July 24, 2026

For Immediate Release

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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：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	:	4,050 million yen
③	Interest rate	:	Basic interest rate（JBA 1 month yen TIBOR）＋0.321% (Note 1)
④	Scheduled drawdown date	:	July 31, 2026
⑤	Borrowing method	:	Borrowing based on a loan agreement effective July 29, 2026, with the lender stated above.
⑥	Interest payment dates	:	Interest payments will be first made on August 31, 2026, 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	:	July 31, 2034 (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 Long-term Loans（Term：3 year, fixed rate）

①	Lender	:	Development Bank of Japan Inc.
②	Loan amount	:	900 million yen

③	Interest rate	:	To be determined (Note2)
④	Scheduled drawdown date	:	July 31, 2026
⑤	Borrowing method	:	Borrowing based on a loan agreement effective July 29, 2026, with the lender stated above.
⑥	Interest payment dates	:	Interest payments will be first made on August 31, 2026, 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	:	July 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

(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. (https://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

Current portion of long-term loans (Term：10year, fixed rate)

①	Lender	:	MUFG Bank, Ltd., Mizuho Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited., Development Bank of Japan Inc., Sumitomo Mitsui Banking Corporation.
②	Loan amount	:	4,950 million yen
③	Interest rate	:	0.65518%
④	Drawdown date	:	August 1, 2016
⑤	Principal repayment date	:	July 31, 2026

2. Reasons for Borrowing and Repayment

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 4,950 million yen

(2) Specific use of funds to be raised

Funds will be used to repay loans (refer to 1.(2) shown above for details),

(3) Scheduled time of disbursement

July 31, 2026

4. Status of Interest-Bearing Debt after the Borrowing and Repayment

(million yen)

	Before the borrowing and repayment (As of July 24, 2026)	After the borrowing and repayment (As of July 31, 2026)	Change
Short-Term Loans (Note)	3,738	3,738	-
Current portion of long-term loans (to be repaid within one year or less)	24,565	19,615	-4,950
Long-Term Loans (Note)	144,737	149,687	4,950
Total of Loans	173,040	173,040	-
Current portion of investment corporation bonds (to be redeemed within one year or less)	2,000	2,000	-
Investment Corporation Bonds	12,100	12,100	-
Total of Loans and Investment Corporation Bonds	187,140	187,140	-

(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/