



July 11, 2019

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 as described in the press release titled “Notice Concerning Issuance of Investment Corporation Bonds” announced today. Details are as follows:

1. Early Repayment

(1) Description of Early Repayment

- | | | |
|--------------------------------------|---|--|
| ① Lender | : | Mizuho Bank, Ltd., Sumitomo Mitsui Trust Bank, Ltd, Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd. |
| ② Loan amount | : | 2,500 million yen |
| ③ Interest rate | : | Basic interest rate (JBA 1 month yen TIBOR) +0.20% |
| ④ Drawdown date | : | March 20, 2019 |
| ⑤ Scheduled principal repayment date | : | July 26, 2019 (Note) |

(Note) The maturity of the borrowing stated above is March 31, 2020.

(2) Funds for repayment

All of the net proceeds from the issuance of Comforia Residential REIT, Inc 6th unsecured bonds (with pari passu clause among specified investment corporation bonds) and Comforia Residential REIT, Inc 7th unsecured bonds (with pari passu clause among specified investment corporation bonds), both of which will be paid on July 18, 2019, and cash on hand will be applied. For further details, please refer to the “Notice Concerning Issuance of Investment Corporation 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 11, 2019)	After the early repayment (As of July 26, 2019) (Note 1)	Change
Short-Term Loans (Note 2)	-	-	-
Current portion of long-term loans (to be repaid within one year or less)	9,850	7,350	▲2,500
Long-Term Loans (Note 2)	105,180	105,180	-
Total of Loans	115,030	112,530	▲2,500
Investment Corporation Bonds	8,500	11,000	2,500
Total of Loans and Investment Corporation Bonds	123,530	123,530	-

(Note 1) The calculation of the outstandings is based on the assumption that the issuance of Comforia Residential REIT, Inc 6th unsecured bonds (with pari passu clause among specified investment corporation bonds) (1,000 million yen) and Comforia Residential REIT, Inc 7th unsecured bonds (with pari passu clause among specified investment corporation bonds) (1,500 million yen) is executed on July 18, 2019.

(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/>