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For Immediate Release

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Notice Concerning Acquisition of DBJ Green Building Certification

(COMFORIA SHINJUKU EASTSIDE TOWER)

Comforia Residential REIT, Inc (“Investment Corporation”) announces that it today received DBJ Green Building Certification for its owned property (COMFORIA SHINJUKU EASTSIDE TOWER) from Development Bank of Japan Inc. (“DBJ”). Details are as shown below.


1. Overview of DBJ Green Building Certification

The DBJ Green Building Certification System is developed by DBJ to promote real properties with consideration to environmental and social requirement. The system evaluates and certifies buildings based on comprehensive evaluation taking into account the subject building’s responses to various stakeholders including disaster prevention and consideration for communities as well as its environmental performance.

For details of the announcement by DBJ, please refer to the following website.


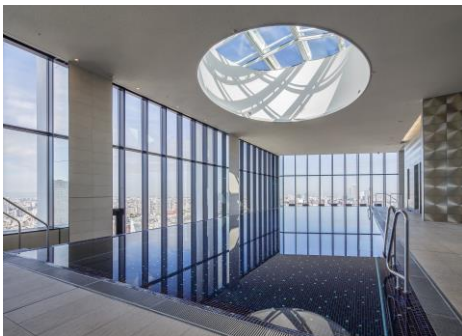



DBJ Green Building Certification website : <http://igb.jp/index.html>

2. Rank of Property Certified by the DBJ Green Building Certification System

Certified Property	COMFORIA SHINJUKU EASTSIDE TOWER
Certification Rank	 <p>Properties with the best class environmental & social awareness</p>
Assessment Points	<p>(1) Each dwelling unit has a substantial amount of facilities. In the common areas, the residents can enjoy services such as concierge, valet parking, and a car wash. A fitness space, swimming pool, lounge, and other facilities are also available. Together, all of these facilities help improve the comfort and the convenience of the residents.</p> <p>(2) Excellent crime and disaster prevention measures are taken, such as the double automatic locking systems and 24-hour manned guard security. A non-utility generation facility has also been set up on the premises.</p>

	(3) Arrangements for mutual support to be given during disasters have been established under the agreement made with the peripheral local governments. The art works are exhibited on the premises under the Shinjuku 6-chome Project Artwork Project S, forming part of an effort to actively promote relations with local communities.
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3. Overview of Property Certified by the DBJ Green Building Certification System

Certified Property	COMFORIA SHINJUKU EASTSIDE TOWER	
Exterior		
Interior	   	
Location (Residential address)	(Tower Building) 6-27-29 Shinjuku, Shinjuku-ku, Tokyo (Annex Building) 6-27-28 Shinjuku, Shinjuku-ku, Tokyo (Gate Building) 6-27-14 Shinjuku, Shinjuku-ku, Tokyo	
Structure / Number of Floors	(Tower Building) RC・S / B1-32F (Annex Building) RC / 4F (Gate Building) RC / 1F	



Site Area	10,870.10 m ²
Gross Floor Area	(Tower Building) 69,308.35 m ² (Annex Building) 2,305.29 m ² (Gate Building) 203.15 m ²
Completion Date	January 11, 2012
Acquisition Date	February 2, 2016

4. Future measures

The Investment Corporation 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. The Investment Corporation 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".

The Investment Corporation 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.

*The original Japanese version of this press release has been distributed to the press club of TSE (Kabuto Club), the Ministry of Land, Infrastructure, Transport and Tourism, and to the press club of the construction trade newspaper of the Ministry of Land, Infrastructure, Transport and Tourism.

*Website of the Investment Corporation: <http://comforia-reit.co.jp/english/>