown date : April 4, 2022
- ⑤ Principal repayment date : April 4, 2023

(Note 1) 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.

(Note 2) Of the 2,000 million yen loan amount, 1,000 million yen was repaid prior to maturity on March 15, 2023.

## 2. Reasons for Borrowing and Repayment

CRR will appropriate the funds to acquire the investment assets as described in the press releases titled “Notice Concerning Acquisition of Investment Assets (COMFORIA NIPPORI, and other 6 assets)” issued on January 5, 2023, and “Notice Concerning Acquisition of Investment Assets (COMFORIA KANAMECYO, and other 1 asset)” issued on March 15, 2023 and to pay the expenses related to the acquisitions. Also 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 16,880 million yen

(Borrowing scheduled on March 29, 2023 : 3,680 million yen)

(Borrowing scheduled on March 31, 2023 : 6,900 million yen)

(Borrowing scheduled on April 4, 2023 : 1,000 million yen)

(Borrowing scheduled on April 5, 2023 : 5,300 million yen)

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

Funds will be used ① to acquire the investment assets (refer to 2. shown above for details), and ② to repay loans (refer to 1.(2) shown above for details),

Funds raised by the borrowing scheduled on March 29, 2023 will be used to acquire the investment assets and the expenses related to the acquisition.

Funds raised by the borrowing scheduled on March 31, 2023 will be used to repay loans.

Funds raised by the borrowing scheduled on April 4, 2023 will be used to repay loans.

Funds raised by the borrowing scheduled on April 5, 2023 will be used to acquire the investment assets and the expenses related to the acquisition.

#### (3) Scheduled time of disbursement

① March 29, 2023 and April 5, 2023

② March 31, 2023 and April 4, 2023

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

	Before the borrowing (As of March 23, 2023)	After the borrowing (As of April 5, 2023)	Change
Short-Term Loans (Note)	1,000	3,800	2,800
Current portion of long-term loans (to be repaid within one year or less)	19,390	15,290	-4,100
Long-Term Loans (Note)	116,540	126,820	10,280
<b>Total of Loans</b>	<b>136,930</b>	<b>145,910</b>	<b>8,980</b>
Current portion of investment corporation bonds (to be redeemed within one year or less)	1,000	1,000	-
Investment Corporation Bonds	17,100	17,100	-
<b>Total of Loans and Investment Corporation Bonds</b>	<b>155,030</b>	<b>164,010</b>	<b>8,980</b>

(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/>