

April 22, 2024

For Immediate Release

**REIT Issuer**

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 Executive Director

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 (Securities Code 8956)

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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**

The funds will be used to reduce cash on hand due to the redemption of investment corporation bonds of 2,000 million yen (Note), which will mature on April 26, 2024.

(Note) Reference:

“Notice Concerning Issuance of Investment Corporate Bonds (Green Bonds) and Prepayment of Short-Term Loans” dated April 20, 2021

**2. Details of the Debt Finance**

The Debt Finance involve the 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
148	Sumitomo Mitsui Trust Bank, Limited	1,000	April 30, 2024	April 30, 2025	1.0	Floating rate: Base interest rate + 0.12% (Note)	Unsecured/non-guaranteed and Lump-sum repayment upon maturity
	Mizuho Bank, Ltd.	1,000					

(Note) The first interest payment date shall be May 31, 2024 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 Redemption and the Debt Finance**

(million yen)

	Prior to the Transaction	After the Transaction	Variation
Short-term loans	7,700	9,700	+ 2,000
Long-term loans	132,050	132,050	-
Total loans	139,750	141,750	+ 2,000
Corporate bonds	9,200	7,200	(2,000)
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, 2024, due to the Debt Finance.

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

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