

For Translation Purposes Only

June 22, 2010

For Immediate Release

United Urban Investment Corporation  
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 (Securities Code: 8960)

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### Notice Concerning Commitment Line Agreement

United Urban Investment Corporation (“United Urban”) hereby announces that a decision was made on June 22, 2010 to conclude commitment line agreements as set forth below.

#### 1. Purpose of the Commitment Line Agreement

United Urban concluded a commitment line agreement with The Sumitomo Trust and Banking Co., Ltd., Mizuho Corporate Bank, Ltd., and The Bank of Tokyo-Mitsubishi UFJ, Ltd. (maximum loan amount: ¥13,500 million) on June 26, 2009, and another one with Development Bank of Japan Inc. (maximum loan amount: ¥2,000 million) on August 4, 2009, to secure expeditious and stable financing. Both commitment line agreements will terminate on June 25, 2010 upon their expiration, so United Urban will enter into the two commitment line agreements (“CL 1” and “CL 2”) set forth in Item 2 below.

The purpose of executing CL 1 and CL 2 is to secure expeditious and stable financing, just like the existing agreements. United Urban believes these commitment line agreements with leading Japanese financial institutions, set forth in Item 2 below, will continue to reduce the refinancing risk and quicken the response to immediate financing needs upon the acquisition of property, etc. United Urban will make continuous efforts to build its robust financial standing in order to cope with rapid changes in the financial market.

#### 2. Detail of the Commitment Line Agreement

|  | CL 1  | CL 2   |
|--|---|--|
| 1. Maximum Loan Amount                 | ¥ 13,500 million  | ¥ 2,000 million (Note)                             |
| 2. Date of Agreement                   | June 25, 2010 (scheduled)   | June 25, 2010 (scheduled)                          |
| 3. Term of Agreement                   | From June 25, 2010<br>to June 24, 2011 (scheduled)  | From June 25, 2010<br>to June 24, 2011 (scheduled) |
| 4. Collateral                          | Unsecured, Unguaranteed   | Unsecured, Unguaranteed                            |
| 5. Participating Financial Institution | The Sumitomo Trust and Banking Co., Ltd.<br>Mizuho Corporate Bank, Ltd.<br>The Bank of Tokyo-Mitsubishi UFJ, Ltd. | Development Bank of Japan Inc.                     |
| 6. Arranger                            | The Sumitomo Trust and Banking Co., Ltd.<br>Mizuho Corporate Bank, Ltd.<br>The Bank of Tokyo-Mitsubishi UFJ, Ltd. | -  |

|          |   |   |
|----------|---|---|
| 7. Agent | Mizuho Corporate Bank, Ltd.<br>The Bank of Tokyo-Mitsubishi UFJ, Ltd. | - |
|----------|---|---|

(Note) The amount to be borrowed under the CL 2 (the “Borrowing”) is an accumulated amount which does not exceed the maximum loan amount on the execution date. The accumulated amount means the aggregate amount of the Borrowing. The accumulated amount will not be reduced in case of a repayment of the Borrowing.

### 3. Other Matters Required for Investors to Understand and Evaluate the Above Information Appropriately

As for the CL 1 and CL 2, there are no significant changes in “Risks concerning Borrowings and Investment Corporate Bonds” of “Investment Risks” described in the twelfth fiscal period securities report (submitted on February 26, 2010).

In addition, United Urban executed the merger agreement with Nippon Commercial Investment Corporation on May 10, 2010. United Urban and Nippon Commercial Investment Corporation have agreed to execute an absorption-type merger whereby United Urban will be the surviving corporation and with December 1, 2010 being the effective date of the merger. Please refer to the following press releases regarding details of the merger and other related matters.

- April 22, 2010 : Notification with Respect to the Execution of a Memorandum of Understanding concerning a Merger between United Urban Investment Corporation and Nippon Commercial Investment Corporation
- April 22, 2010 : Notification with Respect to the Execution of a Memorandum of Understanding concerning a Share Acquisition (of Pacific Commercial Corporation as a wholly-owned subsidiary of Japan REIT Advisors Co., Ltd.)
- May 10, 2010 : Notification with Respect to the Execution of a Merger Agreement between United Urban Investment Corporation and Nippon Commercial Investment Corporation
- May 10, 2010 : Notification with Respect to a Share Acquisition (Execution of a Share Transfer Agreement making Pacific Commercial Corporation a wholly-owned subsidiary of Japan REIT Advisors Co., Ltd.)
- May 10, 2010 : Notification with Respect to the Division of Units
- May 20, 2010 : Notice Concerning Amendments to the Articles of Incorporation and Election of Officer
- May 20, 2010 : Notice Concerning Partial Amendments to the Asset Management Entrustment Agreement

Details of commitment line agreements concluded on June 26, 2009 and August 4, 2009 are disclosed in the press release “Notice Concerning Commitment Line Agreement” dated June 24, 2009 and “Notice Concerning Commitment Line Agreement” dated August 3, 2009, respectively.