

January 9, 2025

For Immediate Release

REIT Issuer

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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 shall be used to pay a portion of the distribution for the Fiscal Period Ending October 31, 2024 (the 44th Fiscal Period) of NUD.

2. Details of the Debt Finance

The Debt Finance involves the borrowing of one term loan (2,000 million yen in short-term loan). The details are provided in the following tables.

Contract Number (Term loan)	Lender	Amount of Debt Finance (million yen)	Borrowing date	Repayment Date	Maturity (years)	Interest Rate, etc	Borrowing/ Repayment Method
156	Sumitomo Mitsui Trust Bank, Limited	2,000	January 15, 2025	March 14, 2025	0.2	Floating rate: Base interest rate + 0.12% (Note)	Unsecured/non-guaranteed and Lump-sum repayment upon maturity

(Note) The first interest payment date shall be January 31, 2025, the second date shall be February 28, 2025, and the final date shall be 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 Debt Finance

(million yen)

	Prior to the Debt Finance	After the Debt Finance	Variation
Short-term loans	9,700	11,700	+ 2,000
Long-term loans	132,050	132,050	-
Total loans	141,750	143,750	+ 2,000
Corporate bonds	7,200	7,200	-
Total interest-bearing liabilities	148,950	150,950	+ 2,000

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, 2024, due to the Debt Finance.

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

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