



December 15, 2023

For Immediate Release

Real Estate Investment Trust Securities Issuer:
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Notice Concerning Borrowing of Funds

Comforia Residential REIT, Inc (“CRR”) announces that it decided today to proceed with the borrowing of funds. Details are as follows:

1. Description of New Borrowing

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 | : | 1,200 million yen |
| ③ Interest rate | : | Basic interest rate (JBA 1 month yen TIBOR) +0.1425% (Note) |
| ④ Scheduled drawdown date | : | December 21, 2023 |
| ⑤ Borrowing method | : | Borrowing based on a loan agreement effective December 19, 2023, with the lender stated above. |
| ⑥ Interest payment dates | : | Interest payments will be first made on January 31, 2024, 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 | : | December 21, 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) 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. Reasons for Borrowing

CRR will appropriate the funds to acquire the investment assets as described in the press release titled “Notice Concerning Acquisition of Investment Assets (COMFORIA TAKASHIMADAIRA and other 2 assets)” issued on August 4, 2023 and to pay the expenses related to the acquisition.

3. Amount, Use, and Scheduled Time of Disbursement of Funds to Be Raised

(1) Amount of funds to be raised

A total of 1,200 million yen

(2) Specific use of funds to be raised

Funds will be used to acquire the investment assets (refer to 2. shown above for details)

(3) Scheduled time of disbursement

December 21, 2023

4. Status of Interest-Bearing Debt after the Borrowing

(million yen)

	Before the borrowing (As of December 15, 2023)	After the borrowing (As of December 21, 2023)	Change
Short-Term Loans (Note)	4,799	4,799	-
Current portion of long-term loans (to be repaid within one year or less)	12,850	12,850	-
Long-Term Loans (Note)	129,260	130,460	1,200
Total of Loans	146,909	148,109	1,200
Current portion of investment corporation bonds (to be redeemed within one year or less)	1,000	1,000	-
Investment Corporation Bonds	16,100	16,100	-
Total of Loans and Investment Corporation Bonds	164,009	165,209	1,200

(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/>