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For Immediate Release

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### Notice Concerning Borrowing of Funds and Repayment of Loans

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

#### 1. Description of New Borrowing and Repayment

##### (1) Description of New Borrowing

###### A Long-term Loans (Term : 6 year, fixed rate)

- |                              |   |  |
|------------------------------|---|--|
| ① Lender                     | : | Development Bank of Japan Inc., Mizuho Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited., MUFG Bank, Ltd.   |
| ② Loan amount                | : | 2,840 million yen  |
| ③ Interest rate              | : | To be determined (Note 1)  |
| ④ Scheduled drawdown date    | : | January 31, 2024   |
| ⑤ Borrowing method           | : | Borrowing based on a loan agreement effective January 29, 2024, with the lender stated above.  |
| ⑥ Interest payment dates     | : | Interest payments will be first made on February 29, 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   | : | January 31, 2030<br>(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   |

**B Long-term Loans (Term : 7 year, fixed rate)**

- ① Lender : Taiyo Life Insurance Company
- ② Loan amount : 500 million yen
- ③ Interest rate : To be determined (Note 1)
- ④ Scheduled drawdown date : January 31, 2024
- ⑤ Borrowing method : Borrowing based on a loan agreement effective January 29, 2024, with the lender stated above.
- ⑥ Interest payment dates : Interest payments will be first made on February 29, 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 : January 31, 2031  
(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 : 7 year, fixed rate, Sustainability-Linked Loan (Note 2))**

- ① Lender : Nippon Life Insurance Company
- ② Loan amount : 500 million yen
- ③ Interest rate : To be determined (Note 1)
- ④ Scheduled drawdown date : January 31, 2024
- ⑤ Borrowing method : Borrowing based on a loan agreement effective January 29, 2024, with the lender stated above.
- ⑥ Interest payment dates : Interest payments will be first made on February 29, 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 : January 31, 2031  
(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 entire amount of the Borrowing from Nippon Life Insurance Company will be procured as a sustainability-linked loan (the "Sustainability-Linked Loan"). The Sustainability-Linked Loan is based on the "Nissay Sustainability Linked Loan Framework" developed by Nippon Life Insurance Company, which has obtained a second opinion from Rating and Investment Information, Inc. (R&I). The percentage reductions in CO2 emissions are designated as Sustainability Performance Targets (SPTs), and depending on the achievement of the SPTs, a reduced interest rate from the original borrowing rate is applied as an incentive.

## (2) Description of Repayment of Loans

### A Current portion of long-term loans (Term : 7 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 : 3,190 million yen
- ③ Interest rate : 0.62938%
- ④ Drawdown date : February 2, 2017
- ⑤ Principal repayment date : January 31, 2024

### B Current portion of long-term loans (Term : 5.4 year, fixed rate)

- ① Lender : Taiyo Life Insurance Company, Nippon Life Insurance Company
- ② Loan amount : 1,000 million yen
- ③ Interest rate : 0.55126%
- ④ Drawdown date : August 31, 2018
- ⑤ Principal repayment date : January 31, 2024

## 2. Reasons for Borrowing and Repayment

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 3,840 million yen

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

Funds will be used to repay loans (refer to 1.(2) shown above for details) .

### (3) Scheduled time of disbursement

January 31, 2024

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

(million yen)

	Before the borrowing (As of January 25, 2024)	After the borrowing (As of January 31, 2024)	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	17,930	5,080
Long-Term Loans (Note)	130,460	125,030	-5,430
Total of Loans	148,109	147,759	-350
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	165,209	164,859	-350

(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/>