



June 30, 2021

For Immediate Release

Real Estate Investment Trust Securities Issuer:
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Notice Concerning Issuance of Investment Corporation Bonds

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

1. Summary of the Investment Corporation Bonds

(1)	Name	Comforia Residential REIT, Inc 9th unsecured bonds (with pari passu clause among specified investment corporation bonds)	Comforia Residential REIT, Inc 10th unsecured bonds (green bonds) (with pari passu clause among specified investment corporation bonds)	Comforia Residential REIT, Inc 11th unsecured bonds (with pari passu clause among specified investment corporation bonds)
(2)	Total amount of bonds	2,000 million yen	3,000 million yen	1,600 million yen
(3)	Form of bonds Certificate	Under the Act on Book-Entry Transfer of Company Bonds, Shares, etc., 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	0.180% per annum	0.460% per annum	0.730% per annum
(7)	Denomination price	100 million yen		
(8)	Offering method	Public offering		
(9)	Offering period	June 30, 2021 (Wednesday)		
(10)	Payment date	July 8, 2021 (Thursday)		
(11)	Collateral/Guarantee	Neither collateral nor guarantee is provided for the Investment Corporation Bonds, and no assets are reserved as security specifically for the Investment Corporation Bonds.		
(12)	Redemption method and date	The entire principal shall be redeemed on July 8, 2026.	The entire principal shall be redeemed on July 8, 2031.	The entire principal shall be redeemed on July 8, 2036.
		The Investment Corporation Bonds may be purchased and cancelled at any time on or after the day following the payment date unless otherwise stipulated by the depository.		
(13)	Interest payment date	January 8 and July 8 every year (The first payment date is January 8, 2022. If the interest payment date is a bank holiday, then the bank business day preceding it shall be deemed to be the interest payment 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 paying agent	Sumitomo Mitsui Trust Bank, Limited	MUFG Bank, Ltd.	Sumitomo Mitsui Trust Bank, Limited
(18)	Underwriters	Mizuho Securities Co., Ltd., Mitsubishi UFJ Morgan Stanley Securities Co., Ltd., SMBC Nikko Securities Inc.	Mizuho Securities Co., Ltd., SMBC Nikko Securities Inc., Mitsubishi UFJ Morgan Stanley Securities Co., Ltd., Daiwa Securities Co.Ltd.	Mizuho Securities 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.

In terms of 10th unsecured bonds, through the issuance of the Investment Corporation Bonds as green bonds in accordance with the Green Bond Framework for which a second-party opinion obtained from Sustainalytics, as ESG rating agency, 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)

6,554 million yen

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

CRR will appropriate 3,600 million yen for the early repayment of loan (3,600 million yen in total) on July 14, 2021 that will come due on July 31, 2021 (the “Existing Loan”) and appropriate the rest of the funds for part of the redemption of the corporation bonds (3,000 million yen) on July 30, 2021 that will come due on July 30, 2021 (the “Existing Corporation Bonds”).

For further details of the early repayment of loan, please refer to “Notice Concerning Early Repayment” released as of today. For further details of the Existing Corporation Bonds, please refer to “Notice Concerning Issuance of Investment Corporation Bonds” released on July 11, 2014.

4. Investors who declared intention to invest in 10th unsecured bonds (green bonds)

Listed below in alphabetical order are investors to date who declared their intention of investment in 10th unsecured bonds (green bonds) and agreed to disclose their names.

- GUNMAMIRAI Shinkumi Bank
- Hyogo Shinkin Bank
- Mutual Aid Foundation for Japan Postal Group
- Nishihyogo Shinkin Bank
- Osaka Shoko Shinkin Bank
- SHIZUOKA YAIZU SHINKIN BANK
- Sumitomo Mitsui Trust Asset Management Co., Ltd
- Suwa Shinkin Bank
- THE CHOSHI SHINKIN BANK
- The Dai-ichi Life Insurance Company, Limited
- THE FUJI SHINKIN BANK
- The Kita Osaka Shinkin Bank
- The SAGAMI Shinkin Bank
- The Sawayaka Shinkin Bank
- THE TAIKO BANK,LTD.
- The Tsuruga Shinkin Bank
- The Yamanashi Chuo Bank, Ltd.

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

(million yen)

	Before the issuance (As of June 30, 2021)	After the issuance (As of July 30, 2021) (Note 1)	Change
Short-Term Loans (Note 2)	-	-	-
Current portion of long-term loans (to be repaid within one year or less)	24,200	20,600	▲3,600
Long-Term Loans (Note 2)	104,930	104,930	-
Total of Loans	129,130	125,530	▲3,600
Current portion of investment corporation bonds (to be redeemed within one year or less) (Note 3)	3,000	1,000	▲2,000
Investment Corporation Bonds (Note 3)	9,500	15,100	5,600
Total of Loans and Investment Corporation Bonds	141,630	141,630	-

(Note 1) The calculation of the outstandings is based on the assumption that the early repayment of the Existing Loan (3,600 million yen) will be executed on July 14, 2021 and the Existing Corporation Bonds(3,000 million yen) will be redeemed on July 30, 2021 .



(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.

(Note 3) The 2nd unsecured bonds (with pari passu clause among specified investment corporation bonds) (total amount of bonds:1,000 million yen, redemption date: July 15, 2022) is included in the section of “Investment Corporation Bonds” on “Before the issuance” and is included in the section of “Current portion of investment corporation bonds (to be redeemed within one year or less) “ on “After the issuance”.

*Website of CRR: <https://www.comforia-reit.co.jp/en/>