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For Immediate Release

Real Estate Investment Trust Securities Issuer:  
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### Notice Concerning Borrowing of Funds and Early Repayment of Loan

Comforia Residential REIT, Inc (“CRR”) announces today that it has decided to proceed with the borrowing of funds and early repayment of the loan. Details are as follows:

#### 1. Description of New Borrowing

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

- |   |                            |   |                                                                                                                                                                                                                                                |
|---|----------------------------|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ① | Lender                     | : | The Fukui Bank, Ltd.                                                                                                                                                                                                                           |
| ② | Loan amount                | : | 1,500 million yen                                                                                                                                                                                                                              |
| ③ | Interest rate              | : | Basic interest rate (JBA 1 month yen TIBOR) + 0.250% (Note)                                                                                                                                                                                    |
| ④ | Scheduled drawdown date    | : | October 30, 2026                                                                                                                                                                                                                               |
| ⑤ | Borrowing method           | : | Borrowing based on a loan agreement effective October 28, 2026, with the lender stated above.                                                                                                                                                  |
| ⑥ | Interest payment dates     | : | Interest payments will be first made on November 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   | : | October 30, 2033<br>(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) 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/>).

## 2. Description of Early Repayment

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 : 1,698 million yen
- ③ Interest rate : Basic interest rate (JBA 1 month yen TIBOR) + 0.3%
- ④ Drawdown date : July 7, 2026
- ⑤ Repayment date : July 7, 2027
- ⑥ Scheduled date of early repayment : October 30, 2026

(Note ) For further details of the loans, please refer to “Notice Concerning Borrowing of Funds” released on June 30, 2026.

## 3. Reasons for Borrowing and Repayment

CRR will apply the funds to repay loans (refer to Item 2 above for details) and thereby enhance financial stability.

## 4. Amount, Use, and Scheduled Time of Disbursement of Funds to Be Raised

### (1) Amount of funds to be raised

A total of 1,500 million yen

### (2) Specific use of funds to be raised

Funds will be used to repay loans (refer to Item 2 above for details).

### (3) Scheduled time of disbursement

October 30, 2026

## 5. Status of Interest-Bearing Debt after the Borrowing and Early Repayment

(million yen)

|                                                                                          | Before the borrowing and<br>early repayment<br>(As of October 16, 2026) | After the borrowing and<br>early repayment<br>(As of October 30, 2026) | Change |
|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|------------------------------------------------------------------------|--------|
| Short-Term Loans (Note)                                                                  | 1,698                                                                   | -                                                                      | -1,698 |
| Current portion of long-term loans (to be repaid within one year or less)                | 14,560                                                                  | 16,560                                                                 | 2,000  |
| Long-Term Loans (Note)                                                                   | 156,282                                                                 | 155,782                                                                | -500   |
| Total of Loans                                                                           | 172,540                                                                 | 172,342                                                                | -198   |
| 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                                          | 186,640                                                                 | 186,442                                                                | -198   |

(Note) “Short-term Loans” means borrowings lasting one year or less from the drawdown date to the repayment date, while “Long-term Loans” means borrowings lasting over one year from the drawdown date to the repayment date.



#### 6. Forecasts of Financial Results

The impact of the borrowing and early repayment of the loan on the forecasts of financial results is minimal, and there is no revision to the forecasts of financial results for the fiscal periods ending January 31, 2027 and July 31, 2027 described in the “Financial Results for the Fiscal Period Ended July 31, 2026” released on September 14, 2026.

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