



July 22, 2020

For Immediate Release

Real Estate Investment Trust Securities Issuer:  
Comforia Residential REIT, Inc  
21-1 Dogenzaka 1-chome, Shibuya-ku, Tokyo  
Takehiro Izawa  
Executive Director  
(Code: 3282)

Asset Management Company:  
TLC REIT Management Inc.  
Hiroyuki Tohmata  
President & CEO  
Inquiries:  
Kentaro Yoshikawa  
General Manager of Strategy Department  
Comforia Management Division  
(TEL: +81-3-6455-3388)

### Notice Concerning Issuance of Investment Corporation Bonds (Green Bonds)

Comforia Residential REIT, Inc ("CRR") announces that it decided today to issue investment corporation bonds (green bonds). Details are as follows:

#### 1. Summary of the Investment Corporation Bonds (Green Bonds)

- |   |   |   |
|---|---|---|
| (1) Name                                    | : | Comforia Residential REIT, Inc 8th unsecured bonds (green bonds)<br>(with pari passu clause among specified investment corporation bonds)<br>(the "Investment Corporation Bonds")   |
| (2) Total amount of bonds                   | : | 1,500 million yen   |
| (3) Form of bonds                           | : | Under the Act on Book-Entry Transfer of Company Bonds, Shares, etc.,<br>Certificate there are no bond certificates.   |
| (4) Issue price                             | : | 100 yen per 100 yen of each bond  |
| (5) Redemption price                        | : | 100 yen per 100 yen of each bond  |
| (6) Coupon rate                             | : | 0.550% per annum  |
| (7) Denomination price                      | : | 100 million yen   |
| (8) Offering method                         | : | Public offering   |
| (9) Offering period                         | : | July 22, 2020 (Wednesday)   |
| (10) Payment date                           | : | July 30, 2020 (Thursday)  |
| (11) Collateral/Guarantee                   | : | Neither collateral nor guarantee is provided for the Investment<br>Corporation Bonds, and no assets are reserved as security specifically<br>for the Investment Corporation Bonds.  |
| (12) Redemption method and<br>date          | : | The entire principal shall be redeemed on July 30, 2030. The<br>Investment Corporation Bonds may be purchased and cancelled at any<br>time on or after the day following the payment date unless otherwise<br>stipulated by the depository. |
| (13) Interest payment date                  | : | January 30 and July 30 every year (The first payment date is January<br>30, 2021. If the interest payment date is a bank holiday, then the bank<br>business day preceding it shall be deemed to be the interest payment<br>date.)           |
| (14) Financial Covenants                    | : | Negative pledge among unsecured bonds   |
| (15) Credit rating                          | : | AA- (Japan Credit Rating Agency, Ltd.)  |
| (16) Depository                             | : | Japan Securities Depository Center, Inc.  |
| (17) Financial, issuing and<br>paying agent | : | MUFG Bank, Ltd.   |
| (18) Underwriters                           | : | Mizuho Securities Co., Ltd., Mitsubishi UFJ Morgan Stanley Securities<br>Co., Ltd., SMBC Nikko Securities Inc.  |

## 2. Reasons for the Issuance

CRR has decided to issue the Investment Corporation Bonds, to extend the debt maturity, to diversify repayment dates, and to vary the financing methods. Also, through the issuance of the Investment Corporation Bonds as green bonds in accordance with the Green Bond Framework as described in “Notice Concerning Submission of Amendment to the Shelf Registration Statement related to Issuance of Green Bonds” released on July 16, 2020, CRR aims to further promote its sustainability initiatives and invite new investors to its investment corporation bonds by stimulating their demand who have interest in ESG investment.

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

### (1) Amount of funds to be raised (estimated amount of net proceeds)

1,485 million yen

### (2) Specific use of funds to be raised and time of disbursement

On August 7, 2020 CRR will appropriate the funds for part of the early repayment of loan (1,770 million yen) that will come due on February 26, 2021 (the “Existing Loan”). For further details, please refer to “Notice Concerning Early Repayment” released as of today.

The Existing Loan was used to acquire COMFORIA HIGASHISHINJUKU STATION FRONT, which falls into the Eligible Green Projects aligned with the Eligibility Criteria defined in “Notice Concerning Submission of Amendment to the Shelf Registration Statement related to Issuance of Green Bonds” released on July 16, 2020.

(135) COMFORIA HIGASHISHINJUKU  
STATION FRONT

DBJ Green Building Certification



Property Detail : <https://www.comforia-reit.co.jp/en/portfolio/detail.php?id=0135>

## 4. Investors who declared intention to invest in the Investment Corporation Bonds

Listed below in alphabetical order are investors to date who declared their intention of investment in the Investment Corporation Bonds and agreed to disclose their names.

- FUJINOMIYA SHINKIN BANK
- KIRYU SHINKIN BANK
- Nagano Shinkin Bank
- North Pacific Bank,LTD.
- THE AWAJI SHINKIN BANK
- THE ECHIZEN SHINKIN BANK
- TOKUSHIMA SHINKIN BANK

5. Status of Borrowings and Investment Corporation Bonds after the Issuance of the Investment Corporation Bonds

(million yen)

	Before the issuance (As of July 22, 2020)	After the issuance (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 early repayment of the Existing Loan (1,770 million yen) will be executed on August 7, 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/>