

For Translation Purposes Only

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For Immediate Release

United Urban Investment Corporation
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Notice Concerning Debt Financing (Green Loan)

United Urban Investment Corporation (“United Urban”) hereby announces its decisions, which was made today to undertake debt financing (green loan from specified money trust), as set forth below.

1. Purpose of Debt Financing

United Urban has decided to undertake debt financing to fund a principal repayment for its existing borrowing upon the maturity.

2. Details of Debt Financing

	Term Loan 02D
	Green Loan from Specified Money Trust (Note 1) (Note 2)
1. Lender	Sumitomo Mitsui Trust Bank, Limited (Trust account)
2. Amount of Borrowing	¥2,500 million
3. Interest Rate	Basic interest rate (JBA 3-month JPY TIBOR) + 0.23% (Note 3)
4. Drawdown Date	March 29, 2024 (Scheduled)
5. Borrowing Method	Loan agreement with a lender concluded on March 27, 2024
6. Interest Payment Date (Note 4)	June 20, 2024 as the first interest payment date, and the 20 th day of every March, June, September, and December thereafter
7. Principal Repayment Date (Note 4)	March 30, 2029
8. Principal Repayment Method	Lump-sum repayment of unpaid principal on the principal repayment date
9. Collateral	Unsecured/Unguaranteed

(Notes)

- The green loan (Term Loan 02D) is the funds used to repayment for the funds to acquire assets that meet the green eligibility criteria (“Eligible green assets”) under the sustainability finance framework (“Framework”). For details of the Framework, please refer to “Notice Concerning Establishment of the Sustainability Finance Framework and Acquisition of the Sustainability Finance Framework Evaluation” dated June 16, 2023.
- The loan agreement is to be concluded based on the specified money trust arranged by the lender. The lender will provide loans to United Urban by using the specified money trust collected from investors as funds.
- The basic interest rate applicable to a computation period of interest which is paid on the interest payment date (Japanese Bankers Association (“JBA”) 3-month JPY TIBOR) is determined two business days prior to the previous interest payment date. For the basic interest rate (JBA

3-month JPY TIBOR), please see the website of JBA TIBOR Administration (<https://www.jbatibor.or.jp/english/>).

4. If the interest payment date or principal repayment date is not a business day, the immediately following business day will be applicable. If the following business day falls within the calendar month, it shall be the previous business day.

3. Use of Proceeds

United Urban intends to allot the above borrowings (total: ¥2,500 million) to the repayments of the principals of existing borrowings (total: ¥2,500 million). Overview of the existing borrowings is summarized in the table below.

Title	Lender	Amount of Borrowing (Millions of yen)	Drawdown Date	Repayment Date	Disclosed Date
Green Trust Loan 2 (GT02)	Sumitomo Mitsui Trust Bank, Limited (Trust account)	2,500	March 29, 2019	March 29, 2024	March 27, 2019

4. Balance of Borrowings and Other Interest-Bearing Liabilities after the Debt Financing (Note 1)

(Millions of yen)

	Before Borrowings	After Borrowings	Change
Short-term Borrowing (Note 2)	3,000	3,000	-
Long-term Borrowing (Note 3)	294,353	294,353	-
Total Borrowings	297,353	297,353	-
Corporate Bonds	31,500	31,500	-
Total Interest-bearing Liabilities	328,853	328,853	-

(Notes)

1. Amounts are rounded down to the nearest million yen. Accordingly, adding or subtracting the above interest-bearing liabilities amounts, it is not always equal to the total amount or the amount of increase or decrease. The latest information about borrowings and other interest-bearing liabilities is disclosed on United Urban's website.
2. "Short-term borrowing" means a borrowing lasting within one year from the drawdown date to the repayment date.
3. "Long-term borrowing" means a borrowing lasting over one year from the drawdown date to the repayment date and includes long-term borrowings to be repaid within one year.

5. Other

For the risks concerning repayment of the borrowings, there are no significant changes from "Risks concerning Borrowings and Investment Corporate Bonds" of "Investment Risks" described in the fortieth fiscal period Securities Report (filed on February 28, 2024).