



March 25, 2024

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 | : | 1,600 million yen |
| ③ Interest rate | : | Basic interest rate (JBA 1 month yen TIBOR) +0.1425% (Note) |
| ④ Scheduled drawdown date | : | March 28, 2024 |
| ⑤ Borrowing method | : | Borrowing based on a loan agreement effective March 26, 2024, with the lender stated above. |
| ⑥ Interest payment dates | : | Interest payments will be first made on April 30, 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 | : | March 28, 2026
(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 asset as described in the press release titled “Notice Concerning Acquisition and Sale of Investment Assets” issued on March 25, 2024 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 1,600 million yen

(2) Specific use of funds to be raised

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

(3) Scheduled time of disbursement

March 28, 2024

4. Status of Interest-Bearing Debt after the Borrowing

(million yen)

	Before the borrowing (As of March 19, 2024)	After the borrowing (As of March 29, 2024)	Change
Short-Term Loans (Note)	4,799	11,039	6,240
Current portion of long-term loans (to be repaid within one year or less)	15,260	12,460	-2,800
Long-Term Loans (Note)	127,430	131,430	4,000
Total of Loans	147,489	154,929	7,440
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	164,589	172,029	7,440

(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/>