September 18, 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	:	4,680 million yen
③	Interest rate	:	Basic interest rate（JBA 1 month yen TIBOR）＋0.321% (Note 1)
④	Scheduled drawdown date	:	September 30, 2026
⑤	Borrowing method	:	Borrowing based on a loan agreement effective September 28, 2026, with the lender stated above.
⑥	Interest payment dates	:	Interest payments will be first made on October 30, 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	:	September 30, 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：2 year, fixed rate）

①	Lender	:	Development Bank of Japan Inc.
②	Loan amount	:	1,270 million yen

③	Interest rate	:	To be determined (Note2)
④	Scheduled drawdown date	:	September 30, 2026
⑤	Borrowing method	:	Borrowing based on a loan agreement effective September 28, 2026, with the lender stated above.
⑥	Interest payment dates	:	Interest payments will be first made on October 30, 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	:	September 30, 2028 (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

C Long-term Loans（Term：7 year, variable interest rate）

①	Lender	:	Mizuho Trust & Banking Co., Ltd., The Bank of Fukuoka, Ltd., Shinkin Central Bank, The 77 Bank, Ltd.
②	Loan amount	:	1,840 million yen
③	Interest rate	:	Basic interest rate（JBA 1 month yen TIBOR）＋0.240% (Note 1)
④	Scheduled drawdown date	:	September 30, 2026
⑤	Borrowing method	:	Borrowing based on a loan agreement effective September 28, 2026, with the lender stated above.
⑥	Interest payment dates	:	Interest payments will be first made on October 30, 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	:	September 30, 2033 (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

D Long-term Loans（Term：5 year, variable interest rate）

①	Lender	:	The Ashikaga Bank, Ltd., The Chiba Bank, Ltd.
②	Loan amount	:	2,000 million yen
③	Interest rate	:	Basic interest rate（JBA 1 month yen TIBOR）＋0.180% (Note 1)
④	Scheduled drawdown date	:	September 30, 2026
⑤	Borrowing method	:	Borrowing based on a loan agreement effective September 28, 2026, with the lender stated above.
⑥	Interest payment dates	:	Interest payments will be first made on October 30, 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	:	September 30, 2031 (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

A Current portion of long-term loans (Term：9year, 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	:	3,150 million yen
③	Interest rate	:	0.77571%
④	Drawdown date	:	September 29, 2017
⑤	Principal repayment date	:	September 30, 2026

B Current portion of long-term loans (Term：7.5year, fixed rate)

①	Lender	:	Mizuho Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited., MUFG Bank, Ltd., Sumitomo Mitsui Banking Corporation.
②	Loan amount	:	2,100 million yen
③	Interest rate	:	0.54500% (Note)
④	Drawdown date	:	April 5, 2019
⑤	Principal repayment date	:	September 30, 2026

C Current portion of long-term loans (Term：7.5year, fixed rate)

①	Lender	:	Development Bank of Japan Inc.
②	Loan amount	:	700 million yen
③	Interest rate	:	0.57826%
④	Drawdown date	:	April 5, 2019
⑤	Principal repayment date	:	September 30, 2026

D Current portion of long-term loans (Term：6.5year, fixed rate)

①	Lender	:	Mizuho Trust & Banking Co., Ltd., The Norinchukin Bank, The Bank of Fukuoka, Ltd., Shinkin Central Bank, The 77 Bank, Ltd.
②	Loan amount	:	2,300 million yen
③	Interest rate	:	0.46156%

④ Drawdown date : March 31, 2020

⑤ Principal repayment date : September 30, 2026

E Current portion of short-term loans (Term：1 year, variable interest rate)

① Lender : Mizuho Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited., MUFG Bank, Ltd.,

② Loan amount : 2,040 million yen

③ Interest rate : Basic interest rate（JBA 1 month yen TIBOR）＋0.3%

④ Drawdown date : September 30, 2025

⑤ Principal repayment date : September 30, 2026

(Note) The interest rate denotes the fixed rate after an interest-rate swap agreement because the interest rate swap agreement was executed in order to hedge the risk of fluctuation.

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 9,790 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

September 30, 2026

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

(million yen)

	Before the borrowing and repayment (As of September 18, 2026)	After the borrowing and repayment (As of September 30, 2026)	Change
Short-Term Loans (Note)	3,738	1,698	-2,040
Current portion of long-term loans (to be repaid within one year or less)	18,615	14,560	-4,055
Long-Term Loans (Note)	150,687	156,282	5,595
Total of Loans	173,040	172,540	-500
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	186,640	-500

(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/