

August 28, 2023

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 repayment of loan of 5,000 million yen (Note) in a long-term loan maturing on August 31, 2023.

(Note) Reference: "Notice Concerning Debt Finance" dated August 25, 2017

2. Details of the Debt Finance

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

Contract Number	Term loan 129	
Expected Drawdown Date and Expected Disbursement Date	August 31, 2023	
Lenders and Amount of Debt Finance	<p>The Bank of Fukuoka, Ltd. : 2,000 million yen The 77 Bank, Ltd. : 1,000 million yen The Bank of Kyoto, Ltd. : 1,000 million yen The Hachijuni Bank, Ltd. : 1,000 million yen total : 5,000 million yen</p>	
Borrowing Method	The loan agreement dated August 29, 2023 with the lender indicated above	
Repayment Date	August 31, 2033	
Repayment Method	Lump-sum repayment upon maturity	
Interest Rate	Fixed rate: not yet fixed (Note)	
Collateral / Guarantee	Unsecured and non-guaranteed	
Special Notes	The Debt Finance is a syndicated loan with Sumitomo Mitsui Trust Bank, Limited serving as the arranger and the agent.	

(Note) The first interest payment date shall be November 30, 2023 and subsequent interest payment dates shall be the end of February, May, August and November each year and on the principal repayment date (or the preceding business day if the said date is not a business day).
And there will be an announcement regarding the interest rate, once such details have been determined (to be determined on August 29, 2023).

3. Outstanding Interest-Bearing Liabilities after the Debt Finance

(million yen)

		Prior to the Debt Finance	After the Debt Finance	Variation
	Short-term loans	5,700	5,700	-
	Long-term loans	107,250	107,250	-
	Total loans	112,950	112,950	-
	Corporate bonds	9,200	9,200	-
	Total interest-bearing liabilities	122,150	122,150	-

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 28, 2023, due to the Debt Finance.

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

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