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For Immediate Release

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

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

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

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

###### A Long-term Loans (Term : 7 year, variable interest rate)

- ① Lender : Daiwa Next Bank, Ltd.
- ② Loan amount : 2,500 million yen
- ③ Interest rate : Basic interest rate (JBA 1 month yen TIBOR) +0.25% (Note)
- ④ Scheduled drawdown date : April 5, 2024
- ⑤ Borrowing method : Borrowing based on a loan agreement effective April 3, 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 : April 5, 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

**B Long-term Loans (Term : 9 year, variable interest rate)**

- ① Lender : SBI Shinsei Bank, Limited
- ② Loan amount : 1,300 million yen
- ③ Interest rate : Basic interest rate (JBA 1 month yen TIBOR) +0.30% (Note)
- ④ Scheduled drawdown date : April 5, 2024
- ⑤ Borrowing method : Borrowing based on a loan agreement effective April 3, 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 : April 5, 2033  
(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) Description of Repayment of Loan**

**Short-term loan (Term : 1 year, variable interest rate )**

- ① Lender : Mizuho Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited., MUFG Bank, Ltd.,
- ② Loan amount : 3,800 million yen
- ③ Interest rate : Basic interest rate (JBA 1 month yen TIBOR) +0.20%
- ④ Drawdown date : April 5, 2023
- ⑤ Principal repayment date : April 5, 2024

**2. Reasons for Borrowing and Repayment**

CRR will appropriate the funds to repay loan (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 3,800 million yen

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

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

**(3) Scheduled time of disbursement**

April 5, 2024



4. Status of Interest-Bearing Debt after the Borrowing

(million yen)

	After the borrowing (As of March 29, 2024)	After the borrowing (As of April 5, 2024)	Change
Short-Term Loans (Note)	11,039	7,239	-3,800
Current portion of long-term loans (to be repaid within one year or less)	12,460	23,610	11,150
Long-Term Loans (Note)	131,430	124,080	-7,350
Total of Loans	154,929	154,929	-
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	172,029	172,029	-

(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/>