



July 16, 2026

For Immediate Release

Real Estate Investment Trust Securities Issuer:
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Notice Concerning Decision on Price, etc. Regarding Issuance of New Investment Units
and Secondary Offering of Investment Units

Comforia Residential REIT, Inc (“CRR”) announces that it has determined at the board of directors’ meeting held today, the issue price, offer price and other matters concerning the issuance of new investment units and secondary offering of investment units that were decided at the previous board of directors’ meeting held on July 13, 2026. Details are as follows:

1. Issuance of New Investment Units through Public Offering (Primary Offering)

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| (1) Number of investment units
to be issued: | 107,620 units |
| (2) Paid-in amount (issue value): | 97,558 yen per unit |
| (3) Total paid-in amount (issue value): | 10,499,191,960 yen |
| (4) Issue price (offer price): | 100,816 yen per unit |
| (5) Total issue amount (offer price): | 10,849,817,920 yen |
| (6) Subscription period: | July 17, 2026 (Friday) |
| (7) Payment period for deposit in
securities: | From July 17, 2026 (Friday)
To July 21, 2026 (Tuesday) |
| (8) Payment date: | August 3, 2026 (Monday) |
| (9) Delivery date: | August 4, 2026 (Tuesday) |
- (Note) The underwriters purchase and underwrite at the paid-in amount (issue value) and conduct the primary offering at the stated issue price (offer price).

<Disclaimer> This document is a press release to make a public announcement of the issuance of new investment units and secondary offering of investment units of CRR, and has not been prepared as a solicitation for investment. CRR cautions investors to ensure that they refer to the prospectus for notification of the issuance of new investment units and secondary offering of investment units as well as amendments thereto prepared by CRR before undertaking investments and that investments be made at their own discretion and responsibility.



2. Secondary Offering of Investment Units (Over-Allotment)

- (1) Number of investment units to be offered: 5,380 units
- (2) Offer price: 100,816 yen per unit
- (3) Total offer price: 542,390,080 yen
- (4) Subscription period: July 17, 2026 (Friday)
- (5) Payment period for deposit in securities: From July 17, 2026 (Friday) To July 21, 2026 (Tuesday)
- (6) Delivery date: August 4, 2026 (Tuesday)

3. Issuance of New Investment Units to be Offered by Way of Third-Party Allotment

- (1) Paid-in amount (issue value): 97,558 yen per unit
 - (2) Total paid-in amount (issue value) (maximum): 524,862,040 yen
 - (3) Subscription period: August 18, 2026 (Tuesday)
(Subscription date)
 - (4) Payment date: August 19, 2026 (Wednesday)
- (Note) If there are no subscriptions for all or a part of the investment units until the subscription period (subscription date) described in (3) above, the issuance of such investment units shall be cancelled.

<Reference>

1. Calculation of Issue Price and Offer Price

- (1) Calculation reference date and price: July 16, 2026 (Thursday) 105,500 yen
- (2) Discount Rate: 2.50%

(Note) Issue price was calculated by applying the discount rate to the difference between the closing price of the investment units in a regular trading session at the Tokyo Stock Exchange, Inc. on the reference date and the forecasted cash distributions per unit of 2,098 yen for the period ending July 31, 2026 (32nd Period: February 1, 2026 to July 31, 2026).

2. Syndicated Cover Transaction Period

From July 18, 2026 (Saturday) to August 14, 2026 (Friday)

3. Specific Use of the Funds to be Procured

CRR plans to use the proceeds (10,499,191,960yen) from the primary offering as part of funds for the acquisition of “COMFORIA SHIMO,” “COMFORIA MUSASHIURAWA,” “COMFORIA GOTANNO,” “COMFORIA NISHITAKASHIMADAIRA” and “COMFORIA AYASE” described in the press release titled “Notice Concerning Acquisition of Domestic Real Estate and Beneficial Interests in Domestic Real Estate Trusts (COMFORIA SHIMO and other 4 assets)” announced on July 13, 2026. The maximum amount of proceeds (524,862,040 yen) from the issuance of new Investment Units by way of third-party allotment will be kept as cash on hand and used for part of funds for future acquisition of specified assets.

(Note) The procured funds will be deposited to financial institutions until being expensed.

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

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