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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

Long-term Loans (Term : 8 year, fixed rate)

- |                              |   |   |
|------------------------------|---|---|
| ① Lender                     | : | Development Bank of Japan Inc., Mizuho Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited., MUFG Bank, Ltd.  |
| ② Loan amount                | : | 2,400 million yen   |
| ③ Interest rate              | : | To be determined (Note)   |
| ④ Scheduled drawdown date    | : | February 29, 2024   |
| ⑤ Borrowing method           | : | Borrowing based on a loan agreement effective February 27, 2024, with the lender stated above.  |
| ⑥ Interest payment dates     | : | Interest payments will be first made on March 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   | : | February 29, 2032<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  |

(Note) Funds will be borrowed at a fixed interest rate, which will be announced once it has been determined.

##### (2) Description of Repayment of Loans

Current portion of long-term loans (Term : 8.1 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 : 2,670 million yen
- ③ Interest rate : 0.67745% (Note)
- ④ Drawdown date : February 2, 2016
- ⑤ Principal repayment date : February 29, 2024

(Note) The interest rate denotes the fixed rate after an interest-rate swap agreement because the interest rate swap agreement was executed in order to hedge the risk of fluctuation.

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 2,400 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

February 29, 2024

4. Status of Interest-Bearing Debt after the Borrowing

(million yen)

	Before the borrowing (As of February 22, 2024)	After the borrowing (As of February 29, 2024)	Change
Short-Term Loans (Note)	4,799	4,799	-
Current portion of long-term loans (to be repaid within one year or less)	17,930	15,260	-2,670
Long-Term Loans (Note)	125,030	127,430	2,400
Total of Loans	147,759	147,489	-270
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	164,859	164,589	-270

(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/>