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For Immediate Release

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Notice Concerning Debt Finance

NTT UD REIT Investment Corporation ("NUD") hereby announces that it has decided today to borrow funds (hereinafter, the "Debt Finance") as described below.

1. Reason for the Debt Finance

To fund the repayment of the loan of 9,000 million yen (Note) that is maturing on November 30, 2026.

(Note) Reference: "Notice Concerning Debt Finance" dated December 5, 2016.

2. Details of the Debt Finance

NUD will borrow three term loans (long-term loans totaling 9,000 million yen). The details are provided in the following table.

Contract Number (Term loan)	Lender	Amount of Debt Finance (million yen)	Borrowing Date	Repayment Date	Maturity (years)	Interest Rate, etc.	Borrowing/ Repayment Method
179	Sumitomo Mitsui Trust Bank, Limited	1,500	November 30, 2026	November 30, 2030	4.0	Fixed rate: not yet fixed (Note 1)	Unsecured and unguaranteed / Lump-sum repayment at maturity
180	Sumitomo Mitsui Trust Bank, Limited	2,500		November 30, 2032	6.0	Floating rate: Base interest rate + 0.22% (Note 2)	
181	Sumitomo Mitsui Banking Corporation	3,000		November 30, 2034	8.0	Floating rate: Base interest rate + 0.28% (Note 2)	
	Mizuho Bank, Ltd.	2,000					

(Note 1) The first interest payment date shall be February 26, 2027, and subsequent interest payment dates shall be the last day of February, May, August and November of each year, as well as the principal repayment date (or the preceding business day if the said date is not a business day).
The applicable interest rate will be announced once determined. The interest rate will be determined two business days prior to the borrowing date.

(Note 2) The first interest payment date shall be December 30, 2026 and subsequent interest payment dates shall be the last day of each month, as well as 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, that for the first period, the base interest rate shall be the 1-month Japanese yen TIBOR on the borrowing date). In the event that the interest calculation period is longer or shorter than one 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	8,000	8,000	-
	Long-term loans	132,050	132,050	-
Total loans		140,050	140,050	-
Corporate bonds		7,200	7,200	-
Total interest-bearing liabilities		147,250	147,250	-

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, 2026, due to the Debt Finance.

* NUD's website is https://nud-reit.co.jp/en/

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