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For Immediate Release

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Notice Concerning Execution of Interest Rate Swap Agreement

Comforia Residential REIT, Inc (“CRR”) announces today that it had executed the interest rate swap agreement regarding long-term loans (amount: 7,210 million yen, term: 8 years, variable interest rate) about part of new borrowing described in “ Notice Concerning Borrowing of Funds and Repayment of Loan ” released on January 24, 2025. Details are as follows:

Execution of the Interest Rate Swap Agreement

(1) Description of Execution of the Interest Rate Swap Agreement

Long-term loans (amount: 7,210 million yen, term: 8 years, variable interest rate)

Lender	Notional Principal (million yen)	Counterparty	Interest Rate		Commencement Date	Termination Date
			Fixed Payment	Variable Receipt		
Mizuho Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited. MUFG Bank, Ltd, Sumitomo Mitsui Banking Corporation.	7,210	Mizuho Bank, Ltd.	1.42210%	JBA 1 month yen TIBOR +0.321%	January 31, 2025	January 31, 2033

(Note) Interest payments in both fixed payment and variable receipt will be made on February 28, 2025 first, the last day of each month thereafter, and the repayment date. (If the repayment date is a non-business day, it will be the following business day. If the repayment date falls on the following month, it will be the immediately preceding business day.)

By entering the interest rate swap agreement, the interest rate for the loans (principal amount of 7,210 million yen, 8 years) is to be basically fixed at 1.42210%.

(2) Reason for Executing the Interest Rate Swap Agreement

CRR decided to execute the interest rate swap agreement in order to hedge the risk of fluctuation in the interest rate of long-term loans: 7,210 million yen, which will be borrowed on January 31, 2025. (Note)

(Note) Refer to the “ Notice Concerning Borrowing of Funds and Repayment of Loan ” released on January 24, 2025.



[Reference Material] Fixed-interest and variable-interest debt ratio

As of January 31, 2025

	Interest-bearing debt (million yen)	Ratio
Variable-interest debt	23,597	13.5%
Fixed-interest debt (Note)	151,430	86.5%

(Note) Fixed-interest debt includes Interest-bearing debt changed from variable-rate to fixed-rate through swap transactions.

*Website of CRR: <https://www.comforia-reit.co.jp/en/>