

For Translation Purposes Only

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For Immediate Release

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

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

1. Purpose of Debt Financing

United Urban has decided to undertake debt financing to fund principal repayments for its existing borrowings upon each maturity.

2. Details of Debt Financing

	Term Loan 96C	Term Loan 97C (Green Loan (Note 1))	Term Loan 98C
1. Lender	MUFG Bank, Ltd.	Sumitomo Mitsui Banking Corporation	The Hiroshima Bank, Ltd.
2. Amount of Borrowing	¥1,000 million	¥2,500 million	¥1,000 million
3. Interest Rate	To be determined (Fixed interest rate) (Note 2)	To be determined (Fixed interest rate) (Note 2)	To be determined (Fixed interest rate) (Note 2)
4. Drawdown Date	March 21, 2024 (Scheduled)		
5. Borrowing Method	Loan agreements with each lender to be concluded on March 18, 2024		
6. Interest Payment Date (Note 3)	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 3)	March 20, 2031	September 20, 2030	March 21, 2030
8. Principal Repayment Method	Lump-sum repayment of unpaid principal on the principal repayment date		
9. Collateral	Unsecured/Unguaranteed		

	Term Loan 99C (Green Loan (Note 1))	Term Loan 100C	Term Loan 01D (Green Loan (Note 1))
1. Lender	Mizuho Trust & Banking Co., Ltd.	Resona Bank, Limited.	The 77 Bank, Ltd.
2. Amount of Borrowing	¥1,000 million	¥1,000 million	¥1,500 million
3. Interest Rate	Basic interest rate (JBA 3-month JPY TIBOR) + 0.22% (Note 4)	Basic interest rate (JBA 3-month JPY TIBOR) + 0.18% (Note 4)	Basic interest rate (JBA 3-month JPY TIBOR) + 0.18% (Note 4)
4. Drawdown Date	March 21, 2024 (Scheduled)		
5. Borrowing Method	Loan agreements with each lender to be concluded on March 18, 2024		
6. Interest Payment Date (Note 3)	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 3)	September 20, 2028	June 20, 2028	March 21, 2028
8. Principal Repayment Method	Lump-sum repayment of unpaid principal on the principal repayment date		
9. Collateral	Unsecured/Unguaranteed		

(Notes)

1. The green loan (Term Loan 97C, 99C, 01D) 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.
2. The interest rate will be disclosed once it is determined.
3. If the interest payment date or principal repayment date is not a business day, the immediately following business day will be applicable.
4. 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/>).

3. Use of Proceeds

United Urban intends to allot the above borrowings (total: ¥8,000 million) to the repayments of the principals of existing borrowings (total: ¥8,000 million). Overview of the existing borrowings is summarized in the table below.

Title	Lenders	Amount of Borrowings (Millions of yen)	Drawdown Date	Repayment Date	Disclosed Date
Term Loan 22B	MUFG Bank, Ltd.	1,000	December 4, 2015	March 21, 2024	December 2, 2015
Term Loan 31B	Mizuho Trust & Banking Co., Ltd.	1,000	March 22, 2016		March 17, 2016
Term Loan 51B	The Hiroshima Bank, Ltd.	1,000	March 21, 2017		March 15, 2017
Term Loan 57B	The 77 Bank, Ltd.	1,500	March 30, 2017		March 27, 2017
Term Loan 87B	Resona Bank, Limited.	1,000	March 20, 2019		March 13, 2019
Term Loan 99B	Sumitomo Mitsui Banking Corporation	1,200	March 23, 2020		March 16, 2020
Term Loan 01C	Sumitomo Mitsui Banking Corporation	1,300	April 17, 2020		April 16, 2020
Total		8,000			

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).