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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 : 2 year, variable interest rate)

- |                              |   |   |
|------------------------------|---|---|
| ① Lender                     | : | Resona Bank, Limited.   |
| ② Loan amount                | : | 3,240 million yen   |
| ③ Interest rate              | : | Basic interest rate (JBA 1 month yen TIBOR) +0.13% (Note 1)   |
| ④ Scheduled drawdown date    | : | March 28, 2025  |
| ⑤ Borrowing method           | : | Borrowing based on a loan agreement effective March 26, 2025, with the lender stated above.   |
| ⑥ Interest payment dates     | : | Interest payments will be first made on April 30, 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   | : | March 28, 2027<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  |

**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 : 4,680 million yen
- ③ Interest rate : Basic interest rate (JBA 1 month yen TIBOR) +0.30% (Note 1)
- ④ Scheduled drawdown date : March 28, 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 April 30, 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 : 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

**C Long-term Loans (Term : 8 year, variable interest rate)**

- ① Lender : MUFG Bank, Ltd., Mizuho Bank, Ltd.,  
Sumitomo Mitsui Trust Bank, Limited., Sumitomo Mitsui Banking Corporation.
- ② Loan amount : 6,875 million yen
- ③ Interest rate : Basic interest rate (JBA 1 month yen TIBOR) +0.321% (Note 1)
- ④ Scheduled drawdown date : March 31, 2025
- ⑤ Borrowing method : Borrowing based on a loan agreement effective March 27, 2025, with the lender stated above.
- ⑥ Interest payment dates : Interest payments will be first made on April 30, 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 : March 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

**D Long-term Loans (Term : 4 year, fixed rate)**

- ① Lender : Development Bank of Japan Inc.
- ② Loan amount : 2,775 million yen
- ③ Interest rate : To be determined (Note 2)
- ④ Scheduled drawdown date : March 31, 2025

- ⑤ Borrowing method : Borrowing based on a loan agreement effective March 27, 2025, with the lender stated above.
- ⑥ Interest payment dates : Interest payments will be first made on April 30, 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 : March 31, 2029  
(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

E 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 : 1,290 million yen
- ③ Interest rate : Basic interest rate (JBA 1 month yen TIBOR) +0.30% (Note 1)
- ④ Scheduled drawdown date : March 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 April 30, 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 : March 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 1) 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/>).

(Note 2) Funds will be borrowed at a fixed interest rate, which will be announced once it has been determined.

(2) Description of Repayment of Loan

A Current portion of 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 : 3,240 million yen
- ③ Interest rate : Basic interest rate (JBA 1 month yen TIBOR) +0.19%
- ④ Drawdown date : March 28, 2024
- ⑤ Principal repayment date : March 28, 2025

B Current portion of long-term loans (Term : 9 year, fixed rate)

- ① Lender : Development Bank of Japan Inc., MUFG Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited.
- ② Loan amount : 5,000 million yen
- ③ Interest rate : 0.6195% (Note)
- ④ Drawdown date : March 23, 2016
- ⑤ Principal repayment date : March 31, 2025

C Current portion of long-term loans (Term : 7 year, fixed rate)

- ① Lender : MUFG Bank, Ltd., Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation.
- ② Loan amount : 4,650 million yen
- ③ Interest rate : 0.62188%
- ④ Drawdown date : March 30, 2018
- ⑤ Principal repayment date : March 31, 2025

(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 acquire the investment assets as described in the press releases titled “Notice Concerning Acquisition of Domestic Real Estate Property (COMFORIA KOJIYA)” issued on January 28, 2025, and “Notice Concerning Acquisition of Domestic Real Estate Property (COMFORIA SHIBAURA II and other 4 assets)” issued on March 17, 2025 and to pay the expenses related to the acquisitions. Also 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 18,860 million yen  
 (Borrowing scheduled on March 28, 2025 : 7,920 million yen)  
 (Borrowing scheduled on March 31, 2025 : 10,940 million yen)

(2) Specific use of funds to be raised

Funds will be used ① to acquire the investment assets (refer to 2. shown above for details), and ② to repay loans (refer to 1.(2) shown above for details),

(3) Scheduled time of disbursement

March 28, 2025 and March 31, 2025

4. Status of Interest-Bearing Debt after the Borrowing

	(million yen)		
	After the borrowing (As of March 21, 2025)	After the borrowing (As of March 31, 2025)	Change
Short-Term Loans (Note)	8,298	11,028	2,730
Current portion of long-term loans (to be repaid within one year or less)	21,650	18,100	-3,550
Long-Term Loans (Note)	128,979	135,769	6,790



Total of Loans	158,929	164,897	5,970
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	175,027	180,997	5,970

(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/>