

March 8, 2023

For Immediate Release

**REIT Issuer**

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(Securities Code 8956)

**Asset Management Company**

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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 6,400 million yen (Note) of acquisition of beneficiary interest in trust with Urbannet Nakano Building as trust property that is scheduled to be acquired on March 14, 2023. And the difference of 1,400 million yen between the amount of property acquisition and the debt finance, NUD plans to compensate it from cash on hand.

(Note) Reference: "Notice Concerning Property Acquisition and Transfer" dated February 24, 2023

### 2. Details of the Debt Finance

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

Contract Number	Term loan 125
Expected Drawdown Date and Expected Disbursement Date	March 14, 2023
Lenders and Amount of Debt Finance	Sumitomo Mitsui Trust Bank, Limited: 5,000 million yen
Borrowing Method	The loan agreement dated March 10, 2023 with the lender indicated above
Repayment Date	April 10, 2023
Repayment Method	Lump-sum repayment upon maturity
Interest Rate	Floating rate: 1-month TIBOR + 0.13500% (Note)
Collateral / Guarantee	Unsecured and non-guaranteed

(Note) The interest payment date shall be March 31, 2023 and the principal repayment date.

The base rate applicable to the interest calculation period shall be the JBA (Japanese Bankers Association) 1-month Japanese Yen TIBOR on the day two business days before the immediately preceding 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	-	5,000	+ 5,000
Long-term loans	114,750	114,750	-
Total loans	114,750	119,750	+ 5,000
Corporate bonds	11,200	11,200	-
Total interest-bearing liabilities	125,950	130,950	+ 5,000

### 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 January 30, 2023, due to the Debt Finance.

\* NUD's website is <http://www.nud-reit.co.jp/en/>

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