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For Immediate Release

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Notice Concerning Execution of Interest Rate Swap Agreement

Comforia Residential REIT, Inc (“CRR”) announces today that it had executed the interest rate swap agreement regarding long-term loans (amount: 1,200 million yen, term: 7 years, variable interest rate) about new borrowing described in “ Notice Concerning Borrowing of Funds and Repayment of Loan ” released on December 15, 2025. Details are as follows:

Execution of the Interest Rate Swap Agreement

(1) Description of Execution of the Interest Rate Swap Agreement

Long-term loans (amount: 1,200 million yen, term: 7 years, variable interest rate)

| Lender | Notional Principal (million yen) | Counterparty | Interest Rate | | Commencement Date | Termination Date |
|--|-------------------------------------|-------------------|---------------|--|----------------------|----------------------|
| | | | Fixed Payment | Variable Receipt | | |
| Daiwa Next Bank, Ltd., The Fukui Bank, Ltd. | 1,200 | Mizuho Bank, Ltd. | 2.176% | JBA 1 month yen TIBOR +0.25% | December 22, 2025 | December 22, 2032 |

(Note) Interest payments in both fixed payment and variable receipt will be made on January 30, 2026 first, the last day of each month thereafter, and the repayment date. (If the repayment date is a non-business day, it will be the following business day. If the repayment date falls on the following month, it will be the immediately preceding business day.)

By entering the interest rate swap agreement, the interest rate for the loans (principal amount of 1,200 million yen, 7 years) is to be basically fixed at 2.176%.

(2) Reason for Executing the Interest Rate Swap Agreement

CRR decided to execute the interest rate swap agreement in order to hedge the risk of fluctuation in the interest rate of long-term loans: 1,200 million yen, which will be borrowed on December 22, 2025. (Note)

(Note) Refer to the “ Notice Concerning Borrowing of Funds and Repayment of Loan ” released on December 15, 2025.

[Reference Material] Fixed-interest and variable-interest debt ratio

As of December 22, 2025

| | Interest-bearing debt (million yen) | Ratio |
|----------------------------|-------------------------------------|-------|
| Variable-interest debt | 34,332 | 18.2% |
| Fixed-interest debt (Note) | 154,180 | 81.8% |

(Note) Fixed-interest debt includes Interest-bearing debt changed from variable-rate to fixed-rate through swap transactions.

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