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For Immediate Release

Real Estate Investment Trust Securities Issuer:
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Notice Concerning Issuance of New Investment Units
and Secondary Offering of Investment Units

Comforia Residential REIT, Inc (“CRR”) announces that it has resolved at the board of directors’ meeting held today concerning the issuance of new investment units and secondary offering of investment units. Details are as follows:

1. Issuance of New Investment Units through Public Offering (Primary Offering)

(1) Number of investment units
to be issued: 19,870 units

(2) Paid-in amount (issue value): To be determined
The amount shall be determined at the board of directors’ meeting to be held on a date between August 9, 2023 (Wednesday) and August 15, 2023 (Tuesday) (the “Pricing Date”). The paid-in amount (issue value) is the amount per investment unit of CRR (the “Investment Units”) that CRR is to receive as the amount paid for new investment units.

(3) Total paid-in amount (issue value): To be determined

(4) Issue price (offer price): To be determined
The issue price (offer price) shall provisionally be calculated by multiplying the closing price of the Investment Units in a regular trading session at the Tokyo Stock Exchange, Inc. (the “TSE”) on the Pricing Date (if the closing price is not available on that date,

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the closing price on the most recent day preceding that date) by a factor of 0.90 to 1.00 (rounded down to the nearest 1 yen), and be determined on the Pricing Date while taking into account market demand and other conditions.

- (5) Total issue amount (offer price): To be determined
- (6) Offering method: The offering of the Investment Units shall be through a primary offering, and underwritten in full by Mizuho Securities Co., Ltd., SMBC Nikko Securities Inc., Daiwa Securities Co., Ltd., Mitsubishi UFJ Morgan Stanley Securities Co., Ltd., Nomura Securities Co., Ltd. and SBI SECURITIES Co., Ltd. (collectively referred as the “Underwriters”).
- * Mizuho Securities Co., Ltd., SMBC Nikko Securities Inc., and Daiwa Securities Co., Ltd. are collectively referred as the “Joint Lead Managers”.
- (7) Underwriting agreement details: The Underwriters shall pay the total paid-in amount (issue value) to the CRR on the payment date identified in (11) below. The difference between the total issue amount (offer price) and the total paid-in amount (issue value) in the public offering shall be the proceeds of the Underwriters. CRR will pay no underwriting fee to the Underwriters.
- (8) Subscription unit: 1 unit or more in multiples of 1 unit
- (9) Subscription period: The business day following the Pricing Date.
- (10) Payment period for deposit in securities: Between the first and second business days following the Pricing Date.
- (11) Payment date: A date within the period from August 16, 2023 (Wednesday) to August 21, 2023 (Monday). However, the date shall be four business days after the Pricing Date.
- (12) Delivery date: The business day immediately following the payment date.
- (13) The issue price (offer price), paid-in amount (issue value) and other items necessary for the issuance of the Investment Units shall be determined at future board of directors’ meeting. However, Executive Director has discretionary authority to make any changes before the formal determination.
- (14) Each of the items above is subject to the condition that the securities registration statement in accordance with the Financial Instruments and Exchange Act (Act No. 25 of 1948, as amended) (the “Financial Instruments and Exchange Act”) takes effect.

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2. Secondary Offering of Investment Units (Over-Allotment) (Refer to <Reference> 1. below)

- (1) Seller and Number of investment units Mizuho Securities Co., Ltd. 990 units
to be offered: The above number of investment units to be offered indicates the maximum number of investment units of the secondary offering through over-allotment conducted by Mizuho Securities Co., Ltd. aside from the primary offering accounting demand conditions. There may be cases where this number is reduced or over-allotment itself is not conducted, depending on demand conditions of the primary offering and other factors. The number of investment units to be offered through the secondary offering shall be determined at the board of directors' meeting to be held on the Pricing Date taking into account the demand conditions of the primary offering and other factors.
- (2) Offer price: To be determined
The offer price will be determined on the Pricing Date, and shall be same as the issue price (offer price) for the primary offering.
- (3) Total offer price: To be determined
- (4) Offering method: In consideration of the demand conditions of the primary offering, aside from the primary offering, Mizuho Securities Co., Ltd. shall offer the Investment Units (up to 990 units) to be borrowed from Tokyu Land Corporation (the "Designated Party"), a unitholder of CRR and a shareholder of the asset management company of CRR.
- (5) Subscription unit: 1 unit or more in multiples of 1 unit
- (6) Subscription period: The same as the subscription period of the primary offering
- (7) Payment period for deposit in securities:
 The same as the payment period for deposit in securities of the primary offering
- (8) Delivery date: The same as the delivery date of the primary offering
- (9) The offer price and other items necessary for the secondary offering through over-allotment shall be determined at future board of directors' meeting. However, Executive Director has discretionary authority to make any changes before the formal determination.
- (10) If the primary offering is suspended, the secondary offering through over-allotment shall also be suspended.
- (11) Each of the items above is subject to the condition that the securities registration statement in accordance with the Financial Instruments and Exchange Act takes effect.

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3. Issuance of New Investment Units to be Offered by Way of Third-Party Allotment (Refer to <Reference> 1. below)

- | | |
|---|---|
| (1) Number of investment units to be offered: | 990 units |
| (2) Paid-in amount (issue value): | To be determined
The paid-in amount (issue value) shall be determined at the board of directors' meeting to be held on the Pricing Date, and shall be same as the paid-in amount (issue value) for the primary offering. |
| (3) Total paid-in amount (issue value): | To be determined |
| (4) Allottee and number of investment units to be allotted: | Mizuho Securities Co., Ltd. 990 units |
| (5) Subscription unit: | 1 unit or more in multiples of 1 unit |
| (6) Subscription period:
(Subscription date) | August 31, 2023 (Thursday) |
| (7) Payment date: | September 1, 2023 (Friday) |
| (8) If there are no subscriptions for all or a part of the investment units until the subscription period (subscription date) described in (6) above, the issuance of such investment units shall be cancelled. | |
| (9) The paid-in amount (issue value) and other items necessary for the issuance of the new investment units by way of third-party allotment shall be determined at future board of directors' meeting. However, Executive Director has discretionary authority to make any changes before the formal determination. | |
| (10) If the primary offering is suspended, the issuance of new investment units by way of third-party allotment shall also be suspended. | |
| (11) Each of the items above is subject to the condition that the securities registration statement in accordance with the Financial Instruments and Exchange Act takes effect. | |

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<Reference >

1. Details of the Secondary Offering (Over-Allotment)

(1) Taking into account the demand conditions and other factors upon the primary offering, Mizuho Securities Co., Ltd. may implement a secondary offering of the borrowed Investment Units up to 990 units (secondary offering through over-allotment) borrowed from the Designated Party aside from the primary offering. The number of investment units in the secondary offering through over-allotment is the maximum amount. The number may decrease or the secondary offering through over-allotment itself may not take place at all, depending on demand conditions and other factors.

In order to allow Mizuho Securities Co., Ltd. to acquire the Investment Units needed to return the borrowed Investment Units upon the secondary offering through over-allotment, CRR has resolved at the board of directors' meeting held on August 4, 2023 (Friday) to issue new investment units for 990 units by way of third-party allotment (the "third-party allotment"), with Mizuho Securities Co., Ltd. as the allottee and the payment date on September 1, 2023 (Friday).

For the purpose of returning the borrowed investment units, Mizuho Securities Co., Ltd. may also purchase the investment units up to the number of units for the secondary offering (over-allotment) at the TSE (the "syndicated cover transaction") during the period from the day following the subscription period for the public offering and the secondary offering (over-allotment) to August 29, 2023 (Tuesday) (the "syndicated cover transaction period"). The Investment Units purchased by Mizuho Securities Co., Ltd. through the syndicated cover transaction shall be used to return the borrowed investment units. During the syndicated cover transaction period, there may be cases in which Mizuho Securities Co., Ltd. does not conduct the syndicated cover transaction at all or ends the syndicated cover transaction with the number of Investment Units that are smaller than the number of the Investment Units offered through the secondary offering (over-allotment), at its sole discretion.

Moreover, Mizuho Securities Co., Ltd. may conduct stabilizing transactions in correlation with the public offering and the secondary offering (over-allotment). The Investment Units purchased through such stabilizing transactions may be used, in whole or in part, to return the borrowed investment units.

Mizuho Securities Co., Ltd. intends to agree to third-party allotment to acquire the investment units for the number of the investment units obtained by subtracting the number of investment units that are purchased through the syndicated cover transaction and the stabilizing transactions and used to return the borrowed investment units from the number of the investment units for the secondary offering (over-allotment). As a result, there may be cases in which there will be no subscription to the investment units offered by way of third-party allotment in whole or in part, and accordingly the final number of the investment units issued by way of third-party allotment will decrease to that extent due to forfeiture of rights, or such issuance itself will not take place at all.

The decision to initiate the secondary offering through over-allotment and determine the number of investment units to be offered shall be determined on the Pricing Date. If a secondary offering through over-allotment is not made, Mizuho Securities Co., Ltd. shall not borrow Investment Units of CRR from the Designated Party, and Mizuho Securities Co., Ltd. shall not receive any allotment by way of third-party allotment. Consequently, Mizuho Securities Co., Ltd. shall lose the right to receive an allotment, and no new investment units shall be issued. Furthermore, Mizuho Securities Co., Ltd. will be unable to conduct any syndicate covering transactions on the TSE either.

(2) Mizuho Securities Co., Ltd. shall conduct the transactions described in the above (1) upon consultation with SMBC Nikko Securities Inc. and Daiwa Securities Co., Ltd.

2. Changes in Total Number of Outstanding Investment Units Issued After the Issuance of New Investment Units

Total number of outstanding investment units	736,982	units
Number of investment units to be issued through the primary offering	19,870	units
Total number of outstanding investment units after the issuance of new investment units through the primary offering	756,852	units
Number of investment units to be issued by the issuance of new investment units by way of third-party allotment	990	units (Note)
Total number of outstanding investment units issued after the issuance of new investment units by way of third-party allotment	757,842	units (Note)

(Note) The figures in the above table are based on the assumption that the new investment units to be issued by way of

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third-party allotment are all applied for by Mizuho Securities Co., Ltd..

3. Purpose and Reason for Issuance

CRR plans to acquire the additional properties to expand asset size and improve the stability of portfolio revenue. In light of the anticipated acquisitions, the decision to issue new investment units was based on analyses of market trends, impacts to financial soundness, levels of distributions per unit and other factors.

4. Electronic Delivery of Prospectuses

The underwriters, etc. will, in principle, provide the prospectuses for the primary offering, the over-allotment and third-party allotment by means of electronic delivery (Note).

(Note) CRR refers to the provision of the information stated in prospectuses by electromagnetic means as electronic delivery of prospectuses. The person providing the prospectus is deemed to have delivered the prospectus, if such person provides the recipient of such information stated in the prospectus by electromagnetic means after obtaining consent from the recipient (Article 27-30-9, Paragraph 1 of the Financial Instruments and Exchange Act; Article 32-2, Paragraph 1 of the Cabinet Office Order on Disclosure of Information on Regulated Securities (Ministry of Finance Order No. 22 of 1993, as amended) (the “Cabinet Office Order”). Accordingly, if such consent cannot be obtained or is withdrawn (Article 32-2, Paragraph 7 of the Cabinet Office Order), prospectuses cannot be delivered electronically, but the underwriters, etc. will sell investment units in the primary offering, the secondary offering through over-allotment and third-party allotment only to those investors who have given and have not withdrawn such consent.

5. Amount of Funds to be Procured, Use of Proceeds and Scheduled Expenditure Date

(1) Amount of funds to be procured (approximate net balance CRR will obtain)

6,717,000,000 yen (maximum) (Note)

(Note) The aforementioned amount represents the sum of 6,399,000,000 yen in net proceeds CRR will receive from the primary offering and the maximum amount of 318,000,000 yen CRR will receive from the issuance of new investment units by way of third-party allotment. Moreover, the amount is an estimate calculated on the basis of the closing price of the Investment Units in a regular trading session at the TSE as of July 12, 2023 (Wednesday).

(2) Specific use of the funds to be procured and scheduled expenditure date

CRR plans to use the proceeds (6,399,000,000 yen) from the primary offering as part of funds for the acquisition of new specified assets described in the press release titled “Notice Concerning Acquisition of Investment Assets (COMFORIA TAKASHIMADAIIRA and other 2 assets)” separately announced today. The maximum amount of proceeds (318,000,000 yen) from the issuance of new Investment Units by way of third-party allotment will be kept as cash on hand and used for part of funds for future acquisition of specified assets.

(Note) The procured funds will be deposited to financial institutions until being expensed.

6. Designated Purchaser

The underwriters plan to sell 2,086 units in the public offering to the Designated Party, a shareholder of the asset management company and a unitholder of CRR, as a purchaser designated by CRR.

7. Forecast

Refer to the “Notice Concerning Revision to Forecast of Financial Results for the Period Ending January 31, 2024 and Forecast of Financial Results for the Period Ending July 31, 2024” released today for forecasts of the management performance for the period ending January 31, 2024 (August 1, 2023 - January 31, 2024) and the period ending July 31, 2024 (February 1, 2024 - July 31, 2024).

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8. Financial Results and Equity Finance Status during the Three Most Recent Fiscal Periods

(1) Financial results during the three most recent fiscal periods (Note 1)

	Fiscal period ended January 2022	Fiscal period ended July 2022	Fiscal period ended January 2023
Profit per unit (Note 2)	5,219 yen	5,174 yen	5,567 yen
Cash Distribution per unit	5,529 yen	5,334 yen	5,487 yen
(Cash Distribution per Unit (excluding Cash Distribution in Excess of Profit))	(5,529 yen)	(5,334 yen)	(5,487 yen)
(Cash Distribution in Excess of Profit per Unit)	(-)	(-)	(-)
Actual payout ratio (Note 3)	105.9%	103.0%	98.5%
Net assets per unit	195,149 yen	198,417 yen	198,650 yen

(Note 1) As the financial results for the period ended July 31, 2023 have not been settled as of today, the periods ended January 31, 2022, July 31, 2022, and January 31, 2023 are listed as the three most recent fiscal periods in this “(1) Financial results during the three most recent fiscal periods”.

(Note 2) Profit per unit is calculated by dividing profit by the day-weighted average number of investment units during the period.

(Note 3) Total distribution amount ÷ Profit × 100
The figures have been rounded down to the nearest tenth.

(2) Status of recent investment unit price

(i) Status during the three most recent fiscal periods

	Fiscal period ended July 2022	Fiscal period ended January 2023	Fiscal period ended July 2023
Opening price	304,000 yen	339,000 yen	287,500 yen
Highest price	345,000 yen	341,500 yen	355,000 yen
Lowest price	304,000 yen	284,500 yen	287,500 yen
Closing price	336,500 yen	288,900 yen	340,500 yen

(Note) The opening, highest and lowest prices are based on the closing price in regular trading of CRR investment units on TSE.

(ii) Status during the most recent six-month period

	March 2023	April 2023	May 2023	June 2023	July 2023	August 2023
Opening price	306,500 yen	323,000 yen	338,500 yen	331,500 yen	348,000 yen	338,000 yen
Highest price	319,000 yen	340,500 yen	343,000 yen	355,000 yen	354,500 yen	338,000 yen
Lowest price	303,500 yen	320,000 yen	328,000 yen	331,500 yen	340,500 yen	335,000 yen
Closing price	315,500 yen	340,500 yen	338,500 yen	345,000 yen	340,500 yen	335,000 yen

(Note) The opening, highest and lowest prices are based on the closing price in regular trading of CRR investment units on TSE. Furthermore, investment unit price of August 2023 is as of August 3, 2023 (Thursday).

(iii) Investment unit price on business day preceding issuance resolution date

	August 3, 2023
Opening price	335,500 yen

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Highest price	338,500 yen
Lowest price	332,500 yen
Closing price	335,000 yen

(3) Equity finance status during the three most recent fiscal periods

• Public offering

Issue date	February 1, 2022
Amount of procured funds	6,944,412,720 yen
Paid-in amount (Issue value)	302,457 yen
Total number of Investment Units outstanding before the private offering	692,994 units
Number of Investment Units issued through the private offering	22,960 units
Total number of Investment Units outstanding after the public offering	715,954 units
Initial use of funds at the time of issuance	The acquisition of new properties
Schedule of expenditure at the time of issuance	During and after February 2022
Status of expenditure to date	The entire amount has already been spent in the above schedule of expenditure.

• Third-party allotment

Issue date	February 16, 2022
Amount of procured funds	8,468,796 yen
Paid-in amount (Issue value)	302,457 yen
Total number of Investment Units outstanding before the private offering	715,954 units
Number of Investment Units issued through the private offering	28 units
Total number of Investment Units outstanding after the public offering	715,982 units
Allottee	Mizuho Securities Co., Ltd.
Initial use of funds at the time of issuance	The proceeds was scheduled to be used for part of future acquisition of specified assets or as part of repayment of interest-bearing debt.
Schedule of expenditure at the time of issuance	During and after February 2022
Status of expenditure to date	The entire amount has already been used for part of future acquisition of specified assets or as part of repayment of interest-bearing debt.

• Public offering

Issue date	February 1, 2023
Amount of procured funds	5,410,000,000 yen
Paid-in amount (Issue value)	270,500 yen
Total number of Investment Units outstanding before the private offering	715,982 units
Number of Investment Units issued through the private offering	20,000 units
Total number of Investment Units outstanding after the public offering	735,982 units

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Initial use of funds at the time of issuance	The acquisition of new properties
Schedule of expenditure at the time of issuance	During and after February 2023
Status of expenditure to date	The entire amount has already been spent in the above schedule of expenditure.

• Third-party allotment

Issue date	February 8, 2023
Amount of procured funds	270,500,000 yen
Paid-in amount (Issue value)	270,500 yen
Total number of Investment Units outstanding before the private offering	735,982 units
Number of Investment Units issued through the private offering	1,000 units
Total number of Investment Units outstanding after the public offering	736,982 units
Allottee	Mizuho Securities Co., Ltd.
Initial use of funds at the time of issuance	The proceeds was scheduled to be used for part of future acquisition of specified assets or as part of repayment of interest-bearing debt.
Schedule of expenditure at the time of issuance	During and after February 2023
Status of expenditure to date	The entire amount has already been used for part of future acquisition of specified assets or as part of repayment of interest-bearing debt.

9. Lockup period

- (1) The Designated Party will agree with the Joint Lead Managers that it shall not effectuate any transfer, etc. of the Investment Units of CRR it holds in connection with the public offering during the period from the Pricing Date to the date 180 days after the delivery date of the public offering, without the prior written consent of the Joint Lead Managers (excludes investment units of CRR lent to Mizuho Securities Co., Ltd. for the purpose of secondary offering by way of over-allotment).
- (2) CRR will agree with the Joint Lead Managers that it will not effectuate any issuance, etc. of Investment Units of CRR in connection with the public offering during the period from the Pricing Date to the date 90 days after the delivery date of the public offering without the prior written consent of the Joint Lead Managers (excludes cases where new investment units are issued by the primary offering, third-party allotment or investment unit split).

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

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