



September 16, 2025

For Immediate Release

Real Estate Investment Trust Securities Issuer:  
Comforia Residential REIT, Inc  
21-1 Dogenzaka 1-chome, Shibuya-ku, Tokyo  
Takashi Sakamoto  
Executive Director  
(TSE Code: 3282)

Asset Management Company:  
TLC REIT Management Inc.  
Akira Kubo  
President & CEO  
Inquiries:  
Shogo Momma  
General Manager of Strategy Department  
Comforia Management Division  
(TEL: +81-3-6455-3388)

### Notice Concerning Determination of Repurchase of Own Investment Units

Comforia Residential REIT, Inc (“CRR”) announces that it has decided at the board of directors meeting held today the agenda regarding the repurchase of own investment units pursuant to the provisions of Article 80-2 of the Act on Investment Trusts and Investment Corporations, as applied by substitution under the provisions of Article 80-5, Paragraph 2 of the same Act.

CRR plans to cancel all own investment units to be repurchased by the end of January 2026.

#### 1. Reasons for the repurchase of own investment units

The Investment Corporation has been promoting qualitative improvement to its portfolio through asset replacement and enhancing returns for unitholders, as described in “Notice Concerning Sale of Beneficial Interest in Domestic Real Estate Trust (COMFORIA SHINKOYASU)” announced on July 24th, 2025, and “Notice Concerning Acquisition and Sale of Beneficial Interests in Domestic Real Estate Trusts” announced today.

In the meantime, the yield on 10-year government bonds, a key indicator of long-term interest rates, has reached a high level exceeding 1.6% for the first time during last 17 years. Therefore, building a flexible and robust financial foundation is considered to be the top priority, and we decided to use the proceeds from the asset replacement transactions to repay a portion of borrowings, as announced in today's “Notice Concerning Early Repayment”.

Furthermore, the Investment Corporation has regarded earnings per unit excluding capital gains (hereinafter referred to as “EPU”) as a key management indicator and has focused it on operations consistently. Based on this, after discussing investment targets that would maximize EPU growth within the limited funds available after repaying borrowings from the sale proceeds, we determined to allocate the remaining funds to the repurchase of our own investment units, which we thought would contribute to enhancing unitholder value over the medium to long term.

#### 2. Details of the repurchase of own investment units

(1) Total number of investment units to be repurchased	4,000 units (maximum) (0.5% of the total number of outstanding investment units (excluding the number of own investment units) (Repurchases only be executed when the investment unit price / NAV is below 1.0 x)
(2) Total value of investment units to be repurchased	1,000 million yen (maximum)
(3) Repurchase method	Open-market repurchase on the Tokyo Stock Exchange based on a discretionary trading agreement pertaining to the repurchase of own investment units concluded with a securities company
(4) Repurchase period	From September 17, 2025 to November 28, 2025



CRR will terminate the transaction regarding the repurchase of own investment units when either the total number of repurchased own investment units or the total repurchase value reaches the maximum amount, or when the repurchase period ends. With respect to the total value of investment units to be repurchased, the scale has been determined in light of the current and future situation of cash in hand, the LTV level following the repurchase of investment units, etc.

(Note) Depending on CRR's investment unit price level, liquidity, market trends, etc., the total number and the total value of investment units to be repurchased may not reach the maximums mentioned above, or there may be no repurchase at all.

### 3. Procedures after the repurchase of own investment units

CRR plans to cancel all repurchased own investment units by the end of January 2026.

【Reference information】 Status of Own Investment Units as of September 16, 2025

Total number of investment units outstanding (excluding own investment units)	780,342 units
Number of own investment units	0 units

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