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For Immediate Release

Real Estate Investment Trust Securities Issuer:
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Notice Concerning Changes in Master Lessee and Property Manager

Comforia Residential REIT, Inc (“CRR”) announces that it decided today to change the master lessee (ML) and the property manager (PM) for COMFORIA SHINJUKU EASTSIDE TOWER.

Details are as follows:

1. Summary of the Change

CRR decided to change the ML and the PM on August 1, 2018 as follows.

Property Name	Before (ML/PM)	After (ML/PM)
COMFORIA SHINJUKU EASTSIDE TOWER	Mitsubishi Real Estate Services Co., Ltd.	Tokyu Housing Lease Corporation

(Note) The change is subject to approval by Urban Renaissance Agency that is the land owner of COMFORIA SHINJUKU EASTSIDE TOWER.

2. Reason for the Change

With the aim of maximizing portfolio value and cash flows on individual properties from a medium- to long-term perspective, CRR has set a policy of making the most of the experience and capabilities of the Tokyu Fudosan Holdings Group in property management. Based on this policy, CRR currently entrusts master lease/property management of 115 properties out of all assets held by CRR to Tokyu Housing Lease Corporation, a Tokyu Fudosan Holdings Group company.

CRR has decided on the change since it is in accordance with the above policy, and the entrustment of the master lease/property management to the company which possesses the abundant management record of the “Comforia” series properties is judged to promote branding of the “Comforia” series as well as to improve its tenant satisfaction and operational efficiency.

3. Profile of the New ML and PM

Name	Tokyu Housing Lease Corporation
Headquarters Address	2-3-1 Nishishinjuku, Shinjuku-ku, Tokyo
Representative	President, Toshihiko Kitagawa
Principal Business	1. Property management and tenant leasing 2. Corporate rental housing management 3. Support business for rental housing
Capital	100 million yen

Date Established	April 1,2014
Major Shareholder	Tokyu Fudosan Holdings Corporation
Relationship with CRR and its asset management company	
Capital relationship	None. The company is a wholly-owned subsidiary of Tokyu Fudosan Holdings Corporation which is the parent company of Tokyu Land Corporation (ownership of 100%). Tokyu Land Corporation is the parent company (ownership of 100%) of the asset management company of CRR and is thus an interested party of CRR under the Act on Investment Trusts and Investment Corporations.
Personnel relationship	None.
Trade relationship	CRR delegated the master leasing and property management service of 115 properties to the company as of May 21, 2018
Interested parties	The company is not classified as a related party in relation to CRR. However, as described above, the company is an interested party of the asset management company of CRR under the Act on Investment Trusts and Investment Corporations.

4. Interested Parties of CRR's Asset Management Company in the Change

As stated above in "3. Profile of the New ML and PM," Tokyu Housing Lease Corporation is an interested party of the asset management company of CRR under the Act on Investment Trusts and Investment Corporations. Therefore, the asset management company carried out the procedures required in accordance with relevant regulations to implement the change.

5. Forecast

The change of the ML and the PM has only a minor impact on the earnings forecasts for the fiscal period ending January 31, 2019 (August 1, 2018 - January 31, 2019). Therefore, the earnings forecasts remain unchanged.

*Website of CRR: <http://comforia-reit.co.jp/english/>