



July 30, 2026

For Immediate Release

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Notice Concerning Acquisition of CASBEE Certification for Real Estate

Comforia Residential REIT, Inc (“CRR”) announces that it obtained CASBEE Certification for Real Estate for the following properties.

1. Overview of CASBEE Certification for Real Estate

CASBEE is an evaluation system for rating the environmental performance of buildings, developed under the auspices of the Ministry of Land, Infrastructure, Transport and Tourism. The system rates the overall environmental performance of buildings from the following perspectives: the evaluation of the environmental quality and performance of buildings themselves and the external environmental load of buildings.

Certification for CASBEE for Real Estate is rated in four scales: rank S, rank A, rank B+ and rank B for buildings with over 1 year after completion.

2. CASBEE Certification Rank

Certified Property	Location	Certification Rank
COMFORIA MONZENNAKACHO	16-8 Fuyuki, Koto-ku, Tokyo	 Rank A ★★★★★
COMFORIA MITA EAST	4-18-1 Shiba, Minato-ku, Tokyo	 Rank A ★★★★★
COMFORIA AKIHABARA EAST	2-9-19 Higashikanda, Chiyoda-ku, Tokyo	 Rank A ★★★★★

3. Overview of Property Certified by the CASBEE Certification for Real Estate

Certified Property	COMFORIA MONZENNAKACHO
Exterior	
Location	16-8 Fuyuki, Koto-ku, Tokyo
Structure / Number of Floors	RC / 13F
Gross Floor Area	4,916.04 m ²
Completion Date	Apr. 2008
Acquisition Date	Feb. 3, 2012

Certified Property	COMFORIA MITA EAST
Exterior	
Location	4-18-1 Shiba, Minato-ku, Tokyo
Structure / Number of Floors	RC / B1-13F
Gross Floor Area	4,973.31 m ²
Completion Date	Jan. 2008
Acquisition Date	Feb. 4, 2014

Certified Property	COMFORIA AKIHABARA EAST
Exterior	
Location	2-9-19 Higashikanda, Chiyoda-ku, Tokyo
Structure / Number of Floors	RC / B1-12F
Gross Floor Area	5,192.38 m ²
Completion Date	Feb. 2016
Acquisition Date	Feb. 2, 2017

4. Future measures

CRR seeks to achieve stable earnings and ensure the steady growth of our managed assets based on medium and long-term perspectives to maximize our unitholders' value. CRR believes that it is also important to reduce our environmental footprint and contribute to the surrounding communities and environment in addition to our basic policies of “investments in residential properties with high growth potential” and “utilization of the TOKYU FUDOSAN HOLDINGS Group”.

CRR will continue to advance measures to increase asset value in terms of environmental and energy-saving measures of owned properties as well as contributing to the surrounding communities.

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