



September 16, 2025

For Immediate Release

Real Estate Investment Trust Securities Issuer:
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Notice Concerning Early Repayment

Comforia Residential REIT, Inc (“CRR”) announces that it decided today to proceed with early repayment (the “Early Repayment”). Details are as follows:

1. Early Repayment

(1) Description of Early Repayment

① Lender	Mizuho Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited, MUFG Bank, Ltd.
② Loan amount	4,680 million yen
③ Repayment amount	1,500 million yen
④ Loan amount after repayment	3,180 million yen
⑤ Interest rate	Basic interest rate(JBA 1 month yen TIBOR) + 0.30%
⑥ Drawdown date	March 28, 2025
⑦ Maturity date	March 28, 2026
⑧ Scheduled early repayment date	October 1, 2025

(2) Funds for repayment

Part of the proceeds from the sale of properties (Note) and Cash on hand will be applied.

(Note) For details of the sale, please refer to the press release “Notice Concerning Sale of Beneficial Interest in Domestic Real Estate Trust (COMFORIA SHINKOYASU)” announced on July 24, 2025 and “Notice Concerning Acquisition and Sale of Beneficial Interests in Domestic Real Estate Trusts” announced today.

2. Status of Borrowings and Investment Corporation Bonds after the Early Repayment

(million yen)

	Before the Early Repayment (As of September 16, 2025)	After the Early Repayment (As of October 1, 2025)	Change
Short-Term Loans (Note)	11,028	9,528	-1,500
Current portion of long-term loans (to be repaid within one year or less)	22,550	26,500	3,950
Long-Term Loans (Note)	138,294	134,344	-3,950
Total of Loans	171,872	170,372	-1,500
Current portion of investment corporation bonds (to be redeemed within one year or less)	2,000	2,000	-
Investment Corporation Bonds	14,100	14,100	-
Total of Loans and Investment Corporation Bonds	187,972	186,472	-1,500

(Note) Short-term loans are loans with a maturity of one year or less from the date of drawdown to the date of repayment, while long-term loans are loans with a maturity of more than one year from the date of drawdown to the date of repayment.

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