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For Immediate Release

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

Asset Management Company:
TLC REIT Management Inc.
Akira Kubo
President & CEO
Inquires:
Shogo Momma
General Manager of Strategy Department
Comforia Management Division
(TEL: +81-3-6455-3388)

Notice of the Introduction of the “Smart Okihai - Unattended delivery solution” Service

Comforia Residential REIT, Inc (“CRR”) announces that it has decided to introduce the “Smart Okihai - Unattended delivery solution” service provided by Linough Inc. (hereinafter referred to as “Linough”) to all of its properties (excluding certain properties such as sectional ownership and operational rental residences) by March 2026. This initiative aims to enhance the comfort and convenience of the real estate assets owned by CRR.

Details are as follows:



1. Reasons for the Decision to Implement Across All Properties

In recent years, social changes such as the increase in redeliveries and the growing demand for contactless parcel receipt have created new expectations for the functions and value of residential properties. In response to these trends, the “Comforia” series—with the concept of *“Lifestyles, living space and environments - a step ahead”*—has decided to introduce the “Smart Okihai - Unattended delivery solution” service across all applicable properties. This initiative is designed to further enhance comfort and convenience by providing a solution that closely supports tenants’ daily lives. We will continue striving to realize a richer and more sustainable urban lifestyle through innovative services and community-focused initiatives.

2. Overview of the Service

The “Smart Okihai - Unattended delivery solution” service, provided by Linough Inc., utilizes the smart lock system *“NinjaEntrance”* to digitize the keys to the shared entrance of rental residence buildings equipped with auto-lock systems. This allows authorized delivery personnel to unlock the entrance and place parcels at a location designated in advance by the recipient, even when the recipient is not at home. By enabling secure and contactless deliveries, the service helps reduce the number of redeliveries,



enhances comfort and convenience for tenants, and contributes to more efficient property management by minimizing delivery-related issues. Additionally, all unlocking activity is recorded, ensuring a high level of security and peace of mind for both tenants and property managers.

Name	Linough Inc.
Headquarters Address	1-6-3, Yushima, Bunkyo-ku, Tokyo
Representative	Kiyoshi Takizawa, President and CEO
Date Established	November 4, 2014

3. Forecast

The introduction of this service has only a minor influence on the earnings forecasts for fiscal period ending January 31, 2026 (August 1, 2025 – January 31, 2026) and for fiscal period ending July 31, 2026 (February 1, 2026 – July 31, 2026). Therefore, the earnings forecasts remain unchanged.

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