

For Translation Purposes Only

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For Immediate Release

United Urban Investment Corporation  
Kenmin Asatani  
Executive Officer  
(Securities Code: 8960)

Asset Management Company:  
Marubeni REIT Advisors Co., Ltd.  
Junichi Batai  
President and CEO

Inquiries:  
Shuichi Kamizono  
Chief Financial Officer  
TEL: +81-3-5402-3680

## Notice Concerning Revision of Dividend for the 42<sup>nd</sup> Fiscal Period Ending November 2024

United Urban Investment Corporation (“United Urban”) hereby announces that we have decided to revise the distribution forecast per unit for the 42<sup>nd</sup> fiscal period (from June 1, 2024 to November 30, 2024), which was announced on January 19, 2024 in the summary of financial report (the “Previous Forecast”) as set forth below.

### 1. Revision of Dividend for the 42<sup>nd</sup> Fiscal Period Ending November 2024 (from June 1, 2024 to November 30, 2024)

	Dividend per Unit Exclusive of Optimal Distribution Payment	Optimal Distribution Payment per Unit
Previous Forecast (A) (January 19, 2024)	¥3,500	-
Revised Forecast (B)	¥3,800	-
Change Amount (B) – (A)	+¥300	-
% Change	+8.6%	-

(Notes)

1. Projected number of units for the end of the 42<sup>nd</sup> fiscal period ending November 30, 2024: 3,098,591
2. The figures in the table above is forecast as of today, hence they are subject to change and not guaranteed.

### 2. Reason for the Revision

United Urban expects to record a gain on sale of real estate, etc. of 940 million yen for the 42<sup>nd</sup> fiscal period ending November 2024 due to the transfer announced in “Notice Concerning Sale of Trust Beneficiary Interest of Domestic Real Estate Property (Kawasaki Toshiba Building)” dated today (the “Transfer”). In addition, based on the impact on the operating status of the properties (Note) that we have decided to acquire or transfer after the announcement of the Previous Forecast, the distribution forecast per unit for the 42<sup>nd</sup> fiscal period ending November 2024 is expected to increase by 5% or more from the Previous Forecast, so we will revise the distribution forecast per unit.

Although United Urban strives to recover the decline in operating profit from the Transfer, it is assumed to take a certain period for the recovery. Therefore, the gain on sale is to be distributed equally in the three fiscal periods; ¥313 million (equivalent to ¥101 per unit) of the gain on sale will be added to the distribution for the 42<sup>nd</sup> fiscal period ending November 2024 and ¥626 million will be reserved as retained earnings, and then ¥313 million

(equivalent to ¥101 per unit) will be added for a bottom-up to the distribution for each fiscal period in the 43<sup>rd</sup> ending May 2025 and the 44<sup>th</sup> ending November 2025 respectively.

For more information on the revision of the distribution forecast, please refer to “Supplementary Material on Press Releases Dated March 27, 2024” announced today.

(Note) For details of the acquisitions and disposition announced after the announcement of the previous forecast, please refer to the following press releases:

- Notice Concerning Acquisition of Trust Beneficiary Interest of Domestic Real Estate Property (Toranomon Hills Business Tower)  
January 30, 2024
- Notice Concerning Acquisition of Trust Beneficiary Interest of Domestic Property (OSAKA BAY TOWER: Additional Acquisition)  
February 20, 2024
- Notice Concerning Sale of Trust Beneficiary Interest of Domestic Real Estate Property (Plussing Wave Enoshima)  
February 20, 2024
- Notice Concerning Acquisition of Domestic Real Estate Property (IIDABASHI PLANO: Additional Acquisition)  
March 27, 2024