

October 25, 2021

For Immediate Release

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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 a part of the 22,000 million yen (Note) of acquisition of a real estate (Tokyo Opera City Building) that is scheduled to be acquired on November 2, 2021.

(Note) Reference: “Notice Concerning Property Acquisition and Transfer” dated October 18, 2021

#### 2. Details of the Debt Finance

The Debt Finance involves the borrowing of one term loan (short-term loan with a total borrowing amount of 11,000 million yen). The details are provided in the following tables.

Contract Number	Term loan 110
Expected Drawdown Date and Expected Disbursement Date	November 2, 2021
Lenders and Amount of Debt Finance	Sumitomo Mitsui Trust Bank, Limited: 11,000 million yen
Borrowing Method	The loan agreement dated October 29, 2021 with the lender indicated above
Repayment Date	December 13, 2021
Repayment Method	Lump-sum repayment upon maturity
Interest Rate (p.a.), etc.	Floating rate: 1-month TIBOR + 0.14000% (Note)
Collateral / Guarantee	Unsecured and non-guaranteed

(Note) The interest payment date shall be November 30, 2021, and the principal repayment date.

The base rate applicable to each interest calculation periods shall be the JBA (Japanese Bankers Association) 1-month Japanese Yen TIBOR on October 29, 2021 for the first interest payment date and on November 26, 2021 for the second interest payment date.

Details of the JBA Japanese Yen TIBOR can be checked on the JBA TIBOR Administration website (<http://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	3,200	14,200	+ 11,000
Long-term loans	112,100	112,100	-
Total loans	115,300	126,300	+ 11,000
Corporate bonds	11,200	11,200	-
Total interest-bearing liabilities	126,500	137,500	+ 11,000

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

There will be no change to the content of “Chapter 2. Reference information / Part 2. Information supplementary to reference documents / 5 Investment Risk / (2) Risk Related to Product Design and Related Parties / (iv) Risk Related to Loans and Investment Corporation Bonds” described in Registration Statement filed on October 18, 2021, due to the Debt Finance.

\* NUD’s website is <http://www.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.

Note: This document is a press release for a public announcement regarding the issue of borrow funds by NUD and has not been prepared for the purpose of soliciting any investment. We caution investors to refer to the prospectus for securities registration for the issuance of new investment units and secondary offering of investment units and the notices of amendments thereto, and to undertake any investment decision at their own judgment and responsibility.