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For Immediate Release

Real Estate Investment Trust Securities Issuer:

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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: 4,090 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 22, 2026. 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: 4,090 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.	4,090	Sumitomo Mitsui Trust Bank, Limited.	2.63035%	JBA 1 month yen TIBOR +0.321%	January 30, 2026	January 30, 2034

(Note) Interest payments in both fixed payment and variable receipt will be made on February 27, 2026 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 4,090 million yen, 8 years) is to be basically fixed at 2.63035%.

(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: 4,090 million yen, which will be borrowed on January 30, 2026. (Note)

(Note) Refer to the “Notice Concerning Borrowing of Funds and Repayment of Loan” released on January 22, 2026.



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

As of January 30, 2026

	Interest-bearing debt (million yen)	Ratio
Variable-interest debt	32,274	17.1%
Fixed-interest debt (Note)	156,238	82.9%

(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/>