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For Immediate Release

Real Estate Investment Trust Securities Issuer:
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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 : 8 year, variable interest rate)

- | | | |
|------------------------------|---|--|
| ① Lender | : | Mizuho Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited., MUFG Bank, Ltd., Sumitomo Mitsui Banking Corporation. |
| ② Loan amount | : | 7,210 million yen |
| ③ Interest rate | : | Basic interest rate (JBA 1 month yen TIBOR) +0.321% (Note) |
| ④ Scheduled drawdown date | : | January 31, 2025 |
| ⑤ Borrowing method | : | Borrowing based on a loan agreement effective January 29, 2025, with the lender stated above. |
| ⑥ Interest payment dates | : | Interest payments will be first made on February 28, 2025, 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, 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 |

B Short-term Loans (Term : 1 year, variable interest rate)

- ① Lender : Mizuho Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited., MUFG Bank, Ltd.,
- ② Loan amount : 2,058 million yen
- ③ Interest rate : Basic interest rate (JBA 1 month yen TIBOR) +0.30% (Note)
- ④ Scheduled drawdown date : January 31, 2025
- ⑤ Borrowing method : Borrowing based on the commitment line agreement dated September 26, 2024, with the lender stated above.
- ⑥ Interest payment dates : Interest payments will be first made on February 28, 2025, 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, 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) Description of Repayment of Loan

A Current portion of long-term loans (Term : 10 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 : 3,410 million yen
- ③ Interest rate : 1.042% (Note)
- ④ Drawdown date : February 3, 2015
- ⑤ Principal repayment date : January 31, 2025

B 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 : 2,860 million yen
- ③ Interest rate : 0.65428%
- ④ Drawdown date : February 2, 2018
- ⑤ Principal repayment date : January 31, 2025

C Current portion of long-term loans (Term : 6 year, fixed rate)

- ① Lender : Mizuho Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited., MUFG Bank, Ltd., Sumitomo Mitsui Banking Corporation.
- ② Loan amount : 2,330 million yen
- ③ Interest rate : 0.3995% (Note)
- ④ Drawdown date : January 31, 2019
- ⑤ Principal : January 31, 2025
repayment date

D Current portion of long-term loans (Term : 6 year, fixed rate)

- ① Lender : Development Bank of Japan Inc.
- ② Loan amount : 670 million yen
- ③ Interest rate : 0.49994%
- ④ Drawdown date : January 31, 2019
- ⑤ Principal : January 31, 2025
repayment date

(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 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 9,268 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

January 13, 2025

4. Status of Interest-Bearing Debt after the Borrowing

(million yen)

	After the borrowing (As of January 24, 2025)	After the borrowing (As of January 31, 2025)	Change
Short-Term Loans (Note)	6,240	8,298	2,058
Current portion of long-term loans (to be repaid within one year or less)	25,920	21,650	-4,270
Long-Term Loans (Note)	126,769	128,979	2,210
Total of Loans	158,929	158,927	-2
Current portion of investment corporation bonds (to be redeemed within one year or less)	-	-	-
Investment Corporation Bonds	16,100	16,100	-
Total of Loans and Investment Corporation Bonds	175,029	175,027	-2

(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/>