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For Immediate Release

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Notice Concerning Acquisition of BELS Certification  
(COMFORIA KITAZAWA)

Comforia Residential REIT, Inc (“CRR”) announces that it obtained BELS Certification for its property, COMFORIA KITAZAWA.


1. Overview of BELS

BELS (Building Energy-efficiency Labeling System) assessment is provided under a public evaluation system, which evaluates the energy conservation performance of houses and buildings, established by the Ministry of Land, Infrastructure, Transport and Tourism. Third parties evaluate the performance of buildings based on the primary energy consumption defined in Energy Conservation Act (Note), regardless of whether a building is newly built or not, and the evaluation result is represented by star labelling (from one “★” to five stars “★★★★★”).

BELS assessment, which is the first public evaluation system specific to energy conservation performance in Japan, is expected to promote further improvements by providing appropriate information and promoting the energy conservation performance of houses and buildings.

(Note)Act on the Rational Use of Energy

2. BELS Certification Rank of Certified Property

Certified Property	Location	Certification Rank
COMFORIA KITAZAWA	1-24-8 Kitazawa, Setagaya-ku, Tokyo	 この住棟のエネルギー消費量 <b>20%</b> 削減 2023年7月5日交付 国土交通省告示に基づく 第三者認証 ★★★★★

### 3. Overview of Property Certified by BELS

Certified Property	COMFORIA KITAZAWA	
Exterior		
Location	1-24-8 Kitazawa, Setagaya-ku, Tokyo	
Structure / Number of Floors	RC / 5F	
Gross Floor Area	3,789.49 m <sup>2</sup>	
Completion Date	June, 2022	
Acquisition Date	Jul. 1, 2022	

### 4. Future measures

CRR seeks to achieve stable earnings and ensure the steady growth of our managed assets based on medium and long-term perspectives to maximize our unitholders' value. CRR believes that it is also important to reduce our environmental footprint and contribute to the surrounding communities and environment in addition to our basic policies of "investments in residential properties with high growth potential" and "utilization of the TOKYU FUDOSAN HOLDINGS Group".

CRR will continue to advance measures to increase asset value in terms of environmental and energy-saving measures of owned properties as well as contributing to the surrounding communities.

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