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For Immediate Release

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Notice Concerning Debt Finance (Green Loan)

NTT UD REIT Investment Corporation ("NUD") hereby announces that it has decided today to borrow funds (hereinafter, the "Debt Finance") as described below.

1. Reason for the Debt Finance

To fund the repayment of the loan of 2,500 million yen (Note) that is maturing on August 31, 2026.

(Note) Reference: "Notice Concerning Debt Finance (Green Loan)" dated March 8, 2024.

2. Details of the Debt Finance

NUD will borrow one term loan (a long-term loan of 2,500 million yen). The details are provided in the following table.

Contract Number (Term loan)	Lender	Amount of Debt Finance (million yen)	Borrowing date	Repayment Date	Maturity (years)	Interest Rate, etc.	Borrowing/ Repayment Method
174	Sumitomo Mitsui Trust Bank, Limited (Green Loan) (Note 1)	2,500	August 31, 2026	August 31, 2032	6.0	Floating rate: Base interest rate + 0.22% (Note 2)	Unsecured and non-guaranteed / Lump-sum repayment upon maturity

(Note 1) The Green Loan will be used to repay part of the borrowings procured for the acquisition of Granpark, an Eligible Green Asset. NUD has obtained a "Green 1(F)" rating, the highest assessment, in "JCR Green Finance Framework Evaluation" by Japan Credit Rating Agency, Ltd. (JCR), which is a third-party evaluation organization, regarding the eligibility of its Green Finance Framework.
For details of the Framework, please refer to NUD's website (https://nud-reit.co.jp/en/esg/greenfinance.html).

(Note 2) The first interest payment date shall be September 30, 2026 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 longer or shorter than one 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 Debt Finance	After the Debt Finance	Variation
Short-term Loans	8,000	8,000	-
Long-term Loans	132,050	132,050	-
Total Loans	140,050	140,050	-
Total Investment Corporation Bonds	7,200	7,200	-
Total Interest-Bearing Liabilities	147,250	147,250	-

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

There will be no change to the content of "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 July 30, 2026, due to the Debt Finance.

* NUD's website is https://nud-reit.co.jp/en/