

June 24, 2025

For Immediate Release

REIT Issuer

NTT UD REIT Investment Corporation
1-5-1 Otemachi, Chiyoda Ward, Tokyo
Executive Director

Kazuhiro Kimura
(Securities Code 8956)

Asset Management Company

NTT Urban Development Asset Management Corporation
President & CEO
[Contact]

Yasutake Horinouchi

Head of Investor Relations Office Natsuko Matsuda
TEL: +81-3-6262-9400

Notice Concerning Early Repayment of Term Loans

NTT UD REIT Investment Corporation (the “NUD”) hereby announces the decision made concerning early repayment of loans (the “Repayment”) as described below.

1. Details of the Repayment

(1) Repayment Date (scheduled) : June 30, 2025

(2) Summary of Borrowings for Repayment (1,700 million yen in short-term loans)

(2) Summary of Borrowings for Repayment (1,700 million yen in short-term loans)								
Contract Number (Term loan)	Lender	Amount of loans (million yen)	Amount of Repayment (million yen)	Amount of Loans after Repayment (million yen)	Borrowing date	Repayment Date	Interest Rate, etc (Note)	Borrowing
160	MUFG Bank, Ltd.	300	△300	-	March 31, 2025	March 31, 2026	Floating rate: 0.74364%	Unsecured, non-guaranteed
161	Sumitomo Mitsui Banking Corporation	300	△300	-			Floating rate: 0.76364%	
	NTT TC Leasing Co., Ltd.	300	△300	-				
164	Sumitomo Mitsui Trust Bank, Limited	1,000	△400	600	April 30, 2025	April 30, 2026	Floating rate: 0.73364%	
	Mizuho Bank, Ltd.	1,000	△400	600				

(Note) The stated interest rate is applicable for the period from May 31, 2025 to June 30, 2025.

2. Outstanding Interest-Bearing Liabilities after the Repayment

(million yen)

		Prior to the Repayment	After the Repayment	Variation
	Short-term loans	9,700	8,000	△1,700
	Long-term loans	132,050	132,050	-
	Total loans	141,750	140,050	△1,700
	Corporate bonds	7,200	7,200	-
Total interest-bearing liabilities		148,950	147,250	△1,700

3. Funding for Repayment

NUD will make the Repayment by using a part of the proceeds from the transfer of an office building scheduled for sale on June 30, 2025 (Note).

(Note) Reference: “Notice Concerning Transfer of Trust Beneficiary Interests in Domestic Real Estate” dated May 30, 2025.

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 Repayment.

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

** Neither NUD nor NTT Urban Development Asset Management Corporation makes any assurance or warranty with respect to the completeness or accuracy of this English translation. For more complete and accurate information, please refer to the original announcement in Japanese.