

April 24, 2025

For Immediate Release

REIT Issuer

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Executive Director

Takeshi Oodera
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Asset Management Company

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Notice Concerning Debt Finance

NTT UD REIT Investment Corporation (“NUD”) announces the decision made at its board of directors' meeting held today to borrow funds (hereinafter, the “Debt Finance”) as described below.

1. Reason for the Debt Finance

To fund repayment of the loan of 2,000 million yen (Note) in loan maturing on April 30, 2025.

(Note) Reference: “Notice Concerning Debt Finance” dated April 22, 2024

2. Details of the Debt Finance

The Debt Finance involves borrowing of one term loan (2,000 million yen in short-term loan). The details are provided in the following table.

Contract Number (Term loan)	Lender	Amount of Debt Finance (million yen)	Borrowing date	Repayment Date	Maturity (year)	Interest Rate, etc	Borrowing/ Repayment Method
164	Sumitomo Mitsui Trust Bank, Limited	1,000	April 30, 2025	April 30, 2026	1.0	Floating rate: Base interest rate + 0.13% (Note)	Unsecured/non-guaranteed and Lump-sum repayment upon maturity
	Mizuho Bank, Ltd.	1,000					

(Note) The first interest payment date shall be May 30, 2025 and subsequent interest payment dates shall be the final day of each month and on the principal repayment date (or the preceding business day if the said date is not a business day). The base interest rate applied to the calculation period of the interest to be paid on the interest payment date will be the 1-month Japanese yen TIBOR on a day two business days prior to such interest payment date (provided, however, it is the borrowing date for the first period). In the event that the interest calculation period is more than 1-month or less than 1-month, the base rate corresponding to the interest calculation period shall be calculated using the method stipulated in the loan agreement. Details of the JBA Japanese Yen TIBOR can be checked on the JBA TIBOR Administration website (<https://www.jbatibor.or.jp/english/>).

3. Outstanding Interest-Bearing Liabilities after the Debt Finance

(million yen)

		Prior to the Transaction	After the Transaction	Variation
	Short-term loans	9,700	9,700	-
	Long-term loans	132,050	132,050	-
	Total loans	141,750	141,750	-
	Corporate bonds	7,200	7,200	-
	Total interest-bearing liabilities	148,950	148,950	-

4. Other Matters Required for Investors to Appropriately Understand and Evaluate the Above Information

There will be no change to the content of “Chapter 1. Fund information / Part 1. Fund status / 3 Investment Risk / (2) Risk Related to Product Design and Related Parties / (iv) Risk Related to Loans and Investment Corporation Bonds” described in NUD’s Securities Report filed on January 30, 2025, due to the Debt Finance.

* NUD’s website is <https://nud-reit.co.jp/en/>

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