



January 12, 2024

For Immediate Release

Real Estate Investment Trust Securities Issuer:
Comforia Residential REIT, Inc
1-21 Dogenzaka 1-chome, Shibuya-ku, Tokyo
Kentarō Yoshikawa
Executive Director
(TSE Code: 3282)

Asset Management Company:
TLC REIT Management Inc.
Akira Kubo
President & CEO

Inquires:
Daisuke Kawauchi
General Manager of Strategy Department
Comforia Management Division
(TEL: +81-3-6455-3388)

Notice Concerning Acquisition of BELS and CASBEE Certification for Real Estate

Comforia Residential REIT, Inc (“CRR”) announces that it obtained BELS and CASBEE Certification for Real Estate for the following properties.

1. Overview of BELS and CASBEE Certification for Real Estate

(1) 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) CASBEE Certification for Real Estate

CASBEE is an evaluation system for rating the environmental performance of buildings, developed under the auspices of the Ministry of Land, Infrastructure, Transport and Tourism. The system rates the overall environmental performance of buildings from the following perspectives: the evaluation of the environmental quality and performance of buildings themselves and the external environmental load of buildings.

Certification for CASBEE for Real Estate is rated in four scales: rank S, rank A, rank B+ and rank B for buildings with over 1 year after completion.

2. Certification Rank

(1) BELS


Certified Property	Location	Certification Rank
COMFORIA UENOIRIYA	2-6-8 Ryusen, Taito-ku, Tokyo	 <p>この住棟のエネルギー消費量5%削減 2023年12月21日交付 国土交通省告示に基づく第三者認証</p> <p>★★</p>

(2) CASBEE Certification for Real Estate

Certified Property	Location	Certification Rank
COMFORIA ITABASHINAKAJUKU	62-2 Nakajuku, Itabashi-ku, Tokyo	 <p>Rank S ★★★★★</p>
COMFORIA TOYOCHO	2-26-11 Minamisuna, Koto-ku, Tokyo	 <p>Rank S ★★★★★</p>

3. Overview of Properties Certified

(1) BELS

Certified Property	COMFORIA UENOIRIYA
Exterior	
Location	2-6-8 Ryusen, Taito-ku, Tokyo
Structure / Number of Floors	RC / 14F
Gross Floor Area	3,527.42 m ²
Completion Date	January, 2016
Acquisition Date	February 2, 2018

(2) CASBEE Certification for Real Estate

Certified Property	COMFORIA ITABASHINAKAJUKU
Exterior	
Location	62-2 Nakajuku, Itabashi-ku, Tokyo
Structure / Number of Floors	SRC · RC / 14F
Gross Floor Area	7,732.25 m ²
Completion Date	March, 2006
Acquisition Date	February 3, 2015

Certified Property	COMFORIA TOYOCHO	
Exterior		
Location	2-26-11 Minamisuna, Koto-ku, Tokyo	
Structure / Number of Floors	RC / 15F	
Gross Floor Area	5,409.09 m ²	
Completion Date	February, 2020	
Acquisition Date	September 29, 2020	

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/>