



January 17, 2018

For Immediate Release

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Notice Concerning Decision on Price, etc. Regarding Issuance of New Investment Units  
and Secondary Offering of Investment Units

Comforia Residential REIT, Inc (“Investment Corporation”) announces that it has determined at the board of directors’ meeting held today, the issue price, offer price and other matters concerning the issuance of new investment units and secondary offering of investment units that were decided at the previous board of directors’ meeting held on January 5, 2018. Details are as follows:

1. Issuance of New Investment Units through Public Offering (Primary Offering)

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| (1) Number of investment units<br>to be offered: | 22,190 units   |
| (2) Paid-in amount (issue value):                | 225,600 yen per unit   |
| (3) Total paid-in amount (issue value):          | 5,006,064,000 yen  |
| (4) Issue price (offer price):                   | 233,132 yen per unit   |
| (5) Total issue amount (offer price):            | 5,173,199,080 yen  |
| (6) Subscription period:                         | From January 18, 2018 (Thursday)<br>To January 19, 2018 (Friday) |
| (7) Payment date:                                | February 1, 2018 (Thursday)                                      |
| (8) Delivery date:                               | February 2, 2018 (Friday)  |

(Note) The underwriters purchase and underwrite at the paid-in amount (issue value) and conduct the public offering at the stated issue price (offer price).

<Disclaimer> This document is a press release to make a public announcement of the issuance of new investment units and secondary offering of investment units of Investment Corporation, and has not been prepared as a solicitation for investment. The Investment Corporation cautions investors to ensure that they refer to the prospectus for notification of the issuance of new investment units and secondary offering of investment units as well as amendments thereto prepared by Investment Corporation (if such have been prepared) before undertaking investments and that investments be made at their own discretion and responsibility.



## 2. Secondary Offering of Investment Units (Over-Allotment)

- (1) Number of investment units to be offered: 1,110 units
- (2) Offer price: 233,132 yen per unit
- (3) Total offer price: 258,776,520 yen
- (4) Subscription period: From January 18, 2018 (Thursday)  
To January 19, 2018 (Friday)
- (5) Delivery date: February 2, 2018 (Friday)

## 3. Issuance of New Investment Units to be Offered by Way of Third-Party Allotment

- (1) Paid-in amount (issue value): 225,600 yen per unit
- (2) Total paid-in amount (issue value) (maximum): 250,416,000 yen
- (3) Subscription period: February 14, 2018 (Wednesday)  
(Subscription date)
- (4) Payment date: February 15, 2018 (Thursday)
- (Note) If there are no subscriptions for all or a part of the investment units on or before the subscription period (subscription date) described in (3) above, the issuance of such investment units shall be cancelled.

### <Reference >

#### 1. Calculation of Issue Price and Offer Price

- (1) Calculation reference date and price: January 17, 2018 (Wednesday) 243,800 yen
- (2) Discount Rate: 2.50%

(Note) Issue price was calculated by applying the discount rate to the difference between the closing price of the investment units in a regular trading session at the Tokyo Stock Exchange, Inc. ("TSE") on the reference date and the forecasted cash distributions per unit of 4,690 yen for the period ending January 31, 2018 (15th Period: August 1, 2017 to January 31, 2018).

#### 2. Syndicated Cover Transaction Period

From January 20, 2018 (Saturday) to February 9, 2018 (Friday)

#### 3. Specific Use of the Funds to be Procured

The Investment Corporation plans to use a part of the proceeds (5,006,064,000 yen) from the public offering for the acquisition of new Specified Assets described in the press release titled "Notice Concerning Acquisition of Investment Assets (COMFORIA UENOIRIYA, and other 3 assets)" announced on January 5, 2018. Furthermore, the maximum amount of proceeds (250,416,000 yen) the Investment Corporation will receive from the issuance of new Investment Units by way of third-party allotment will be kept as cash on hand and is intended to be used to fund future acquisitions of Specified Assets or repay borrowings.

(Note) The procured funds will be deposited to financial institutions until being expensed.

\*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/>

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