

For Translation Purposes Only

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For Immediate Release

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Notice Concerning Tenant Change at the Property and Change of Property Name (VIVAHOME Yokohama Aoba (Site))

On termination of the current fixed-term lease agreement concerning “VIVAHOME Yokohama Aoba (Site)” (the “Property”) with the current tenant (the “Current Agreement”), United Urban Investment Corporation (“United Urban”) hereby announces that it will enter into the new lease transaction on strength of the preliminary fixed-term lease agreement with the new tenant dated January 31, 2018 (the “Preliminary Agreement”) as below. Also United Urban announces the change of the Property name due to the situation mentioned above.

Based on the Preliminary Agreement, the Property is leased to the new tenant for the purpose of building their facility on it. United Urban is going to conclude the fixed-term lease agreement with the new tenant on the Property (the “Fixed-Term Agreement”). The lease period on the Fixed-Term Agreement will begin on December 1, 2018 or the date after six months from the occupation by the new tenant and the commencement date will be decided on the mutual agreement if such date is to be delayed by the causes not attributed to each party. Each contracted period on the Preliminary Agreement and the Fixed-Term Agreement is stipulated on the assumption that the Fixed-Term Agreement starts on December 1, 2018.

1. Tenant Change at the Property

(1) The Current Agreement

- (a) Name of the tenant : LIXIL VIVA CORPORATION
(b) Leased area : 9,193.00m²
(The percentage of the returned area against each of the Properties’ total leasable area: 100.0%)
(The percentage of the returned area against United Urban’s total leasable area: 0.61% (Note))
(c) Contracted period of the Current Agreement : From June 15, 1998 to June 14, 2018

(2) The Preliminary Agreement

- (a) Name of the tenant : Sanwa Holdings Co., Ltd.
(b) Leased area : 9,193.00m²
(The percentage of the leased area against each of the Properties’ total leasable area: 100.0%)
(The percentage of the leased area against United Urban’s total leasable area: 0.61% (Note))

- (c) Contracted period based on the : From June 15, 2018 to November 30, 2018
 Preliminary Agreement (scheduled)
- (d) Contracted period of the Fixed-Term : From December 1, 2018 to November 30, 2038
 Agreement (scheduled)

(Note) The percentage is calculated on the leased area against the total leasable area of the properties owned by United Urban as of April 30, 2018 (1,503,267.51m²). The percentage is rounded off to the second decimal point.

2. Change of Property Name

(1) Details of the Property to be Changed and Date of Change

Property No.	New Name	Current Name	Date of Change
A27	Yokohama Aoba Shopping Center (Site)	VIVAHOME Yokohama Aoba (Site)	June 15, 2018

(2) Reason for Change

The Property had been named after the trade name of the current tenant. United Urban has decided to change the Property name with the current tenant moving out.

3. Outlook of Operating Condition

United Urban does not make any changes to the forecast of financial results for the thirtieth fiscal period (period ending November 30, 2018) announced on January 16, 2018 as the effect of the tenant change mentioned above is not significant.