

Financial Report

for the Fiscal Period Ended April 30, 2023 (November 1, 2022 – April 30, 2023)

REIT Issuer: NTT UD REIT Investment Corporation

Security Code: 8956

Representative: Takeshi Oodera, Executive Director

Asset Management Company: NTT Urban Development Asset Management Corporation

Representative: Yutaka Torigoe, President & CEO

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

Scheduled date for filing of Japanese "Securities Report": July 28, 2023

Scheduled start date for dividend distribution: July 14, 2023

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 41st Fiscal Period (November 1, 2022 – April 30, 2023)

(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	%
41st Fiscal Period	12,346	16.3	5,447	25.5	5,007	28.1	5,007	28.2
40th Fiscal Period	10,618	(15.7)	4,339	(29.2)	3,909	(31.2)	3,907	(31.2)

	Net Income per Unit	Return on Unitholders' Equity (ROE)	Ordinary Income to Total Assets	Ordinary Income to Operating Revenues
	yen	%	%	%
41st Fiscal Period	3,572	3.6	1.8	40.6
40th Fiscal Period	2,787	2.8	1.4	36.8

(2) Distribution

	Distribution per Unit (Excluding excess of earnings)	Total Distribution	Distribution in Excess of Earnings per Unit
	Yen	Millions of yen	Yen
41st Fiscal Period	3,216	4,507	-
40th Fiscal Period	2,787	3,906	-

	Total Distribution in Excess of Earnings	Distribution Payout Ratio	Distribution to Net Assets
	Millions of yen	%	%
41st Fiscal Period	-	90.0	3.3
40th Fiscal Period	-	100.0	2.8

(Note 1) The difference between distribution per unit and net income per unit for the 41st fiscal period is primarily due to distribution of the amount obtained by subtracting the provision of reserve for reduction entry (500 million yen) from the unappropriated retained earnings for the fiscal period.

(Note 2) 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
41st Fiscal Period	277,216	138,756	50.1	98,996
40th Fiscal Period	277,449	137,656	49.6	98,211

(Reference) Unitholders' equity: the 41st fiscal period: 138,756 million yen, the 40th fiscal period: 137,656 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
41st Fiscal Period	10,540	(8,093)	(5,002)	18,069
40th Fiscal Period	5,493	(609)	(7,479)	20,625

2. Forecast of the 42nd Fiscal Period (May 1, 2023 – October 31, 2023) and the 43rd Fiscal Period (November 1, 2023 – April 30, 2024)

(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	%
42nd Fiscal Period	12,145	(1.6)	5,354	(1.7)	4,907	(2.0)	4,905	(2.0)
43rd Fiscal Period	10,592	(12.8)	3,979	(25.7)	3,526	(28.2)	3,525	(28.1)

	Distribution per unit (Excluding excess of earnings)		Distribution in Excess of Earnings per Unit	
	Yen		Yen	
42nd Fiscal Period	3,150		-	
43rd Fiscal Period	2,680		-	

(Reference) Estimate net income per unit: the 42nd fiscal period 3,500 yen, the 43rd fiscal period 2,515 yen

(Note) Distribution per unit for the 42nd 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 490 million yen) to be newly reserved from the gains from sale of properties generated at the beginning of the 42nd fiscal period. Additionally, distribution per unit for the 43rd fiscal period is based on the assumption that 232 million yen of the scheduled remaining amount of reserve for reduction entry (2,102 million yen) is reversed and added to the unappropriated retained earnings for the period to be distributed.

Other

(1) Changes in Accounting Policies

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| (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

	41st Fiscal Period	40th Fiscal Period
(i) Number of units outstanding at the end of the fiscal period (including treasury units)	1,401,635 units	1,401,635 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 23 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 42nd Fiscal Period (May 1, 2023 – October 31, 2023) and the 43rd Fiscal Period (November 1, 2023 – April 30, 2024)” set forth on page 7 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 15, 2023. 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.