



July 22, 2020

For Immediate Release

Real Estate Investment Trust Securities Issuer:
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Notice Concerning Early Repayment

Comforia Residential REIT, Inc (“CRR”) announces that it decided today to proceed with early repayment (the “Early Repayment”) as described in the press release titled “Notice Concerning Issuance of Investment Corporation Bonds (Green Bonds)” announced today. Details are as follows:

1. Early Repayment

(1) Description of Early Repayment

- | | | |
|--------------------------------------|---|--|
| ① Lender | : | Mizuho Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited, Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd. |
| ② Loan amount | : | 1,770 million yen |
| ③ Interest rate | : | Basic interest rate (JBA 1 month yen TIBOR) +0.20% |
| ④ Drawdown date | : | February 3, 2020 |
| ⑤ Scheduled principal repayment date | : | August 7, 2020 (Note) |

(Note) The maturity of the borrowing stated above is February 26, 2021.

(2) Funds for repayment

All of the net proceeds from the issuance of Comforia Residential REIT, Inc 8th unsecured bonds (green bonds) (with pari passu clause among specified investment corporation bonds) (the “Investment Corporation Bonds”) which will be paid on July 30, 2020, and cash on hand will be applied. For further details, please refer to the “Notice Concerning Issuance of Investment Corporation Bonds (Green Bonds)” announced as of today.

2. Status of Borrowings and Investment Corporation Bonds after the Early Repayment

(million yen)

	Before the Early Repayment (As of July 22, 2020)	After the Early Repayment (As of August 7, 2020) (Note 1)	Change
Short-Term Loans (Note 2)	-	-	-
Current portion of long-term loans (to be repaid within one year or less)	17,015	18,845	1,830
Long-Term Loans (Note 2)	105,905	102,305	▲3,600
Total of Loans	122,920	121,150	▲1,770
Current portion of investment corporation bonds (to be redeemed within one year or less)	-	3,000	3,000
Investment Corporation Bonds	11,000	9,500	▲1,500
Total of Loans and Investment Corporation Bonds	133,920	133,650	▲270

(Note 1) The calculation of the outstandings is based on the assumption that the issuance of the Investment Corporation Bonds (1,500 million yen) will be executed on July 30, 2020.

(Note 2) 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/>