

Financial Report

for the Fiscal Period Ended April 30, 2021 (November 1, 2020 – April 30, 2021)

REIT Issuer: NTT UD REIT Investment Corporation

Security Code: 8956

Representative: Yuichi Kato, Executive Director

Asset Management Company: NTT Urban Development Asset Management Corporation

Representative: Tomoyoshi Kosugi, President & CEO

Contact: Takeshi Iwata, Director & CFO, Finance Department (Tel: +81-3-6262-9400)

Scheduled date for filing of Japanese "Securities Report": July 29, 2021

Scheduled start date for dividend distribution: July 16, 2021

Earnings supplementary explanatory materials to be prepared: Yes

Analyst meetings to be convened: Yes (for institutional investors and analysts)

Stock Exchange: Tokyo Stock Exchange

URL: <http://www.nud-reit.co.jp/en/>

1. Performance for the 37th Fiscal Period (November 1, 2020 – April 30, 2021)

(1) Business Results

(Percentage figures show increase (decrease) from the preceding fiscal period)

	Operating Revenues		Operating Income		Ordinary Income		Net Income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
37th Fiscal Period	11,468	21.1	5,710	34.4	5,300	37.6	5,299	37.6
36th Fiscal Period	9,470	2.4	4,248	1.8	3,852	1.8	3,850	1.8

	Net Income per Unit	Return on Unitholders' Equity (ROE)	Ordinary Income to Total Assets	Ordinary Income to Operating Revenues
	yen	%	%	%
37th Fiscal Period	4,023	4.2	2.1	46.2
36th Fiscal Period	2,923	3.1	1.6	40.7

(2) Distribution

	Distribution per Unit (Excluding excess of earnings)	Total Distribution	Distribution in Excess of Earnings per Unit
	Yen	Millions of yen	Yen
37th Fiscal Period	4,024	5,299	0
36th Fiscal Period	2,923	3,849	0

	Total Distribution in Excess of Earnings	Distribution Payout Ratio	Distribution to Net Assets
	Millions of yen	%	%
37th Fiscal Period	0	100.0	4.2
36th Fiscal Period	0	100.0	3.1

(Note 1) The distribution payout ratio has been rounded down to the tenth place.

(3) Financial Position

	Total Assets	Net Assets	Unitholders' Equity to Total Assets	Net Assets per Unit
	Millions of yen	Millions of yen	%	yen
37th Fiscal Period	265,361	126,412	47.6	95,985
36th Fiscal Period	249,237	124,962	50.1	94,884

(Reference) Unitholders' equity: the 37th fiscal period: 126,412 million yen, the 36th fiscal period: 124,962 million yen.

(4) Cash Flow

	Cash Flow from Operating Activities	Cash Flow from Investment Activities	Cash Flow from Financial Activities	Cash and Cash Equivalents at End of Period
	Millions of yen	Millions of yen	Millions of yen	Millions of yen
37th Fiscal Period	9,749	(19,489)	9,827	17,832
36th Fiscal Period	7,062	(5,460)	(579)	17,746

2. Forecast of the 38th Fiscal Period (May 1, 2021 – October 31, 2021) and the 39th Fiscal Period (November 1, 2021 – April 30, 2022)
(Percentage figures show increase (decrease) from the preceding fiscal period.)

	Operating Revenues		Operating Income		Ordinary Income		Net Income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
38th Fiscal Period	10,771	(6.1)	5,024	(12.0)	4,582	(13.5)	4,580	(13.6)
39th Fiscal Period	9,614	(10.7)	4,001	(20.4)	3,570	(22.1)	3,569	(22.1)

	Distribution per unit (Excluding excess of earnings)		Distribution in Excess of Earnings per Unit	
	Yen		Yen	
38th Fiscal Period	3,130		0	
39th Fiscal Period	2,710		0	

(Reference) Estimate net income per unit: the 38th fiscal period 3,477 yen, the 39th fiscal period 2,710 yen

(Note) Distribution per unit for the 38th fiscal period has been calculated on the assumption that distribution is made from the remaining amount after deducting the reserve for reduction entry (estimated to be 458 million yen) to be newly reserved from the gains from sale of properties generated at the beginning of the 38th fiscal period.

(1) Changes in Accounting Policies

- | | |
|--|----|
| (i) Changes accompanying amendments to accounting standards, etc.: | No |
| (ii) Changes other than (i): | No |
| (iii) Changes in accounting estimates: | No |
| (iv) Restatements of revisions: | No |

(2) Number of Units Outstanding

	37th Fiscal Period	36th Fiscal Period
(i) Number of units outstanding at the end of the fiscal period (including treasury units)	1,316,995 units	1,316,995 units
(ii) Number of treasury units at the end of the fiscal period	0 units	0 units

(Note) Please refer to “Notes on Per Unit Information” on page 25 of the Japanese “Kessan Tanshin” report for the number of units used as the basis for calculating the net income per unit.

(3) Rounding of Monetary Amounts and Percentage Figures

In this report, unless otherwise indicated, monetary amounts have been rounded down to eliminate amounts of less than the specified unit and percentage figures have been rounded to the nearest one decimal place.

* Statement on Implementation Status of Audit Procedures

As of the publication of this Financial Report, no auditing procedure under the Financial Instruments and Exchange Law has been completed for the financial statements.

* Explanation on the Appropriate Use of the Forecast of Results, and Other Matters of Special Note;

- The forecast of results and other forward-looking statements presented in this document are based on information currently available to and certain assumptions deemed reasonable by NTT UD REIT Investment Corporation (NUD). Accordingly, actual results, etc. may differ materially from these forward-looking statements due to a variety of factors. Moreover, the forecast should not be construed as guarantees of the distribution amounts.
- For the assumptions underlying the forecast of results, please refer to “Assumptions for the Forecast of Results for the 38th Fiscal Period (May 1, 2021 – October 31, 2021) and the 39th Fiscal Period (November 1, 2021 – April 30, 2022)” set forth on page 8 of the Japanese “Kessan Tanshin” report.

* The information above was translated from the first and second pages of the Japanese “Kessan Tanshin” report, dated June 17, 2021. 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 report in Japanese.