



United Urban Investment Corporation

# Semiannual Report

Thirty-fifth Fiscal Period

From December 1, 2020 to May 31, 2021

35<sup>th</sup>

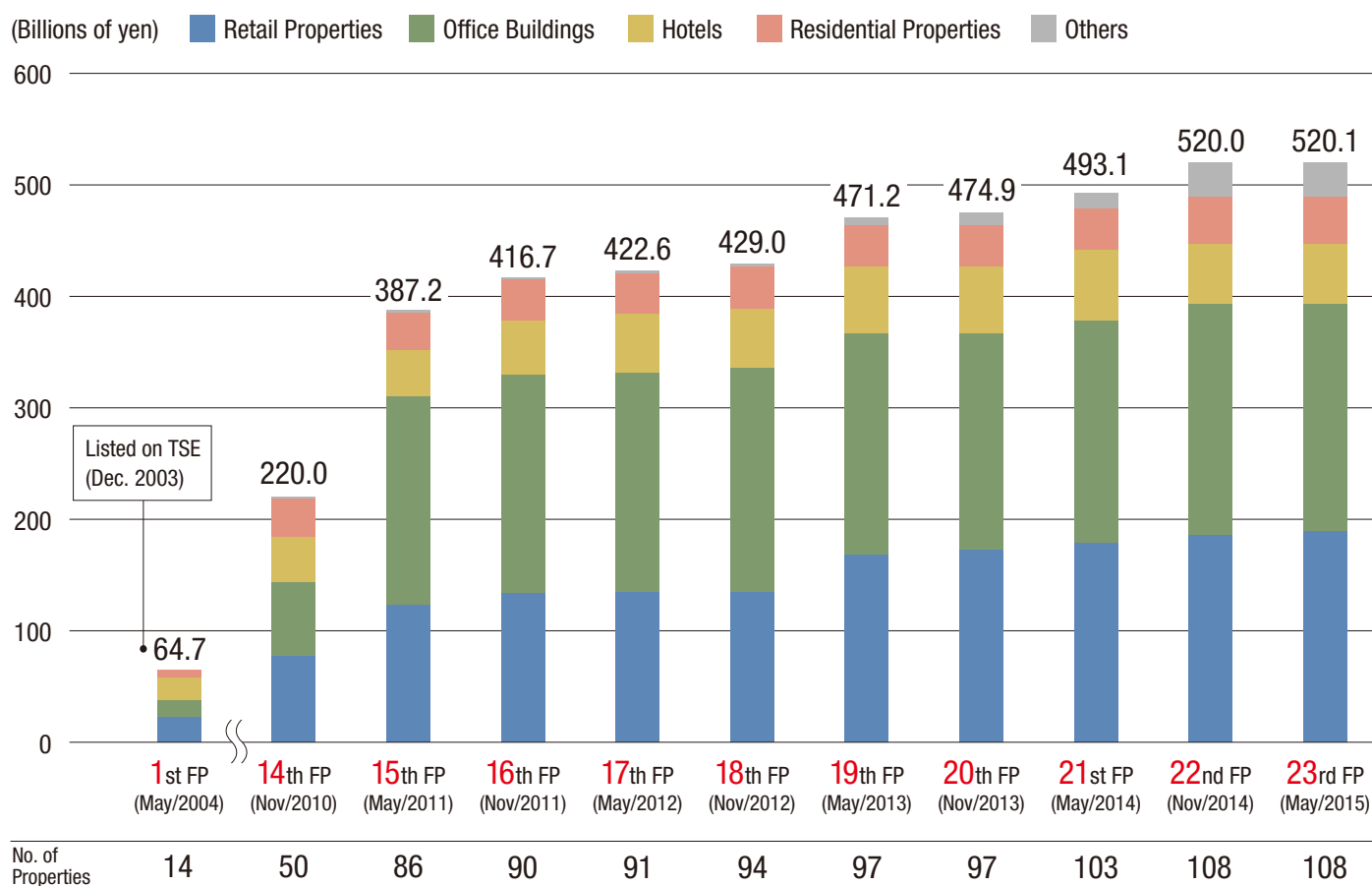


# Profile

United Urban Investment Corporation (“United Urban”) was incorporated on November 4, 2003, under the Act on Investment Trusts and Investment Corporations of Japan. On December 22, 2003, United Urban was listed on the real estate investment trust (“J-REIT”) section of the Tokyo Stock Exchange (Securities Code: 8960), and United Urban has been growing steadily since listing. In addition, through the merger with Nippon Commercial Investment Corporation (“NCI”) in December 2010, United Urban considerably expanded the size of assets.

In order to obtain stable earnings over the medium to long term, United Urban intends to form an optimal portfolio that is diversified both in terms of the types of use and areas of location, which is thought to cope with economic and real estate market fluctuations. And United Urban will conduct asset management aiming to both improve revenues and mitigate risk through property management and enhancement of property values based on a bottom-up approach.

## Growth of Assets <sup>(Note 1)</sup>



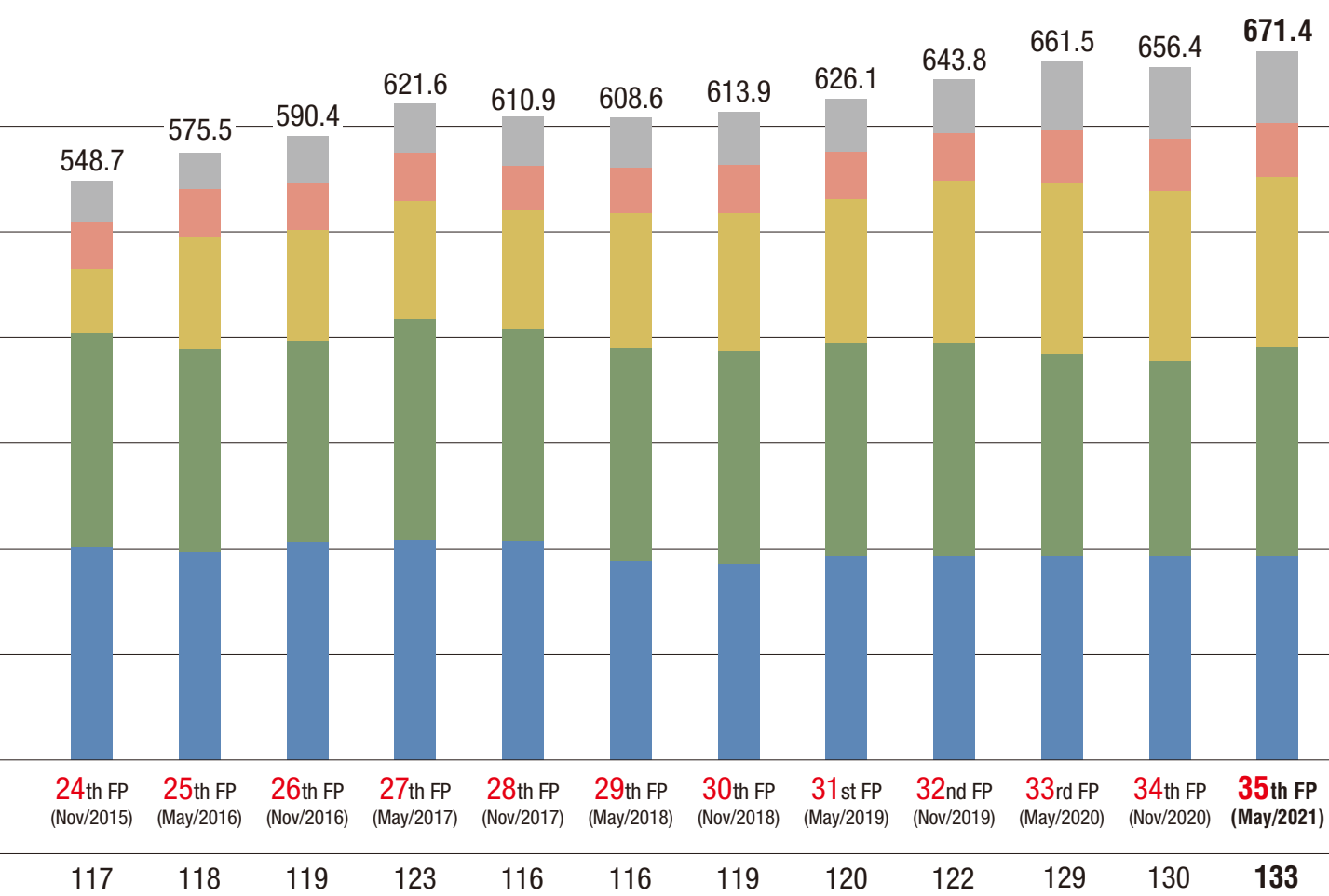
Notes: 1. The total acquisition prices of properties owned by United Urban at the end of each fiscal period are shown above, and figures are rounded to the units stated.  
 2. Unless otherwise indicated, in principle, all figures in this report are rounded down to the nearest unit.  
 3. In this document, J-REIT refers to a real-estate investment trust listed on a Japanese stock exchange.



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The shareholder of Japan REIT Advisors Co., Ltd. (“JRA”), the asset management company that United Urban entrusts with asset management services, is the general trading company Marubeni Corporation (“Marubeni”). United Urban takes full advantage of the functions and the wide-ranging information network and support provided by Marubeni and its affiliated companies to execute property acquisition and sales, tenant leasing, and to reduce costs, etc. Furthermore, United Urban aims to develop and manage a stable portfolio of properties over the medium to long term.



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# Key Figures (As of May 31, 2021)

## Cash Distribution per Unit for the 35th Fiscal Period

¥3,182

## Total Acquisition Price

¥671 billion

## Occupancy Ratio

97.3%

## Number of Properties

133

## Loan-to-Value Ratio (LTV) (Note)

35.0%

Note: LTV = Interest-bearing liabilities (including corporate bonds) / (Total assets + Appraisal values at the end of the period - Book value at the end of the period)

## Ratings (As of July 20, 2021)



Long-term issuer rating

AA

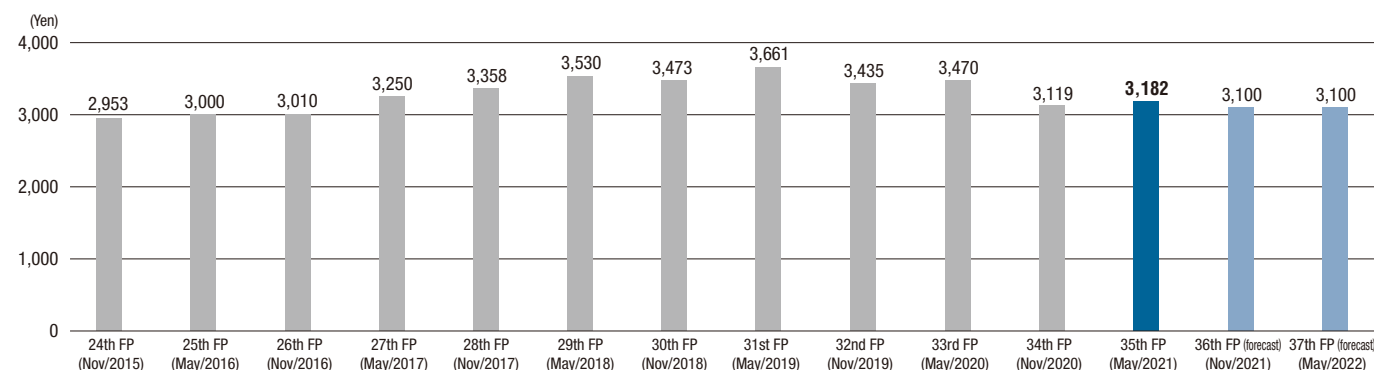
Rating outlook: Stable

# Financial Highlights

(Millions of yen, except per unit information)

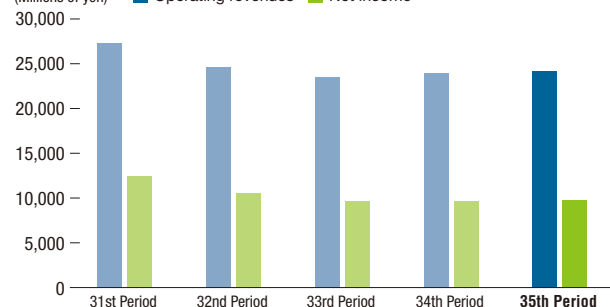
	31st Fiscal Period December 1, 2018- May 31, 2019	32nd Fiscal Period June 1, 2019- November 30, 2019	33rd Fiscal Period December 1, 2019- May 31, 2020	34th Fiscal Period June 1, 2020- November 30, 2020	35th Fiscal Period December 1, 2020- May 31, 2021
Operating revenues	¥ 27,261	¥ 24,671	¥ 23,565	¥ 23,945	¥ 24,198
Operating income	13,569	11,565	10,622	10,644	10,784
Ordinary income	12,413	10,544	9,633	9,650	9,847
Net income	12,413	10,543	9,633	9,650	9,847
Total cash distribution	11,184	10,711	10,820	9,726	9,922
Cash distribution per unit (Yen)	3,661	3,435	3,470	3,119	3,182
Total assets	680,901	678,208	694,089	701,982	704,135
Total net assets	357,789	367,970	366,863	365,666	365,797
Net assets per unit (Yen)	117,112	118,002	117,647	117,263	117,305

## Cash distribution per unit



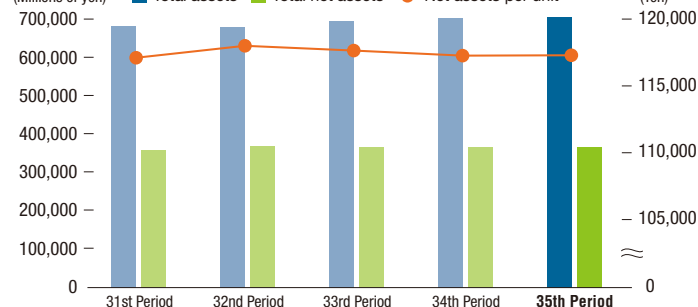
## Operating revenues / Net income

(Millions of yen) ■ Operating revenues ■ Net income



## Total assets / Total net assets / Net assets per unit

(Millions of yen) ■ Total assets ■ Total net assets ● Net assets per unit (Yen)



# To Our Unitholders

First, we would like to express our deepest condolences to those people around the country who lost loved ones to COVID-19 as well as our deepest sympathy to everyone affected by this virus. We would also like to extend our sincere gratitude to the healthcare professionals who continue to devote themselves to combating COVID-19.

It is our pleasure to present this report on the business activities of United Urban during the 35th fiscal period: the six-month period ended May 31, 2021.

Under our diversified investment policy, in the 35th fiscal period ended May 31, 2021, United Urban acquired Toranomon Hills Mori Tower (a compartmentalized ownership of the 10th floor) (acquisition price: ¥10.0 billion) and Toranomon PF Building (acquisition price: ¥3.4 billion), both are office buildings in Minato-ku, Tokyo. We also acquired UUR Kyobashi East Building, an office building in Chuo-ku, Tokyo (acquisition price: ¥7.2 billion), and UUR Court Ibaraki Higashi-Chujo, a rental apartment in Ibaraki, Osaka (acquisition price: ¥1.6 billion). In this fiscal period, we also carried out the second divided sale (50%) for an office building, Nishi-Shimbashi 1-chome Building (total sale price: ¥18.9 billion) following the first divided sale (50%) in the previous fiscal period. In the 36th fiscal period ending November 30, 2021, after comprehensively evaluating the real estate investment market and the potential of existing properties, United Urban acquired a retail facility in Nagareyama, Chiba and a logistic facility in Kazo, Saitama (total acquisition price: ¥7.0 billion) as well as sold a clinic building in Shibuya-ku, Tokyo. We have improved the quality and the profitability of our portfolio through the replacement of properties.

In the 35th fiscal period, United Urban posted operating revenues of ¥24,198 million and net income of ¥9,847 million. Both revenue and earnings increased compared with the previous fiscal period. These increases were due to avoiding a projected fall in revenues from an emergency response to tenants affected by the spread of COVID-19, an earnings recovery from existing properties, revenues from newly acquired properties, and a gain on the sale of a property. As a result, the cash distribution per unit for the 35th fiscal period became ¥3,182 (an increase of ¥52 compared with the initial forecast released in January 2021). Because the impact of COVID-19 is expected to be felt for some time, the forecasts after the 36th fiscal period are based on certain assumptions.

While the economic situation around the world is still being affected by COVID-19, some overseas countries are seeing a recovery to a more normalized economy with the progress of vaccinations. In Japan, we are beginning to see some promising signs for daily life returning to the way it was as vaccinations are taking place for a wide range of age groups. However, we believe more time will be required for a full economic recovery. Under these circumstances, United Urban will focus on improving the profitability of our portfolio as well as stable operations after the coronavirus is gone.

Your continuing support and kind attention are highly appreciated.

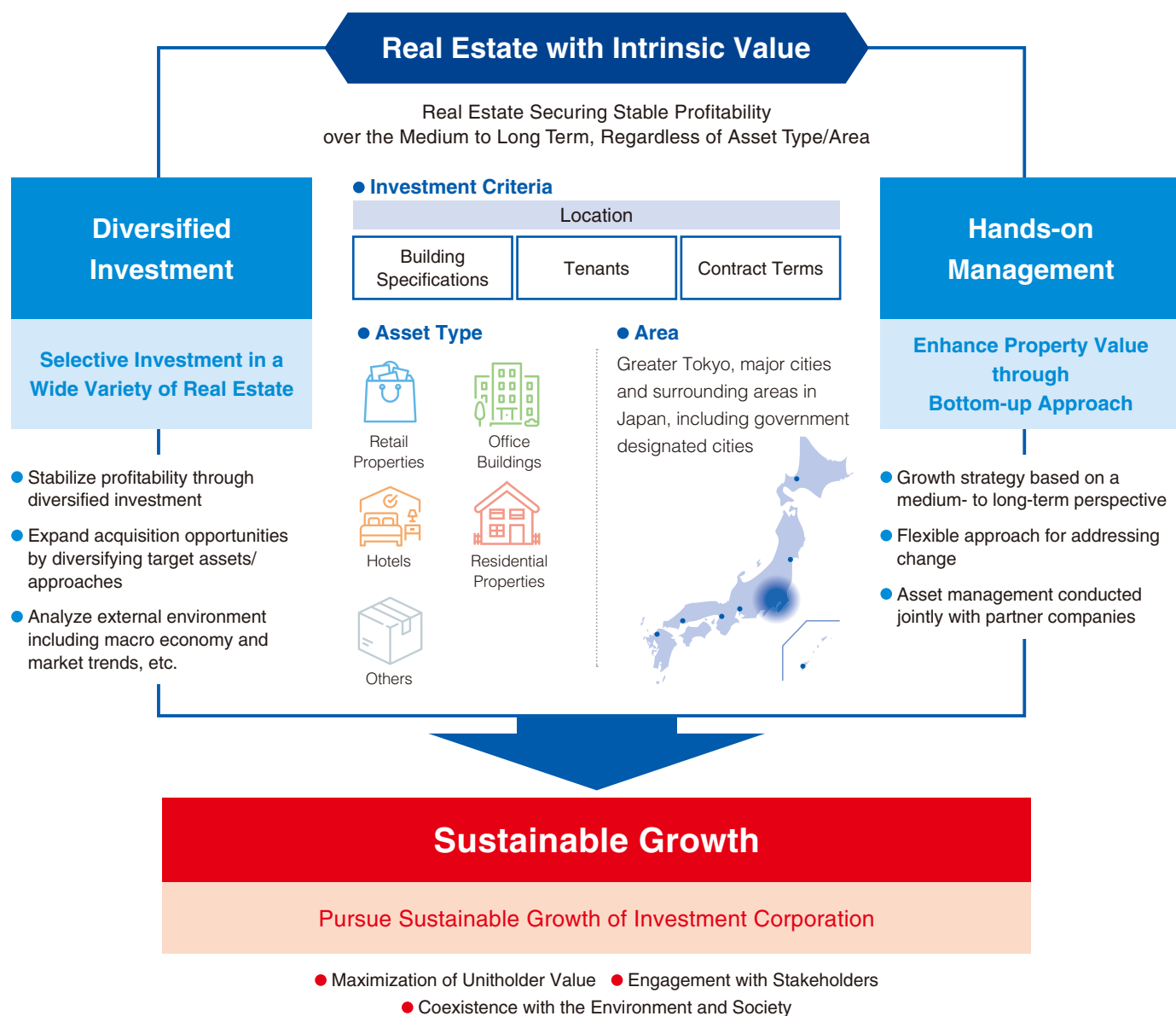
**Ikuo Yoshida** (Right)  
Executive Officer  
United Urban Investment Corporation

**Norimasa Gaun**  
President and CEO  
Japan REIT Advisors Co., Ltd.



# Distinctive Features of United Urban

A J-REIT Pursuing **Sustainable Growth** by Identifying **Real Estate with Intrinsic Value**



## Diversified Investment

- Regardless of specific asset types and locations, United Urban pursues various real estate investment opportunities with superior potential and acquires properties with intrinsic value.
- United Urban makes investments in properties deemed to be the most advantageous by carefully eyeing the market conditions for asset types and locations. This enables us to focus on reasonable acquisitions amid fierce investment competition and to continue acquiring properties at the target yield.

## Hands-on Management

- United Urban takes a bottom-up approach and prioritizes communications with tenants and strategic business partners to maximize the potential of every property. Through strategic investments, including large renewal/expansion to capitalize on anticipated change in customer needs and market trends, United Urban keeps and raises the value of every property.
- By proactive leasing and reducing operating costs, United Urban also aims to increase the profitability of every property.



# Acquisitions and Sale of Properties

## New Acquisition during the 35th Fiscal Period

### B46 Toranomon Hills Mori Tower (Compartmentalized ownership of the 10th Floor and 2.03% co-ownership of the site)

OFFICE BUILDINGS

■ Location	Minato-ku, Tokyo
■ Site Area	17,068.95 m <sup>2</sup> (entire property)
■ Total Floor Space	241,581.95 m <sup>2</sup> (entire property)
■ Structure and Scale	S/SRC B5/52F
■ Completed	May 2014
■ Acquisition Price	¥10,000 million
■ Acquisition Date	December 1, 2020



### B47 Toranomon PF Building

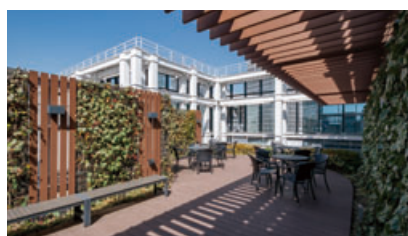
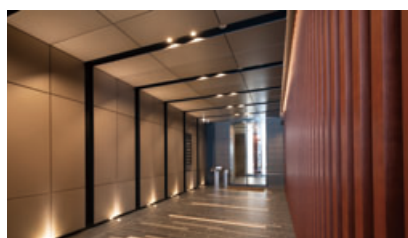
OFFICE BUILDINGS

■ Location	Minato-ku, Tokyo
■ Site Area	1,071.65 m <sup>2</sup>
■ Total Floor Space	4,829.15 m <sup>2</sup>
■ Structure and Scale	RC B2/5F
■ Completed	March 1986
■ Acquisition Price	¥3,435 million
■ Acquisition Date	December 1, 2020

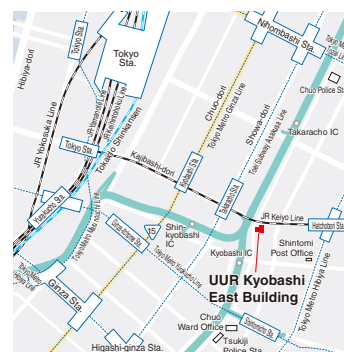


### B48 UUR Kyobashi East Building

OFFICE BUILDINGS



- Recently constructed office building located office area on the east side of Tokyo Station.
- The multiple train access to the major office areas in Tokyo: Available 3 stations and 4 lines (3-minute walk from Takaracho Station on the Toei Asakusa line, 4-minute walk from Hatchobori Station on the Tokyo Metro Hibiya line and JR Keiyo line, 5-minute walk from Kyobashi Station on the Tokyo Metro Ginza line).
- The common area has high-grade specifications, and the rooftop garden can be used by tenants.



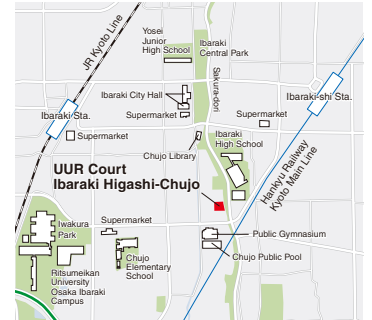
■ Location	Chuo-ku, Tokyo
■ Site Area	608.84 m <sup>2</sup>
■ Total Floor Space	4,707.44 m <sup>2</sup>
■ Structure and Scale	S/RC B1/9F
■ Completed	April 2017
■ Acquisition Price	¥7,280 million
■ Acquisition Date	March 31, 2021



### D34 UUR Court Ibaraki Higashi-Chujo

RESIDENTIAL PROPERTIES

■ Location	Ibaraki, Osaka
■ Site Area	2,064.56 m <sup>2</sup>
■ Total Floor Space	4,137.00 m <sup>2</sup>
■ Structure and Scale	RC 8F
■ Completed	February 2009
■ Acquisition Price	¥1,665 million
■ Acquisition Date	December 1, 2020



## New Acquisition during the 36th Fiscal Period

### A43 LEVEN Otakanomori

RETAIL PROPERTIES

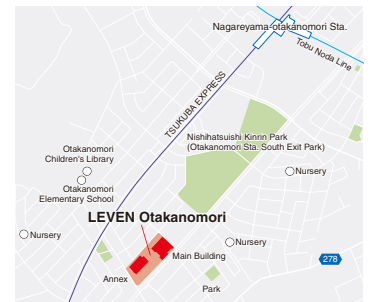


Main Building



Annex

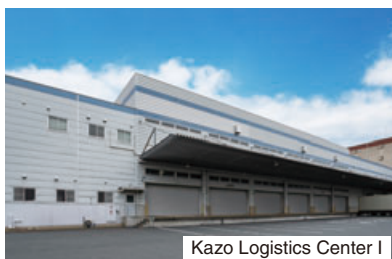
■ Location	Nagareyama, Chiba
■ Site Area	12,432.58 m <sup>2</sup>
■ Total Floor Space	(Main Building) 2,694.67 m <sup>2</sup> (Annex) 3,098.48 m <sup>2</sup>
■ Structure and Scale	(Main Building) S 2F (Annex) S 2F
■ Completed	July 2017
■ Acquisition Price	¥3,800 million
■ Acquisition Date	June 30, 2021



- Located in the Otakanomori area centered Nagareyama-otakanomori Station on the Tsukuba Express and Tobu Noda Line. Residential development projects of large and mid-sized condominiums and detached houses are still underway.
- 35 minutes from Nagareyama-otakanomori Station to Tokyo Station. Popular among family households working in Tokyo, and the population is on the rise.
- Have a fresh food supermarket as an anchor tenant, and quality-of-life based tenants. Consists of two buildings that provide a highly convenient community-based retail facility.
- 214 parking spaces in total with the flat parking lot which is more convenient compared with surrounding facilities and the roof parking of the Main Building.

### E18 Kazo Logistics Center I・II

OTHERS

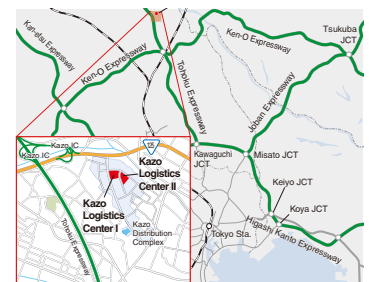


Kazo Logistics Center I



Kazo Logistics Center II

■ Location	Kazo, Saitama
■ Site Area	20,242.48 m <sup>2</sup>
■ Total Floor Space	(Kazo Logistics Center I) 8,192.94 m <sup>2</sup> (Kazo Logistics Center II) 4,012.84 m <sup>2</sup>
■ Structure and Scale	(Kazo Logistics Center I) S 2F (Kazo Logistics Center II) S 1F
■ Completed	(Kazo Logistics Center I) January 1997 (Kazo Logistics Center II) January 1999
■ Acquisition Price	¥3,259 million
■ Acquisition Date	June 30, 2021



- Located in the Kazo area, it forms a major logistics hub and a node of the Tohoku Expressway passing through the Tohoku Region and the Ken-O Expressway running through the Tokyo Metropolitan Area.
- Consist of two distribution centers located in the Kazo Distribution Complex (tenants can operate 24 hours) near the Kazo Interchange of the Tohoku Expressway.
- About an hour via the expressway to the central Tokyo and a location with excellent convenience for delivery to the Tokyo metropolitan area.
- Ceiling height of 5-10m and the 1st floor load of 1.7-2.0t/m<sup>2</sup>. Equipped with highly versatile specifications for tenants who use it alone or handle heavy objects (beverages, heavy machinery, etc.).

# Acquisitions and Sale of Properties

## Sale of Property in the 35th Fiscal Period

### B10 Nishi-Shimbashi 1-chome Building (50% co-ownership)

OFFICE BUILDINGS



■ Location	Minato-ku, Tokyo
■ Acquisition Price	¥14,800 million
■ Book Value	¥14,300 million <sup>(Note 1)</sup>
■ Appraisal Value	¥17,900 million <sup>(Note 2)</sup>
■ Sale Price	¥18,961 million
■ Gain on Sale of Property	¥3,790 million
■ Building Age	34 years <sup>(Note 1)</sup>
■ Date of Sale	November 30, 2020 and December 1, 2020

#### Point of Sale

- Occupancy rate once dropped to 0% after the departure of a tenant that occupied the entire building. However a successful 100% lease followed a letter of intent for purchase at a price over both the appraisal and book values.
- Anticipating downward pressure on competitiveness and increasing cost associated with renewals, etc. due to building age.
- Recycled proceeds from the sale to invest in the 35th fiscal period.

Notes: 1. As of the date of sale.  
2. As of May 31, 2020.

## Sale of Property in the 36th Fiscal Period

### E7 Quartz Tower

OTHERS



■ Location	Shibuya-ku, Tokyo
■ Acquisition Price	¥5,700 million
■ Book Value	¥5,759 million <sup>(Note 1)</sup>
■ Appraisal Value	¥5,720 million <sup>(Note 2)</sup>
■ Sale Price	¥5,800 million
■ Gain on Sale of Property	¥10 million
■ Building Age	5 years <sup>(Note 1)</sup>
■ Date of Sale	June 1, 2021

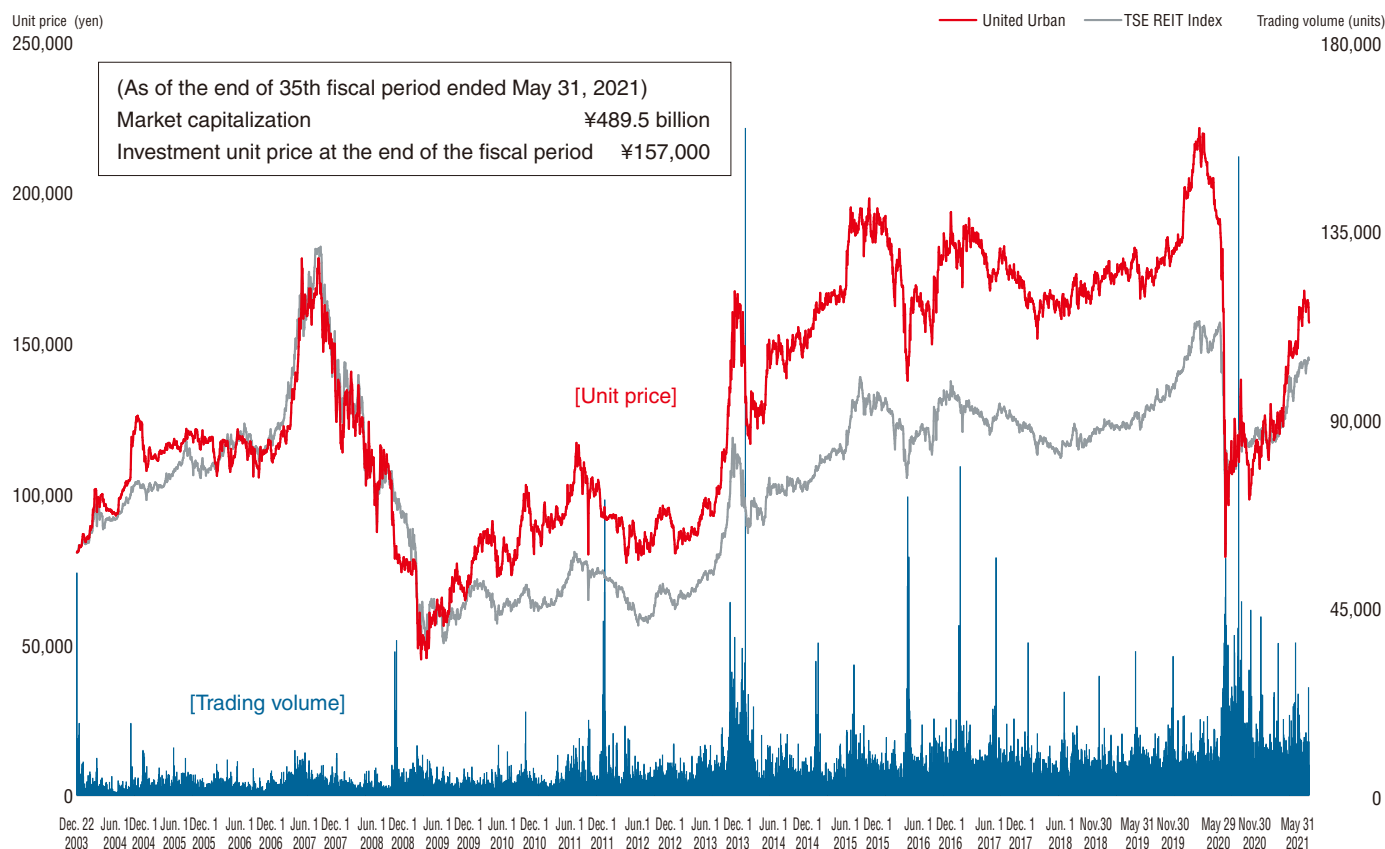
#### Point of Sale

- Due to the lease agreement, the rent in the mid-term had decreased since the time of the property acquisition and had been affecting the profitability of the property.
- Recycled proceeds from the sale for further acquisitions.

Notes: 1. As of the date of sale.  
2. As of May 31, 2021.

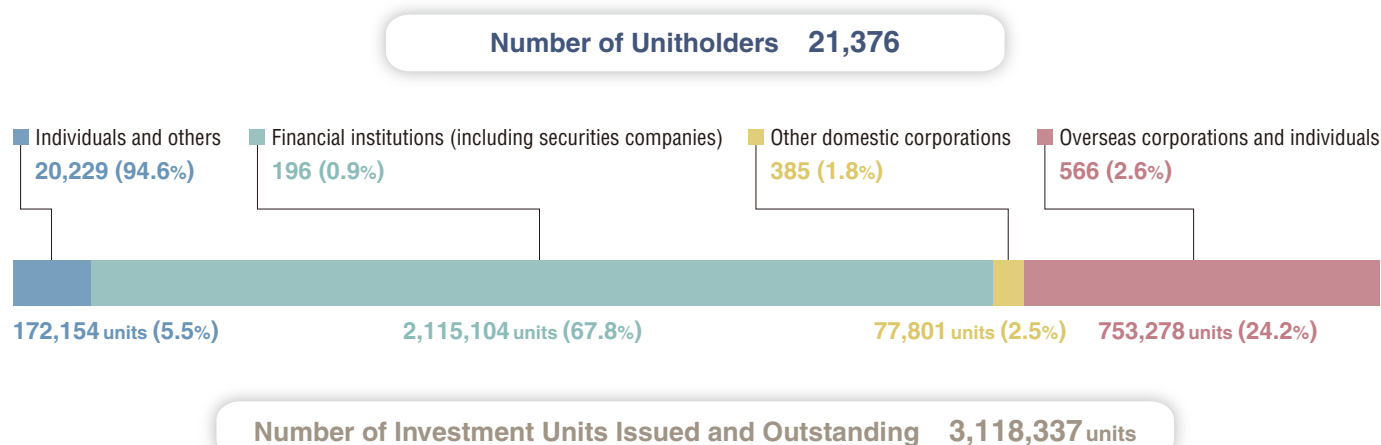
# Investment Unit Information

## Unit Price and Trading Volume



Notes: 1. In connection with the six-for-one unit split which became effective as of December 1, 2010, United Urban's investment units have been traded at the unit price after the unit split from November 26, 2010. Accordingly, the unit prices on or before November 25, 2010, as indicated in the above chart, are divided by six and the trading volumes on or before November 25, 2010, as indicated in the above chart, are multiplied by six.  
 2. TSE REIT Index is shown indexed based on the unit price as of December 22, 2003.

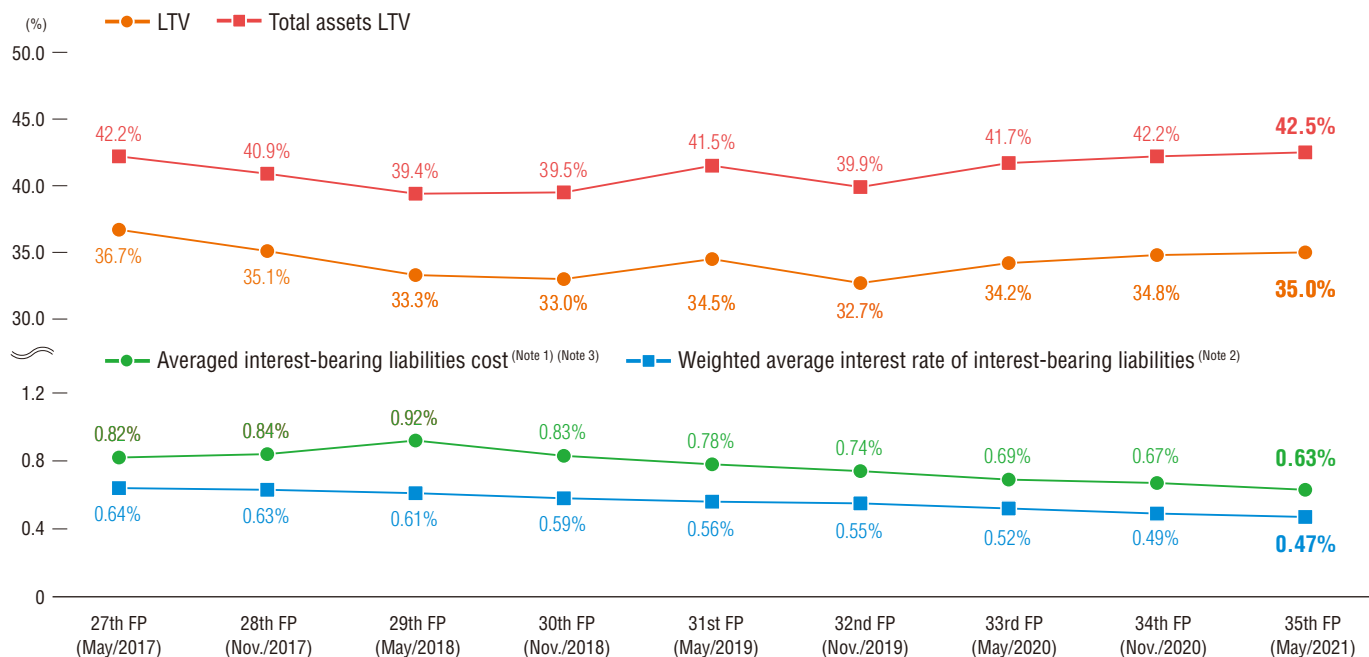
## Breakdown of Unitholders (As of May 31, 2021)



Note: Percentage figures are rounded to the nearest one decimal place. Therefore, the sum of the figures does not always add up to the total.

# Financial Status

## Changes in LTV Performance (end of each fiscal period) and Averaged Interest-Bearing Liabilities Cost, etc.



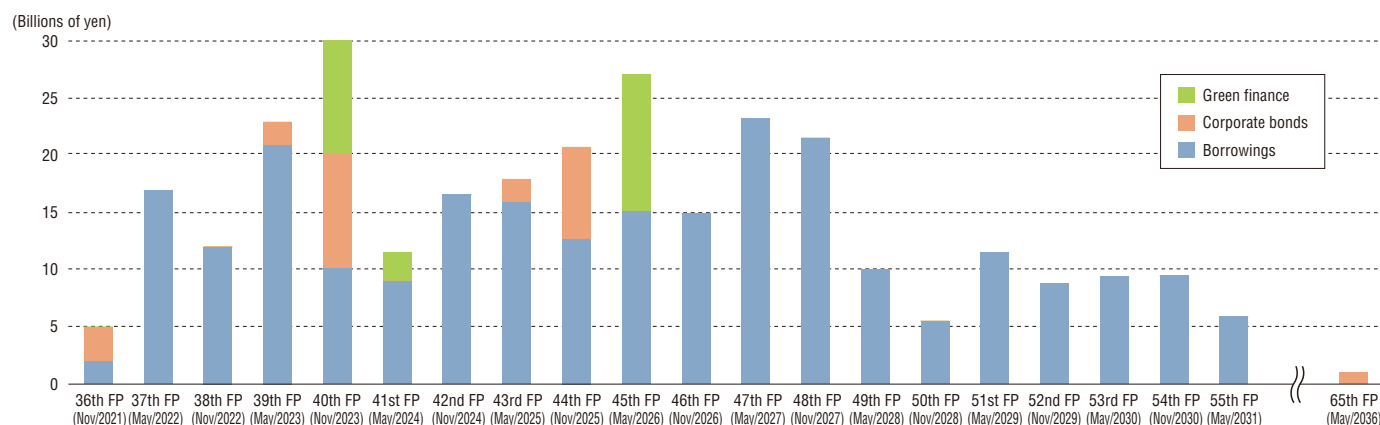
Notes: 1. Averaged interest-bearing liabilities cost is calculated as (interest expenses + loan-related expenses + interest expenses on corporate bonds + corporate bonds issuance expenses) / outstanding balance of interest-bearing liabilities at the end of each fiscal period × 365 / number of operating days.  
 2. Weighted average interest rate represents a weighted average efficiency of the nominal interest rate of total interest-bearing liabilities at the end of each fiscal period (excluding loan-related expenses, etc.).  
 3. The figures for averaged interest-bearing liabilities cost for the 29th fiscal period and the 31st fiscal period include total issuance expenses for the corporate bonds that were issued in those fiscal periods.

## Changes in Financial Indices

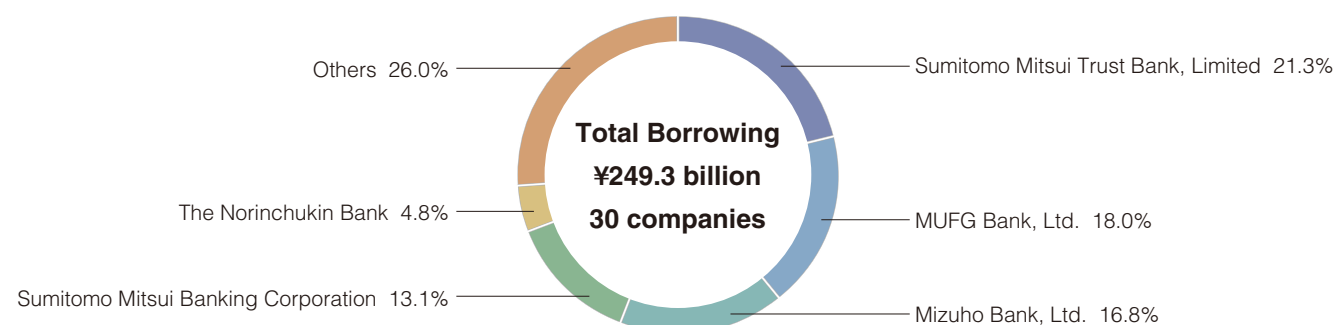
(Billions of yen, unless otherwise indicated)

	End of 34th Fiscal Period (As of November 30, 2020)	End of 35th Fiscal Period (As of May 31, 2021)	As of June 30, 2021
Total amount of interest-bearing liabilities	296.6	299.8	301.8
Borrowings	247.1	249.3	251.3
Corporate bonds	25.0	26.0	26.0
Green finance	24.5	24.5	24.5
Collateral/Guarantee	unsecured, unguaranteed		
Weighted average life	4.0 years	4.3 years	4.4 years
Weighted average interest rate	0.49%	0.47%	0.46%
Long-term ratio of interest-bearing liabilities	100% (contract base)		
Ratio of fixed interest rate	89.5%	89.7%	91.1%
Commitment line	36.0 (no borrowing record)		

## Diversification of Maturity Date (As of June 30, 2021)



## Lenders and Borrowing Amount (As of the end of 35th fiscal period ended May 31, 2021)



Note: Percentage figures are rounded to one decimal place. Accordingly, they may not add up to the total.

## Policy of Retained Earnings Utilization <sup>(Note)</sup>

United Urban aims to enhance unitholders' value over medium to long term through the utilization of retained earnings, considering the stability of distribution per unit ("DPU").

- Promotion of external growth with the flexible equity-raise**  
United Urban will use retained earnings to mitigate the influence in such cases as the dilution of DPU arising from the issuance of new investment units. Flexibility of equity-finance corresponding to the economic and financial markets and promotion of external growth can be expected through these initiatives.
- Portfolio management from a medium- to long-term perspective**  
United Urban will use retained earnings to maintain DPU levels in such cases as losses on the sale of properties or sudden decreases in revenues (major tenants' leaving, etc.). This will enable us to build the optimum portfolio and asset management from a medium- to long-term perspective.
- Coping with difference between accounting and taxation**  
United Urban will mitigate the risk of large amount of corporate tax by adding the retained earnings to the cash distribution, when there are concerns over the difference between accounting and taxation such as impairment loss.

### ► Additional policy

#### Response to state of emergency

In case that an unforeseen circumstance arises, and this is expected to give a significant impact on the United Urban's asset management, United Urban will clearly state its policy to utilize retained earnings in an effort to stabilize distributions.

**Total Amount of Retained Earnings** (End of the 35th Fiscal Period ended May 31, 2021)

**¥12,469** million

Note: Reserve for temporary difference adjustments and reserve retained for distribution.




















# ESG Initiatives

## Actions Taken on ESG Materiality

Among the many environment, social, and governance (ESG) issues, United Urban has selected some to be addressed as a real estate investment trust based on the concept of the UN's SDGs (Sustainable Development Goals). The major ESG initiatives that United Urban places a high priority on are considered part of materiality. The action plans and targets for materiality items are monitored and reviewed annually.



### ► Materiality set in 2021 and related SDGs

	Materiality	Actual results of initiatives to materiality
Environment	Energy management/ use of renewable energy	  <p>Cut the greenhouse gas (GHG) emissions at office buildings by 40% by 2030 compared with 2014.</p>
	Green certified buildings	   <ul style="list-style-type: none"> <li>• Acquire external environmental certification including GRESB Green Star.</li> <li>• Additional acquisition of external environmental certification for each property such as DBJ Green Building, CASBEE, and BELS.</li> <li>• Raise environment certification coverage to 65% (gross floor area ("GFA") based) by 2021.</li> </ul>
	Tenant and property manager engagement	   <p>Incorporate green lease clauses in 100% of contracts by 2030.</p> <p>* Contracted area where tenants have agreed to the United Urban's green lease clauses out of total contracted area of buildings categorized as office buildings by United Urban (exclusive of residential area within those office buildings)</p>
Society	Employee job satisfaction/ wellness	 <ul style="list-style-type: none"> <li>• Enhance productivity and quality of outcome through IT investment.</li> <li>• Nurture a more collaborative corporate culture where employees value in each other and give support.</li> <li>• Encourage employees to take more paid leaves.</li> </ul>
	Contribution to local community/local government	   <p>As a responsible member of society, contribute to disaster prevention measures and revitalization for local communities.</p>
	Employee performance/ career development	  <ul style="list-style-type: none"> <li>• Encourage employees to acquire qualifications and to take job specific training programs.</li> <li>• Provide job type trainings.</li> </ul>
Governance	Disclosure and assurance	 <p>Further strengthen the asset management capability with an installation of the new system.</p>
	Disclosure for investors	 <p>More investor-friendly disclosure on non-financial information including ESG related initiatives (Improve external recognition).</p>
	Executive compensation/ Employee remuneration	 <p>Introduce a performance-based fee structure on an asset management services.</p>

## Global Initiatives

Principles for Responsible Investment (PRI)

JRA became a signatory member to PRI in November 2018.

Signatory of:



## External Recognition

The "Green Star" rating, the highest status, was granted to United Urban in 2020 for six years running. The star-rating was upgraded to the "Three-star." Also, the "A" rating, the highest rating for public disclosure level assessment, was granted for the third consecutive year.

GRESB Real estate assessment



GRESB Public disclosure level assessment



## Environment

## Easing Climate Change

## Switch to renewable energy

United Urban specifies Energy Management/Use of Renewable Energy as a materiality and has been working on the long-term goal of cut Greenhouse Gas ("GHG") emission of the office portfolio by 40% by 2030 compared with 2014.

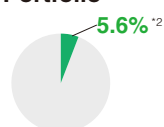
Since 2020, United Urban is replacing with better electricity menu to achieve the target.



## Renewable Energy:

Solar power, wind power, hydropower, thermal power, solar thermal, heat in the atmosphere, other heat in nature, biomass. Energy does not generate GHG.

2020
TENJIN LUCE Tenjin Loft Building
2021
Yushima First Building and other 8 properties
GHG reduction forecast through switch to renewable energy
4.4% ↓

Renewable Energy Usage of Portfolio<sup>\*1</sup>

## Energy source

- Water
- Geothermal
- Biomass

<sup>\*1</sup> Total electricity consumption for the properties which energy has been switched to renewable energy (actual results for 2019) / total electricity consumption for the 89 properties which electricity consumption is understood by United Urban as of July 20, 2021 (actual results for 2019).

<sup>\*2</sup> The percentage of electricity consumption in fiscal 2019 for a total of 11 properties which already switched to new contracts.

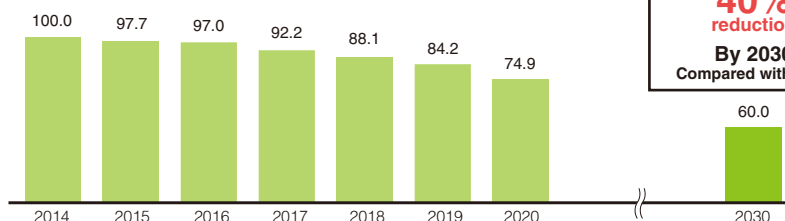
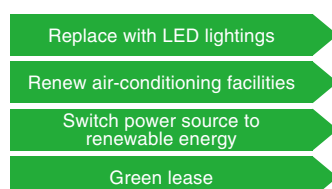
## Portfolio LED Ratio

Tenant area **51%**

Common area **63%**

Note: Based on total floor area. Aggregated based on the results of the questionnaire survey targeting property managers of all the properties of United Urban. (Conducted in May 2021. Collection rate: 100%)

## Reduce GHG emission at office buildings



**40% reduction**  
By 2030  
Compared with 2014

## Environment certification coverage



## Number of properties with environment certification

DBJ Green Building	13	CASBEE	27	BELS	27
★★★★	1	★★★★★	8	★★★★★	4
★★★	8	★★★★	19	★★★★	3
★★	3			★★★	11
★	1			★★	9

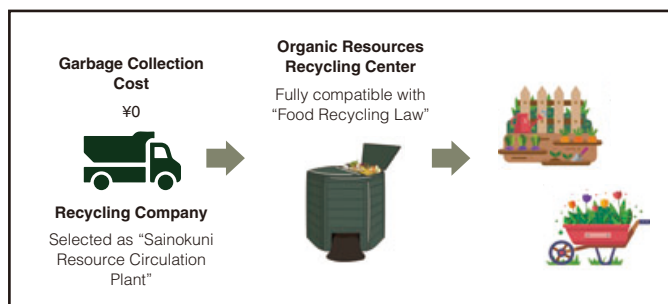
Note: Denominator is a total of portfolio GFA, excluding the properties consisting of only land. ARENA TOWER and LOOP-X・M received more than one environment certifications, but the overlaps are deducted in the total.

## Other Initiatives to Mitigate Environmental Burden

## Reuse of garbage

- Compost garbage from hotels since 2018
- Reduce garbage disposal cost

Royal Pines Hotel Urawa (Urawa, Saitama)



- Garbage is composted by a recycling company headquartered in Saitama Prefecture and sold to vegetable and flower growers within the prefecture.
- It is used also at vegetable gardens of schools within the prefecture.
- Industry-academia joint research such as demonstration experiments of recycling systems and verification of the utility of compost is conducted with Saitama University.

\* Environmental industry and research & development base developed towards the establishment of a resource-recycling society. It consists of a private recycling facility, PFI thermal recycling facility, prefectural final disposal site and a prefectural and private research facility, and the recycling company is one of such facilities.



## Society

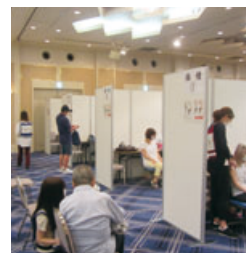
### Initiatives to Prevent the Spread of COVID-19

#### Received patients with mild or no symptoms for medical treatment as well as medical personnel

In response to requests from local governments to help prevent the collapse of the medical care system caused by the spread of COVID-19, hotels owned by United Urban have been used as lodgings for medical treatment for COVID-19 patients with mild or no symptoms who need medical treatment as well as medical personnel.

#### Offered space for inoculation of the COVID-19 vaccination

COVID-19 vaccination (workplace vaccination and large-scale vaccination at local municipalities) has been sequentially implemented from June 2021 at multiple hotels of United Urban.



### Improve Wellness Program for Employees of JRA

#### Vaccination leave

When employees (including contract workers) are vaccinated during working hours, they will be regarded as working during working hours. If employees themselves have difficulty working due to the occurrence of side effects after vaccination, they may be allowed by their supervisors to take special paid leave from the date of vaccination or the next day. In addition, employees will be regarded as working during working hours even when accompanying their family members who live in the same house to vaccination sites and may be allowed by their supervisors to take special paid leave from the date of vaccination or the next day if their family members who live in the same house need nursing care due to the occurrence of side effects. Such rules will be applied until the second vaccination.

#### PCR testing cost at JRA's expense

Full costs of PCR tests will be incurred by JRA when employees (including contract workers) fall under the following cases and cannot receive public financial support:

- When testing positive;
- When becoming a close contact;
- When employees request companies to bear the cost in the case of engaging in face-to-face contact with a person who has tested positive within a certain period.

### Contribution to Local Community

#### Participate in a social pilot program (public road driving experiments of electric kickboards)

United Urban cooperates in the "improvement of efficiency of intraregional movements using shared electric kickboards and resolution of last one-mile issues,"<sup>(Note 1)</sup> an experimental project hosted by mobby ride Inc. certified as a full support business of demonstration by Fukuoka City<sup>(Note 2)</sup>.

United Urban is leasing parts of the sites of its properties to the project for free, and such sites are used as exclusive parking spaces for electric kickboards during the experiment.

- Notes: 1. Implementation period: From April 27, 2021, to October 31, 2021 (scheduled). Sharing services enabling free travel among exclusive parking spaces designated by Fukuoka City will be provided using the entire area of Chuo-ku and part of Minami-ku in Fukuoka City as the service area. The driving data obtained through the experiments will be submitted to the government by mobby and used to consider to formulate traffic rules for various traffic settings including electric kickboards.
2. Fukuoka City solicits demonstration experiment projects that lead to the resolution of social issues and the enhancement of quality of life using cutting-edge technologies including AI and IoT from all over Japan as needed, and fully supports demonstration experiments of excellent projects in the city.





**UUR**  
TENJIN LUCE  
Tenjin Loft Building

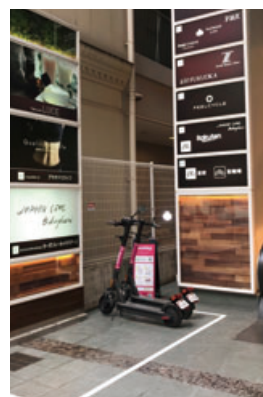




**Sponsor**

For details of memorandum aiming at advanced city developments as of October 2020





Left: Electric kickboards of mobby ride Inc. parked at an exclusive parking space designated by Fukuoka City during the demonstration experiment (TENJIN LUCE).  
Right: Driving experiment without helmets on public roads.

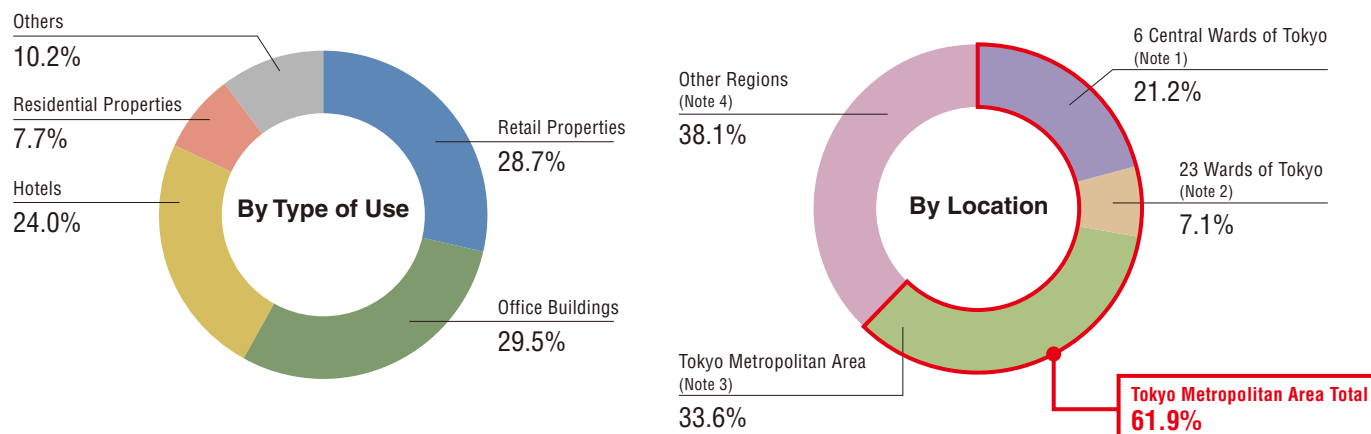
#### Electric Kickboards

These attract attention as a one-mile transportation method in a super-aging society with a low birthrate or as a measure to revitalize tourism. Because an electric kickboard is treated as a "motorized bicycle" in Japan, drivers are required to carry their license and wear helmets while riding and lights, side mirrors and number plates must be equipped. Various considerations are being made by the government and experts towards the enhancement of convenience when driving on public roads by eyeing legal amendments.

# Portfolio Properties

## Portfolio Data

**Portfolio Breakdown (Based on acquisition prices)** (As of the end of 35th fiscal period ended May 31, 2021)



Notes: 1. The "6 Central Wards of Tokyo" are Chiyoda, Minato, Chuo, Shinjuku, Shibuya, and Shinagawa.

2. The "23 Wards of Tokyo" are all 23 wards excluding the 6 central wards of Tokyo.

3. The "Tokyo Metropolitan Area" refers to the Tokyo Metropolitan Area (Tokyo Metropolitan, Kanagawa Prefecture, Chiba Prefecture, Saitama Prefecture, Ibaraki Prefecture, Gunma Prefecture, Tochigi Prefecture, and Yamanashi Prefecture) excluding the 23 wards of Tokyo.

4. "Other Regions" refers to other major cities in Japan including government designated cities (excluding cities located in Tokyo Metropolitan Area) and surrounding areas. In addition, "Other Regions" includes "Osaka Area: Osaka Prefecture, Kyoto Prefecture, and Hyogo Prefecture," "Nagoya Area: Aichi Prefecture, Mie Prefecture, and Gifu Prefecture," and "Other Area: a general term for areas excluding Tokyo Metropolitan Area, Osaka Area or Nagoya Area."

## Occupancy Ratio

	2020			2021		
	End of December	End of January	End of February	End of March	End of April	End of May
Retail Properties	98.7%	98.3%	96.9%	96.8%	97.0%	97.0%
Office Buildings	98.3%	98.2%	98.4%	98.4%	98.5%	98.5%
Hotels	99.5%	99.3%	98.7%	98.9%	98.9%	98.9%
Residential Properties	97.1%	97.1%	97.2%	98.1%	96.8%	96.3%
Others	94.4%	94.4%	94.4%	90.8%	94.4%	94.4%
Total	98.0%	97.8%	97.2%	96.8%	97.3%	97.3%

# Portfolio Properties

## Portfolio Roster (As of the end of 35th fiscal period ended May 31, 2021)

No.	Property Name	Location	Type of Asset	Completion Date (Note 1) (Note 4)	Acquisition Date (Note 2)	
<b>Retail Properties</b>						
A2	Joy Park Izumigaoka	Sakai, Osaka	Trust beneficial interest in real estate	Nov. 2000	Dec. 22, 2003	
A4	Luz Funabashi	Funabashi, Chiba	Trust beneficial interest in real estate	Mar. 1998	Sep. 17, 2004	
A6	TENJIN LUCE	Fukuoka, Fukuoka	Trust beneficial interest in real estate	Nov. 2005	Apr. 14, 2006	
A7	Kaden Sumairu-kan YAMADA Sakai Honten	Sakai, Osaka	Real estate	May 2002	Apr. 28, 2006	
A8	Miyamae Shopping Center	Kawasaki, Kanagawa	Trust beneficial interest in real estate	Oct. 1993	Feb. 19, 2007	
A9	KONAMI SPORTS CLUB Korigaoka	Hirakata, Osaka	Trust beneficial interest in real estate	Dec. 2006	Jun. 29, 2007	
A10	ACTIOLE Minami-ikebukuro	Toshima-ku, Tokyo	Trust beneficial interest in real estate	Nov. 2006	Sep. 27, 2007	
A11	Tip's Machida Building	Machida, Tokyo	Trust beneficial interest in real estate	Jun. 1992	Dec. 27, 2007	
A12	Daiei Takarazuka Nakayama	Takarazuka, Hyogo	Trust beneficial interest in real estate	Nov. 1997	Jan. 30, 2008	
A13	maricom-ISOGO / SYSTEM PLAZA YOKOHAMA (Site) (retail portion) (Note 5)	Yokohama, Kanagawa	Trust beneficial interest in real estate	—	Feb. 18, 2008	
A14	ACTIOLE Kannai	Yokohama, Kanagawa	Real estate	Sep. 2007	Jun. 30, 2008	
A15	Shinsaibashi OPA Honkan	Osaka, Osaka	Trust beneficial interest in real estate	Nov. 1994	Dec. 1, 2010	
A19	Albore Jingumae	Shibuya-ku, Tokyo	Trust beneficial interest in real estate	Feb. 2006	Dec. 1, 2010	
A20	Albore Sendai	Sendai, Miyagi	Trust beneficial interest in real estate	Mar. 1997	Dec. 1, 2010	
A21	Mallage Kashiwa	Kashiwa, Chiba	Trust beneficial interest in real estate	Jun. 2004	Dec. 1, 2010	
A23	Ito-Yokado Owariasahi	Owariasahi, Aichi	Real estate	Oct. 1998	Dec. 1, 2010	
A24	Yokohama Kariba Shopping Center	Yokohama, Kanagawa	Trust beneficial interest in real estate	Sep. 2007	Dec. 1, 2010	
A25	Luz Jiyugaoka	Meguro-ku, Tokyo	Trust beneficial interest in real estate	May 2009	Jun. 15, 2011	
A26	ACTIOLE Ichikawa	Ichikawa, Chiba	Trust beneficial interest in real estate	Apr. 2010	Jun. 15, 2011	
A27	Yokohama Aoba Shopping Center (Site)	Yokohama, Kanagawa	Real estate	—	Oct. 31, 2011	
A28	Yamada Denki Tecc Land Aoba (Site)	Yokohama, Kanagawa	Real estate	—	May 18, 2012	
A29	Yodobashi Camera Multimedia Kichijoji	Musashino, Tokyo	Trust beneficial interest in real estate	May 1974	Mar. 18, 2013	
A30	Kaden Sumairu-kan YAMADA Matsudo Honten	Matsudo, Chiba	Trust beneficial interest in real estate	Aug. 2009	Mar. 18, 2013	
A31	Tenjin Loft Building	Fukuoka, Fukuoka	Trust beneficial interest in real estate	Mar. 1989	Nov. 29, 2013	
A32	Narumi Shopping Center (Site)	Nagoya, Aichi	Real estate	—	Apr. 8, 2014	
A33	Plussing Wave Enoshima	Fujisawa, Kanagawa	Trust beneficial interest in real estate	Dec. 2007	Aug. 29, 2014	
A34	LIFE Nishikujo (Site)	Osaka, Osaka	Trust beneficial interest in real estate	—	Mar. 2, 2015	
A35	LIFE Tamatsukuri (Site)	Osaka, Osaka	Trust beneficial interest in real estate	—	Mar. 2, 2015	
A36	Granbell Ginza Building	Chuo-ku, Tokyo	Trust beneficial interest in real estate	Oct. 2006	Jun. 30, 2015	
A37	UUR Tenjin Nishi-dori Building	Fukuoka, Fukuoka	Trust beneficial interest in real estate	Mar. 2010	Jul. 15, 2015	
A38	Luz Shonan Tsujido	Fujisawa, Kanagawa	Trust beneficial interest in real estate	Aug. 2010	Sep. 30, 2015	
A39	ACTIOLE Ueno	Taito-ku, Tokyo	Trust beneficial interest in real estate	Sep. 1984	Dec. 4, 2015	
A40	KURURU	Fuchu, Tokyo	Trust beneficial interest in real estate	Feb. 2005	Sep. 1, 2016	
A41	K's Denki Nagoya-kita	Nishikasugai-gun, Aichi	Trust beneficial interest in real estate	Jun. 2000	Dec. 1, 2016	
A42	Luz Musashikosugi	Kawasaki, Kanagawa	Trust beneficial interest in real estate	May 2008	Dec. 28, 2018	
<b>Office Buildings</b>						
B1	T&G Hamamatsucho Building	Minato-ku, Tokyo	Trust beneficial interest in real estate	Dec. 1988	Dec. 26, 2003	
B3	Fukuoka Eartheon Building	Fukuoka, Fukuoka	Trust beneficial interest in real estate	Sep. 1998	Dec. 26, 2003	
B4	Marumasu Kojimachi Building	Chiyoda-ku, Tokyo	Trust beneficial interest in real estate	Sep. 1989	Mar. 29, 2004	
B5	Rokubancho K Building	Chiyoda-ku, Tokyo	Trust beneficial interest in real estate	Dec. 1988	Mar. 30, 2004	
B6	Shin-Osaka Central Tower (office portion) (Note 6)	Osaka, Osaka	Trust beneficial interest in real estate	Jun. 1989	Dec. 2, 2004	
B7	Kawasaki Toshiba Building	Kawasaki, Kanagawa	Trust beneficial interest in real estate	Apr. 1987	Dec. 20, 2004	
(A13)	maricom-ISOGO / SYSTEM PLAZA YOKOHAMA (Site) (office portion) (Note 5)	Yokohama, Kanagawa	Trust beneficial interest in real estate	—	Feb. 18, 2008	
B8	UUR Toyocho Building	Koto-ku, Tokyo	Real estate	Nov. 1990	Jun. 30, 2008	
B9	FOUR SEASONS BLDG	Shinjuku-ku, Tokyo	Trust beneficial interest in real estate	Oct. 1994	Dec. 25, 2009	
B11	Pacific Marks Shinjuku Parkside	Shinjuku-ku, Tokyo	Trust beneficial interest in real estate	Mar. 1989	Dec. 1, 2010	
B13	Pacific Marks Tsukishima	Chuo-ku, Tokyo	Real estate	Mar. 1990	Dec. 1, 2010	
B14	Pacific Marks Yokohama East	Yokohama, Kanagawa	Trust beneficial interest in real estate	Oct. 1992	Dec. 1, 2010	
B17	Akasaka Hikawa Building	Minato-ku, Tokyo	Trust beneficial interest in real estate	Apr. 1984	Dec. 1, 2010	
B18	Pacific Marks Shibuya Koen-dori	Shibuya-ku, Tokyo	Trust beneficial interest in real estate	Aug. 1996	Dec. 1, 2010	
B20	Pacific Marks Akasaka-mitsuke	Minato-ku, Tokyo	Real estate	Mar. 1994	Dec. 1, 2010	
B22	Pacific Marks Shin-Yokohama	Yokohama, Kanagawa	Trust beneficial interest in real estate	Oct. 1991	Dec. 1, 2010	
B25	Pacific Marks Kawasaki	Kawasaki, Kanagawa	Real estate	Aug. 2004	Dec. 1, 2010	
B26	Hamamatsucho 262 Building (Note 7)	Minato-ku, Tokyo	Trust beneficial interest in real estate	Feb. 1993	Dec. 1, 2010	
B27	Lila Hijirizaka	Minato-ku, Tokyo	Real estate	Nov. 1991	Dec. 1, 2010	
B29	Otsuka HT Building	Toshima-ku, Tokyo	Real estate	Mar. 1990	Dec. 1, 2010	
B30	Pacific Marks Shinjuku South-gate	Shinjuku-ku, Tokyo	Real estate	Aug. 1985	Dec. 1, 2010	
B31	Pacific Marks Nishi-Umeda	Osaka, Osaka	Trust beneficial interest in real estate	Mar. 1997	Dec. 1, 2010	
B32	Pacific Marks Higobashi	Osaka, Osaka	Trust beneficial interest in real estate	Oct. 1983	Dec. 1, 2010	
B35	Pacific Marks Sapporo Kita-Ichijo	Sapporo, Hokkaido	Trust beneficial interest in real estate	Feb. 1993	Dec. 1, 2010	
B36	Shin-Sapporo Center Building	Sapporo, Hokkaido	Trust beneficial interest in real estate	Sep. 1991	Dec. 1, 2010	
B37	ARENA TOWER	Yokohama, Kanagawa	Trust beneficial interest in real estate	May 2008	Jun. 16, 2011	
B38	Yushima First Building	Bunkyo-ku, Tokyo	Trust beneficial interest in real estate	Feb. 1989	Aug. 29, 2012	
B39	Dogenzaka Square	Shibuya-ku, Tokyo	Trust beneficial interest in real estate	Oct. 2004	Nov. 22, 2012	
B40	GRAND-SQUARE Shin-Sakae	Nagoya, Aichi	Trust beneficial interest in real estate	May 2009	Feb. 28, 2014	
B41	GRAND-SQUARE Meieki-minami	Nagoya, Aichi	Trust beneficial interest in real estate	Feb. 2009	Feb. 28, 2014	
B42	Shiba 520 Building	Minato-ku, Tokyo	Trust beneficial interest in real estate	Jul. 1994	Mar. 28, 2014	
B43	Hirose-dori SE Building	Sendai, Miyagi	Trust beneficial interest in real estate	Nov. 2007	Jun. 13, 2014	
B44	SS30 (Note 6, 8)	Sendai, Miyagi	Trust beneficial interest in real estate	Mar. 1989	Mar. 30, 2017	
B45	LOOP-X·M (Note 9)	Minato-ku, Tokyo	Trust beneficial interest in real estate	Nov. 1991	Apr. 26, 2017	
B46	Toranomon Hills Mori Tower	Minato-ku, Tokyo	Real estate	May 2014	Dec. 1, 2020	
B47	Toranomon PF Building	Minato-ku, Tokyo	Trust beneficial interest in real estate	Mar. 1986	Dec. 1, 2020	
B48	UUR Kyobashi East Building	Chuo-ku, Tokyo	Trust beneficial interest in real estate	Apr. 2017	Mar. 31, 2021	

	Acquisition Price (Millions of yen) (Note 3)	Share in Total Acquisition Price	Site Area (m <sup>2</sup> ) (Note 1)	Total Floor Space (m <sup>2</sup> ) (Note 1)	Structure (Note 1) (Note 4)	Number of Floors (Note 1) (Note 4)	Type of Ownership	
							Land	Building
	6,770	1.0%	10,368.45	29,250.71	RC/S	5F	Proprietary Ownership	Proprietary Ownership
	5,200	0.8%	5,198.20	12,944.65	SRC	B2/5F	Proprietary Ownership	Proprietary Ownership
	6,500	1.0%	1,138.66	5,458.81	RC	B1/7F	Proprietary Ownership	Proprietary Ownership
	3,210	0.5%	10,702.86	8,637.63	S	3F	Proprietary Ownership	Proprietary Ownership
	5,312	0.8%	6,937.54	17,338.54	RC	4F	Proprietary Ownership	Proprietary Ownership
	2,040	0.3%	4,120.00	6,381.40	S	4F	Proprietary Ownership	Proprietary Ownership
	3,760	0.6%	320.39	2,265.15	RC	B1/8F	Proprietary Ownership	Proprietary Ownership
	4,100	0.6%	1,596.82	8,075.04	SRC	B1/7F	Proprietary Ownership	Proprietary Ownership
	4,284	0.6%	16,330.14	16,729.60	S	B1/3F	Proprietary Ownership and Leasehold Rights	Proprietary Ownership
	6,883	1.0%	53,363.57	—	—	—	Proprietary Ownership (Co-ownership)	—
	2,410	0.4%	375.17	2,238.82	S/RC	B1/9F	Proprietary Ownership	Proprietary Ownership
	22,800	3.4%	2,430.23	25,895.78	S/RC	B3/12F	Proprietary Ownership	Proprietary Ownership
	1,580	0.2%	308.02	816.60	S/RC	B1/4F	Proprietary Ownership	Proprietary Ownership
	2,590	0.4%	736.01	4,082.94	S/SRC	B1/7F	Proprietary Ownership	Proprietary Ownership
	7,040	1.0%	79,484.47	54,689.28	S	2F	Proprietary Ownership and Leasehold Rights	Proprietary Ownership
	4,840	0.7%	34,612.39	56,371.77	S	6F	Proprietary Ownership and Leasehold Rights	Proprietary Ownership
	2,500	0.4%	7,093.66	10,628.44	S	5F	Proprietary Ownership	Proprietary Ownership
	5,090	0.8%	828.70	2,771.59	S/SRC	B1/8F	Proprietary Ownership	Proprietary Ownership
	3,350	0.5%	749.42	4,452.39	S/RC	B1/7F	Proprietary Ownership	Proprietary Ownership
	2,600	0.4%	9,193.00	—	—	—	Proprietary Ownership	—
	2,150	0.3%	7,594.00	—	—	—	Proprietary Ownership	—
	28,000	4.2%	3,582.39	37,932.95	S/SRC	B4/9F	Proprietary Ownership	Proprietary Ownership
	5,150	0.8%	7,311.98	17,461.22	S/SRC	4F	Proprietary Ownership	Proprietary Ownership
	4,350	0.6%	1,947.80	10,594.19	SRC	B1/9F	Proprietary Ownership	Proprietary Ownership
	6,460	1.0%	60,747.02	—	—	—	Proprietary Ownership	—
	1,800	0.3%	2,450.62	3,471.69	S	4F	Proprietary Ownership	Proprietary Ownership
	1,760	0.3%	3,252.76	—	—	—	Proprietary Ownership	—
	1,880	0.3%	2,391.44	—	—	—	Proprietary Ownership	—
	2,621	0.4%	231.00	1,646.50	RC	B1/9F	Leasehold Rights	Proprietary Ownership
	5,500	0.8%	466.76	1,486.52	S	B1/4F	Proprietary Ownership	Proprietary Ownership
	3,938	0.6%	3,658.25	17,889.43	S/RC	B2/6F	Proprietary Ownership	Proprietary Ownership
	3,000	0.4%	159.59	1,234.99	SRC	10F	Surface Right	Proprietary Ownership
	9,285	1.4%	7,266.41	59,361.08	SRC/RC/S	B3/28F	Right of Site (Co-ownership)	Compartmentalized Ownership
	1,750	0.3%	7,461.97	4,733.74	S	2F	Proprietary Ownership	Proprietary Ownership
	12,151	1.8%	6,104.63	12,223.72	SRC/S/RC	B1/5F	Proprietary Ownership	Proprietary Ownership
	2,257	0.3%	453.81	3,296.58	SRC	B1/9F	Proprietary Ownership	Proprietary Ownership
	2,080	0.3%	1,358.91	6,079.35	SRC	7F	Proprietary Ownership	Proprietary Ownership
	2,350	0.4%	703.24	5,218.55	SRC/RC	B1/9F	Proprietary Ownership (Co-ownership)	Compartmentalized Ownership
	2,150	0.3%	689.70	4,031.14	SRC	B1/7F	Proprietary Ownership	Proprietary Ownership
	14,279	2.1%	7,265.79	58,882.64	SRC	B1/23F	Proprietary Ownership	Proprietary Ownership
	19,200	2.9%	8,615.20	51,254.06	S/RC/SRC	B2/14F	Proprietary Ownership	Proprietary Ownership
	5,021	0.7%	(53,363.57)	(—)	—	—	Proprietary Ownership (Co-ownership)	—
	8,500	1.3%	3,262.50	10,768.11	SRC	B1/6F	Proprietary Ownership	Proprietary Ownership
	4,200	0.6%	690.93	6,318.81	S/RC	B1/10F	Proprietary Ownership	Proprietary Ownership
	12,100	1.8%	3,201.80	19,802.22	SRC/RC	B2/7F	Proprietary Ownership	Proprietary Ownership
	6,080	0.9%	3,302.07	14,507.92	SRC	B2/13F	Proprietary Ownership	Proprietary Ownership
	7,050	1.1%	2,525.41	15,387.49	SRC	B1/12F	Proprietary Ownership	Proprietary Ownership
	3,290	0.5%	1,328.93	4,795.06	RC	B1/6F	Proprietary Ownership	Proprietary Ownership
	2,570	0.4%	428.62	1,972.43	S	7F	Proprietary Ownership	Proprietary Ownership
	2,210	0.3%	390.86	1,895.87	SRC	B1/7F	Proprietary Ownership	Proprietary Ownership
	1,710	0.3%	475.00	4,141.89	SRC	B1/10F	Proprietary Ownership	Proprietary Ownership
	9,890	1.5%	1,183.52	10,694.91	S/SRC	B1/13F	Proprietary Ownership (Co-ownership)	Compartmentalized Ownership
	6,840	1.0%	1,401.61	8,331.90	S/RC	B2/8F	Right of Site (Co-ownership)	Compartmentalized Ownership
	2,750	0.4%	1,474.05	6,598.52	SRC	B1/7F	Right of Site (Co-ownership)	Compartmentalized Ownership
	1,160	0.2%	455.94	2,317.67	SRC	7F	Leasehold Rights	Proprietary Ownership
	2,460	0.4%	257.87	2,038.70	SRC	10F	Proprietary Ownership	Proprietary Ownership
	6,860	1.0%	2,053.30	16,142.54	S/SRC	B1/18F	Proprietary Ownership	Proprietary Ownership
	4,570	0.7%	1,284.23	9,596.62	SRC	B1/9F	Proprietary Ownership	Proprietary Ownership
	1,790	0.3%	987.04	6,048.97	SRC	B1/8F	Proprietary Ownership	Proprietary Ownership
	987	0.1%	1,940.15	3,725.13	SRC	B1/6F	Proprietary Ownership	Proprietary Ownership
	9,500	1.4%	2,733.00	24,412.67	S/SRC	B1/15F	Proprietary Ownership	Proprietary Ownership
	2,100	0.3%	1,120.85	6,165.88	SRC	B1/8F	Proprietary Ownership	Proprietary Ownership
	2,300	0.3%	488.93	3,227.62	SRC	B1/9F	Right of Site (Co-ownership)	Compartmentalized Ownership
	1,480	0.2%	1,294.88	5,333.51	S	7F	Proprietary Ownership	Proprietary Ownership
	1,220	0.2%	1,012.06	5,017.30	S	8F	Proprietary Ownership	Proprietary Ownership
	2,100	0.3%	727.86	3,781.22	SRC/S	7F	Proprietary Ownership	Proprietary Ownership
	3,600	0.5%	2,146.31	10,396.94	S	9F	Proprietary Ownership	Proprietary Ownership
	11,521	1.7%	15,542.84	110,955.68	(1)SRC/S (2)RC (3)SRC	(1)B3/31F (2)B1/2F (3)B2/12F	Proprietary Ownership	Compartmentalized Ownership, Proprietary Ownership
	11,200	1.7%	5,491.44	31,583.38	(1)S/SRC (2)SRC/RC	(1)B1/17F (2)B1/18F	Proprietary Ownership	Proprietary Ownership
	10,000	1.5%	17,068.95	241,581.95	S/SRC	B5/52F	Right of Site (Co-ownership)	Compartmentalized Ownership
	3,435	0.5%	1,071.65	4,829.15	RC	B2/5F	Proprietary Ownership	Proprietary Ownership
	7,280	1.1%	608.84	4,707.44	S/RC	B1/9F	Proprietary Ownership	Proprietary Ownership



# Portfolio Properties

No.	Property Name	Location	Type of Asset	Completion Date (Note 1) (Note 4)	Acquisition Date (Note 2)
<b>Hotels</b>					
C1	Shinjuku Washington Hotel Honkan <sup>(Note 7)</sup>	Shinjuku-ku, Tokyo	Trust beneficial interest in real estate	Oct. 1983	Dec. 22, 2003
(B6)	Shin-Osaka Central Tower (hotel portion) <sup>(Note 8)</sup>	Osaka, Osaka	Trust beneficial interest in real estate	Jun. 1989	Dec. 2, 2004
C2	Toyoko Inn Shinagawa-eki Takanawa-guchi	Minato-ku, Tokyo	Real estate	Oct. 1999	Feb. 18, 2005
C3	MZ BLD.	Hachioji, Tokyo	Trust beneficial interest in real estate	Apr. 2007	Apr. 10, 2008
C4	HOTEL ROUTE-INN Yokohama Bashamichi	Yokohama, Kanagawa	Real estate	Jul. 2007	Jun. 30, 2008
C5	Hotel JAL City Naha	Naha, Okinawa	Trust beneficial interest in real estate	May 2006	Oct. 25, 2011
C6	UUR Yotsuya Sanhome Building	Shinjuku-ku, Tokyo	Trust beneficial interest in real estate	Jan. 1997	Dec. 26, 2011
C7	Yotsuya 213 Building	Shinjuku-ku, Tokyo	Trust beneficial interest in real estate	Apr. 2001	Mar. 18, 2013
C9	Comfort Inn Tokyo Roppongi <sup>(Note 7, 14)</sup>	Minato-ku, Tokyo	Trust beneficial interest in real estate	(1)Jan. 2001 (2)Dec. 2018	May 1, 2014
C10	Toyoko Inn Kawasaki Ekimae Shiyakusho-dori	Kawasaki, Kanagawa	Trust beneficial interest in real estate	Sep. 2005	Aug. 31, 2015
C11	Toyoko Inn Hiroshima Heiwa-odori	Hiroshima, Hiroshima	Trust beneficial interest in real estate	Mar. 2004	Aug. 31, 2015
C12	Toyoko Inn Naha Kokusai-dori Miebashiki-eki	Naha, Okinawa	Trust beneficial interest in real estate	Apr. 2002	Aug. 31, 2015
C13	Loisir Hotel & Spa Tower Naha <sup>(Note 10)</sup>	Naha, Okinawa	Trust beneficial interest in real estate	(1)Oct. 1992 (2)Jun. 2009	Feb. 5, 2016
C14	Royal Pines Hotel Urawa	Saitama, Saitama	Trust beneficial interest in real estate	Aug. 1999	Apr. 1, 2016
(B44)	SS30 <sup>(Note 6, 8)</sup>	Sendai, Miyagi	Trust beneficial interest in real estate	Mar. 1989	Mar. 30, 2017
C15	RIHGA Royal Hotel Kokura-ARUARU City <sup>(Note 11)</sup>	Kitakyushu, Fukuoka	Trust beneficial interest in real estate	(1)Mar. 1993 (2)Mar. 1993 (3)Aug. 1992	Jan. 26, 2018
C16	Comfort Inn Fukuoka Tenjin <sup>(Note 15)</sup>	Fukuoka, Fukuoka	Trust beneficial interest in real estate	May 2017	Sep. 27, 2018
C17	Henn na Hotel Tokyo Hamamatsucho	Minato-ku, Tokyo	Trust beneficial interest in real estate	Mar. 2018	May 15, 2019
C18	Hotel Hewitt Koshien	Nishinomiya, Hyogo	Trust beneficial interest in real estate	Aug. 1992	Jun. 25, 2019
C19	Smile Hotel Premium Sapporo Susukino	Sapporo, Hokkaido	Trust beneficial interest in real estate	Dec. 2017	Jun. 28, 2019
C20	the square hotel KANAZAWA	Kanazawa, Ishikawa	Trust beneficial interest in real estate	Sep. 2018	Dec. 3, 2019
C21	NEST HOTEL KYOTO SHIOKARASUMA	Kyoto, Kyoto	Trust beneficial interest in real estate	Jun. 2018	Mar. 31, 2020
<b>Residential Properties</b>					
D1	T&G Higashi-ikebukuro Mansion	Toshima-ku, Tokyo	Trust beneficial interest in real estate	Dec. 2001	Dec. 26, 2003
D4	Komazawa Court	Setagaya-ku, Tokyo	Trust beneficial interest in real estate	Oct. 1998	Dec. 26, 2003
D6	UUR Court Shiba-Daimon	Minato-ku, Tokyo	Trust beneficial interest in real estate	Apr. 2003	Oct. 15, 2004
D9	Aprile Shin-Ohgi Ichibankan	Kobe, Hyogo	Trust beneficial interest in real estate	Sep. 1997	Apr. 13, 2005
D10	UUR Court Sapporo Kita-Sanjo	Sapporo, Hokkaido	Trust beneficial interest in real estate	Feb. 2006	Mar. 16, 2006
D15	CLIO Bunkyo Koishikawa	Bunkyo-ku, Tokyo	Trust beneficial interest in real estate	Feb. 2005	Apr. 28, 2006
D16	GRAND-ROUGE Sakae	Nagoya, Aichi	Trust beneficial interest in real estate	Mar. 2006	Nov. 30, 2006
D17	GRAND-ROUGE Sakae II	Nagoya, Aichi	Trust beneficial interest in real estate	Feb. 2007	Dec. 26, 2007
D18	MA Sendai Building	Sendai, Miyagi	Trust beneficial interest in real estate	Feb. 2008	Sep. 24, 2008
D19	UUR Court Nagoya Meieki	Nagoya, Aichi	Trust beneficial interest in real estate	Aug. 2008	Sep. 30, 2008
D20	UUR Court Sapporo Shinoro Ichibankan	Sapporo, Hokkaido	Real estate	Sep. 2008	Nov. 11, 2008
D21	Park Site IZUMI	Nagoya, Aichi	Trust beneficial interest in real estate	Sep. 2002	Nov. 21, 2008
D22	UUR Court Osaka Juso-honmachi	Osaka, Osaka	Trust beneficial interest in real estate	Jan. 2009	Feb. 26, 2009
D23	UUR Court Kinshicho	Koto-ku, Tokyo	Real estate	Feb. 1998	Jun. 15, 2011
D24	UUR Court Sapporo Minami-Sanjo Premier Tower	Sapporo, Hokkaido	Trust beneficial interest in real estate	Sep. 2006	Jun. 28, 2012
D25	GRAND-ROUGE Nakanoshima-minami	Osaka, Osaka	Trust beneficial interest in real estate	Aug. 2009	Jun. 25, 2013
D26	Glenpark Umeda-kita	Osaka, Osaka	Trust beneficial interest in real estate	Aug. 2007	Aug. 29, 2014
D27	UUR Court Shiki	Shiki, Saitama	Trust beneficial interest in real estate	Mar. 1999	Sep. 18, 2015
D28	GRAND-ROUGE Tanimachi Rokuhome	Osaka, Osaka	Trust beneficial interest in real estate	Jul. 2010	Dec. 1, 2016
D29	Chatte Otemachi S-N <sup>(Note 12)</sup>	Kitakyushu, Fukuoka	Real estate	Aug. 2008	Jul. 3, 2018
D30	GRAN FONTE	Nerima-ku, Tokyo	Trust beneficial interest in real estate	Oct. 1998	Apr. 1, 2019
D31	Park Axis Akatsuka	Itabashi-ku, Tokyo	Real estate	Sep. 2018	Mar. 30, 2020
D32	UUR Court Shirasagi	Nakano-ku, Tokyo	Trust beneficial interest in real estate	Feb. 2002	Mar. 31, 2020
D33	Court Branche AP	Shinagawa-ku, Tokyo	Trust beneficial interest in real estate	Mar. 2006	Mar. 31, 2020
D34	UUR Court Ibaraki Higashi-Chujo	Ibaraki, Osaka	Trust beneficial interest in real estate	Feb. 2009	Dec. 1, 2020
<b>Others</b>					
E1	Lilycolor Tohoku Branch	Sendai, Miyagi	Trust beneficial interest in real estate	Apr. 1996	May 29, 2006
E2	Fuchu Building	Fuchu, Tokyo	Trust beneficial interest in real estate	Dec. 1999	May 16, 2013
E3	Tsubogawa Square Building	Naha, Okinawa	Trust beneficial interest in real estate	Jun. 2009	Nov. 1, 2013
E4	THE PLACE of TOKYO	Minato-ku, Tokyo	Trust beneficial interest in real estate	Oct. 1964	May 1, 2014
E5	Logistics Higashi-Ogishima <sup>(Note 7)</sup>	Kawasaki, Kanagawa	Trust beneficial interest in real estate	May 2008	Oct. 2, 2014
E6	MT Ariake Center Building I&II <sup>(Note 13)</sup>	Koto-ku, Tokyo	Trust beneficial interest in real estate	(1)Apr. 1989 (2)Jun. 1992	Nov. 25, 2014
E7	Quartz Tower	Shibuya-ku, Tokyo	Trust beneficial interest in real estate	Aug. 2015	Nov. 13, 2015
E8	Shin-Narashino Logistics Center	Narashino, Chiba	Trust beneficial interest in real estate	Jun. 1991	Aug. 7, 2015
E9	Kawagoe Logistics Center	Kawagoe, Saitama	Trust beneficial interest in real estate	Aug. 2007	Jun. 17, 2016
E10	Asuto Nagamachi Dental Clinic	Sendai, Miyagi	Trust beneficial interest in real estate	Oct. 2014	Aug. 29, 2016
E11	Shin-Narashino Logistics Center II	Narashino, Chiba	Trust beneficial interest in real estate	Jan. 1990	Jan. 31, 2017
E12	Yoshikawa Logistics Center	Yoshikawa, Saitama	Trust beneficial interest in real estate	Apr. 1997	Jul. 27, 2017
E13	Musashimurayama Logistics Center	Musashimurayama, Tokyo	Trust beneficial interest in real estate	Oct. 2001	Oct. 30, 2018
E14	Chibaminato Logistics Center (Site)	Chiba, Chiba	Real estate	—	Feb. 28, 2020
E15	Hirakata Nagao Logistics Center	Hirakata, Osaka	Trust beneficial interest in real estate	Mar. 1989	Mar. 31, 2020
E16	Kobe Toyahama Logistics Center	Kobe, Hyogo	Trust beneficial interest in real estate	Jan. 1989	Apr. 17, 2020
E17	REDWOOD Narita Distribution Centre	Sanbu, Chiba	Trust beneficial interest in real estate	Dec. 2016	Jun. 30, 2020
Total					

Notes: 1. Each piece of information in the "Completion Date," "Site Area," "Total Floor Space," "Structure," and "Number of Floors" is described as it appears on the real estate register unless otherwise stated in this footnote or other footnotes. Some information may differ from the current situations. In regard to the "Site Area" for properties where a part of the site space is for leasehold land, total site area including the site space for leasehold is described. In regard to the "Site Area" and "Total Floor Space" of properties held in co-ownership with other entities, total figures are described.

2. The "Acquisition Date" of properties owned by NCI (the "Former NCI Properties") is described as of December 1, 2010, the effective date of the merger.

3. The "Acquisition Price" is an amount (the amount stated in each purchase and sale agreement, excluding consumption taxes) that does not include the expenses (e.g. agency fees, public taxes and impositions) necessary for making the relevant acquisitions and is rounded to the nearest million yen. The "Acquisition Price" of the Former NCI Properties is the acceptance price at the time of the merger.

4. For properties consisting of several buildings, some information in the "Completion Date," "Structure," and "Number of Floors" applies to the main building, unless otherwise indicated.

5. maricom-ISOGO / SYSTEM PLAZA YOKOHAMA (Site) includes the retail portion and the office portion.

6. Shin-Osaka Central Tower and SS30 include the office portion and the hotel portion.

7. For Hamamatsucho 262 Building, Shinjuku Washington Hotel Honkan, Comfort Inn Tokyo Roppongi, and Logistics Higashi-Ogishima, the additional acquisitions were executed, respectively. The acquisition prices in the above table are the total amount of the existing possession and the additional acquisition. Furthermore, the "Acquisition Date" above is the initial acquisition date by United Urban.

	Acquisition Price (Millions of yen) (Note 3)	Share in Total Acquisition Price	Site Area (m <sup>2</sup> ) (Note 1)	Total Floor Space (m <sup>2</sup> ) (Note 1)	Structure (Note 1) (Note 4)	Number of Floors (Note 1) (Note 4)	Type of Ownership	
							Land	Building
	21,140	3.1%	6,215.31	59,985.37	S/SRC	B4/25F	Proprietary Ownership (partly Co-ownership)	Compartmentalized Ownership (partly Co-ownership)
	9,721	1.4%	(7,265.79)	(58,882.64)	SRC	B1/23F	Proprietary Ownership	Proprietary Ownership
	1,884	0.3%	482.10	2,928.94	SRC	14F	Proprietary Ownership	Proprietary Ownership
	3,800	0.6%	1,304.44	7,708.88	S	13F	Proprietary Ownership and Leasehold Rights	Proprietary Ownership
	4,720	0.7%	970.83	6,610.51	SRC	11F	Proprietary Ownership	Proprietary Ownership
	7,650	1.1%	3,573.31	13,655.23	SRC/RC	B1/14F	Proprietary Ownership and Leasehold Rights	Proprietary Ownership
	4,200	0.6%	1,053.16	7,682.82	SRC/RC	B1/13F	Proprietary Ownership	Proprietary Ownership
	5,020	0.7%	1,264.94	7,884.53	SRC	14F	Proprietary Ownership	Compartmentalized Ownership
	4,488	0.7%	551.39	4,154.72	SRC/S	B2/9F	Proprietary Ownership	Proprietary Ownership
	2,655	0.4%	639.19	4,785.93	SRC	B1/14F	Proprietary Ownership	Proprietary Ownership
	2,113	0.3%	660.40	4,345.24	SRC	14F	Proprietary Ownership	Proprietary Ownership
	745	0.1%	384.93	1,566.12	S/RC	9F	Proprietary Ownership	Proprietary Ownership
	20,000	3.0%	11,850.24	45,731.16	(1)SRC/RC (2)SRC	(1)B1/12F (2)13F	Right of Site (Co-ownership), Proprietary Ownership	Compartmentalized Ownership (partly Co-ownership), Proprietary Ownership
	17,500	2.6%	7,418.83	51,071.32	SRC/S	B3/20F	Proprietary Ownership, Right of Site	Compartmentalized Ownership
	6,679	1.0%	(15,542.84)	(110,955.68)	(1)SRC/S (2)RC (3)SRC	(1)B3/31F (2)B1/2F (3)B2/12F	Proprietary Ownership	Compartmentalized Ownership, Proprietary Ownership
	16,600	2.5%	22,799.65	114,117.54	(1)SRC/RC/S (2)SRC (3)SRC/RC	(1)B1/30F (2)B1/7F (3)B1/11F	Proprietary Ownership	Proprietary Ownership
	3,000	0.4%	496.79	3,567.22	S	10F	Proprietary Ownership	Proprietary Ownership
	4,456	0.7%	365.81	2,293.64	S	14F	Proprietary Ownership	Proprietary Ownership
	13,520	2.0%	14,997.27	29,537.39	SRC/S	B1/14F	Proprietary Ownership	Proprietary Ownership
	4,233	0.6%	958.37	7,762.50	S	13F	Proprietary Ownership	Proprietary Ownership
	4,802	0.7%	1,632.92	6,253.86	S	13F	Proprietary Ownership	Proprietary Ownership
	2,010	0.3%	609.28	2,358.25	RC	5F	Proprietary Ownership	Proprietary Ownership
	2,021	0.3%	398.82	3,300.18	SRC	B1/14F	Proprietary Ownership	Proprietary Ownership
	1,680	0.3%	2,943.33	3,580.44	RC	3F	Proprietary Ownership	Proprietary Ownership
	1,175	0.2%	233.66	1,486.38	SRC	12F	Proprietary Ownership	Proprietary Ownership
	3,031	0.5%	3,329.45	12,700.44	SRC	14F	Proprietary Ownership	Proprietary Ownership
	1,278	0.2%	1,249.45	6,588.72	RC	B1/14F	Proprietary Ownership	Proprietary Ownership
	3,170	0.5%	814.54	5,871.77	SRC	B1/15F	Right of Site	Compartmentalized Ownership
	1,570	0.2%	1,009.16	3,912.49	RC	10F	Proprietary Ownership	Proprietary Ownership
	1,300	0.2%	674.34	3,172.34	RC	11F	Proprietary Ownership	Proprietary Ownership
	3,440	0.5%	3,656.44	12,642.98	SRC/RC	B1/14F	Leasehold Rights	Proprietary Ownership
	1,473	0.2%	639.17	3,207.39	RC	15F	Proprietary Ownership	Proprietary Ownership
	870	0.1%	3,340.48	6,255.74	RC	10F	Proprietary Ownership	Proprietary Ownership
	900	0.1%	336.55	2,196.97	S	12F	Proprietary Ownership	Proprietary Ownership
	1,570	0.2%	1,266.32	4,166.73	RC	11F	Proprietary Ownership	Proprietary Ownership
	2,900	0.4%	924.27	6,890.13	SRC	B1/14F	Proprietary Ownership	Proprietary Ownership
	2,050	0.3%	1,078.42	10,224.31	RC	B1/17F	Proprietary Ownership	Proprietary Ownership
	1,380	0.2%	405.74	3,741.79	RC	15F	Proprietary Ownership	Proprietary Ownership
	5,150	0.8%	2,156.35	14,340.44	RC	B1/15F	Proprietary Ownership	Proprietary Ownership
	2,730	0.4%	6,132.03	9,885.83	SRC/RC	13F	Proprietary Ownership	Proprietary Ownership
	1,300	0.2%	817.52	3,607.14	RC	13F	Proprietary Ownership	Proprietary Ownership
	3,398	0.5%	3,516.04	12,599.91	(1)SRC (2)SRC	(1)15F (2)15F	Proprietary Ownership	Proprietary Ownership
	2,700	0.4%	4,132.97	6,983.30	RC	11F	Proprietary Ownership	Proprietary Ownership
	1,980	0.3%	1,137.49	5,433.60	RC/S	13F	Right of Site(Co-ownership)	Compartmentalized Ownership (Co-ownership)
	1,442	0.2%	2,849.08	2,978.00	RC	7F	Proprietary Ownership	Proprietary Ownership
	1,270	0.2%	599.07	1,786.90	SRC	8F	Proprietary Ownership	Proprietary Ownership
	1,665	0.2%	2,064.56	4,137.00	RC	8F	Proprietary Ownership	Proprietary Ownership
	2,050	0.3%	5,457.02	8,693.79	RC/S	4F	Proprietary Ownership	Proprietary Ownership
	4,920	0.7%	5,479.15	14,165.71	S	6F	Right of Site(Co-ownership)	Compartmentalized Ownership (Co-ownership)
	4,150	0.6%	5,294.63	14,742.80	S	11F	Proprietary Ownership	Proprietary Ownership
	3,500	0.5%	645.87	3,105.31	SRC	B3/7F	Surface Right	Proprietary Ownership
	9,525	1.4%	28,351.30	41,949.12	S	4F	Proprietary Ownership	Proprietary Ownership
	8,000	1.2%	8,307.86	22,917.94	(1)S/SRC (2)S	(1)5F (2)5F	Proprietary Ownership	Proprietary Ownership
	5,700	0.8%	354.27	2,720.38	S/SRC	B1/12F	Proprietary Ownership	Proprietary Ownership
	2,555	0.4%	6,968.26	13,268.65	S	6F	Proprietary Ownership	Proprietary Ownership
	7,550	1.1%	32,665.82	47,284.22	RC/S	4F	Proprietary Ownership	Proprietary Ownership
	1,200	0.2%	2,009.14	1,554.09	S	B1/2F	Proprietary Ownership	Proprietary Ownership
	2,590	0.4%	7,870.01	12,578.45	S	4F	Proprietary Ownership	Proprietary Ownership
	1,960	0.3%	5,705.63	10,806.37	S	5F	Proprietary Ownership	Proprietary Ownership
	1,800	0.3%	5,788.52	9,207.73	S	4F	Proprietary Ownership	Proprietary Ownership
	6,600	1.0%	24,467.78	—	—	—	Proprietary Ownership	—
	2,550	0.4%	5,951.88	11,374.78	RC/SRC	4F	Proprietary Ownership	Proprietary Ownership
	1,300	0.2%	5,158.42	9,046.80	S	4F	Proprietary Ownership	Proprietary Ownership
	2,345	0.3%	12,105.00	22,079.22	S	4F	Proprietary Ownership	Proprietary Ownership
	671,418	100.0%	742,067.38	1,944,092.44				

Notes: 8. The property comprises three buildings: an office building, a fitness club building, and a hotel building, and some of the information are shown for the office building as (1), fitness club building as (2), and hotel building as (3). In addition, because the completion date of the office building and hotel building disappears on the real estate register, the completion date of the fitness club building is described.

9. The property comprises two buildings: LOOP-X (office building) and LOOP-M (residential building), and some of the information are shown for LOOP-X as (1) and LOOP-M as (2).

10. The property comprises two buildings: Main Building and the Annex, and some of the information are shown for the Main Building as (1) and the Annex as (2).

11. The property comprises three buildings: a hotel building, a retail building I, and a retail building II, and some of the information are shown for the hotel building as (1), retail building I as (2), and retail building II as (3).

12. The property comprises two buildings: S Building and N Building, and some of the information are shown for S Building as (1) and N Building as (2).

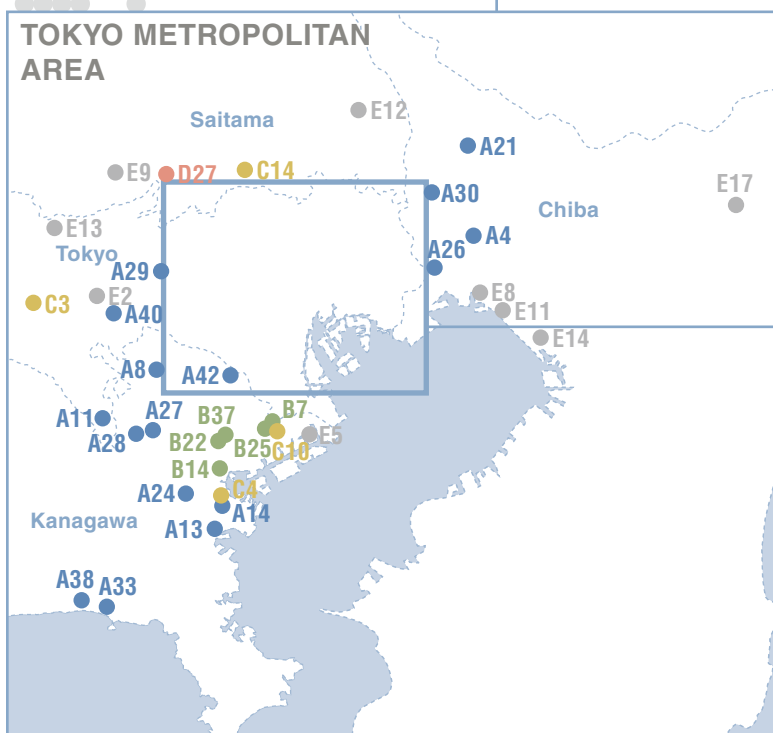
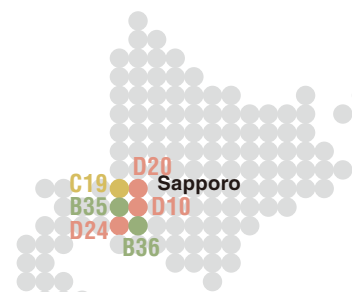
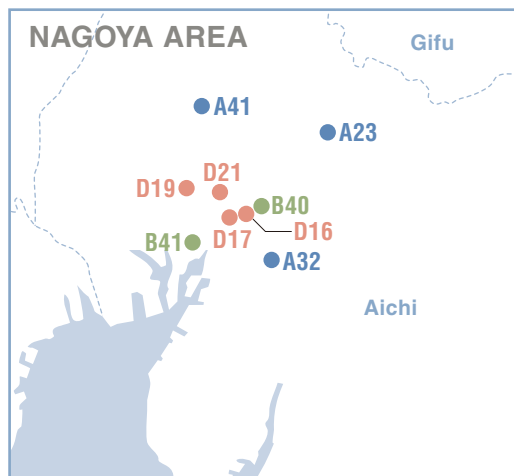
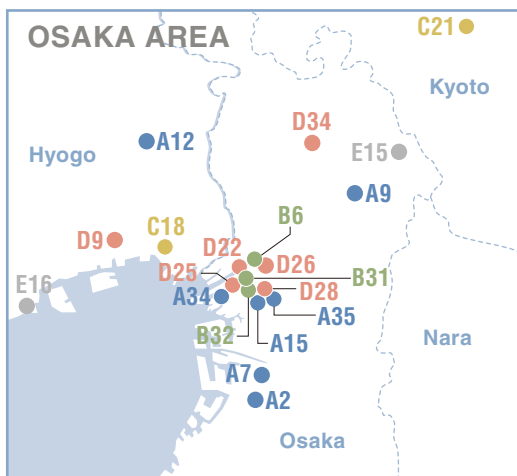
13. The property comprises two buildings: MT Ariake Center Building I (the "Building I") and MT Ariake Center Building II (the "Building II"), and some of the information are shown for the Building I as (1) and the Building II as (2).

14. The property name was changed from the b roppongi to Comfort Inn Tokyo Roppongi on November 17, 2020.

15. The property name was changed from the b fukuoka tenjin to Comfort Inn Fukuoka Tenjin on April 20, 2021.

## Portfolio Properties

## Portfolio Map



- |     |   |
|-----|---|
| A2  | Joy Park Izumigaoka   |
| A4  | Luz Funabashi   |
| A6  | TENJIN LUCE   |
| A7  | Kaden Sumairu-kan YAMADA Sakai Honten                               |
| A8  | Miyamae Shopping Center   |
| A9  | KONAMI SPORTS CLUB Korigaoka  |
| A10 | ACTIOLE Minami-ikebukuro  |
| A11 | Tip's Machida Building  |
| A12 | Daiei Takarazuka Nakayama   |
| A13 | maricom-ISOGO / SYSTEM PLAZA<br>YOKOHAMA (Site) <sup>(Note 1)</sup> |
| A14 | ACTIOLE Kannai  |
| A15 | Shinsaibashi OPA Honkan   |
| A19 | Albore Jingumae   |
| A20 | Albore Sendai   |
| A21 | Mallage Kashiwa   |
| A23 | Ito-Yokado Owariasahi   |
| A24 | Yokohama Kariba Shopping Center                                     |
| A25 | Luz Jiyugaoka   |
| A26 | ACTIOLE Ichikawa  |
| A27 | Yokohama Aoba Shopping Center (Site)                                |
| A28 | Yamada Denki Tecc Land Aoba (Site)                                  |
| A29 | Yodobashi Camera Multimedia Kichijoji                               |
| A30 | Kaden Sumairu-kan YAMADA Matsudo Honten                             |
| A31 | Tenjin Loft Building  |
| A32 | Narumi Shopping Center (Site)                                       |
| A33 | Plussing Wave Enoshima  |
| A34 | LIFE Nishikujo (Site)   |
| A35 | LIFE Tamatsukuri (Site)   |
| A36 | Granbell Ginza Building   |
| A37 | UUR Tenjin Nishi-dori Building                                      |
| A38 | Luz Shonan Tsujido  |
| A39 | ACTIOLE Ueno  |
| A40 | KURURU  |
| A41 | K's Denki Nagoya-kita   |
| A42 | Luz Musashikosugi   |
| B1  | T&G Hamamatsucho Building   |
| B3  | Fukuoka Eartheon Building   |
| B4  | Marumasu Kojimachi Building   |
| B5  | Rokubancho K Building   |
| B6  | Shin-Osaka Central Tower <sup>(Note 2)</sup>                        |
| B7  | Kawasaki Toshiba Building   |
| B8  | UUR Toyocho Building  |
| B9  | FOUR SEASONS BLDG   |
| B11 | Pacific Marks Shiniuku Parkside                                     |

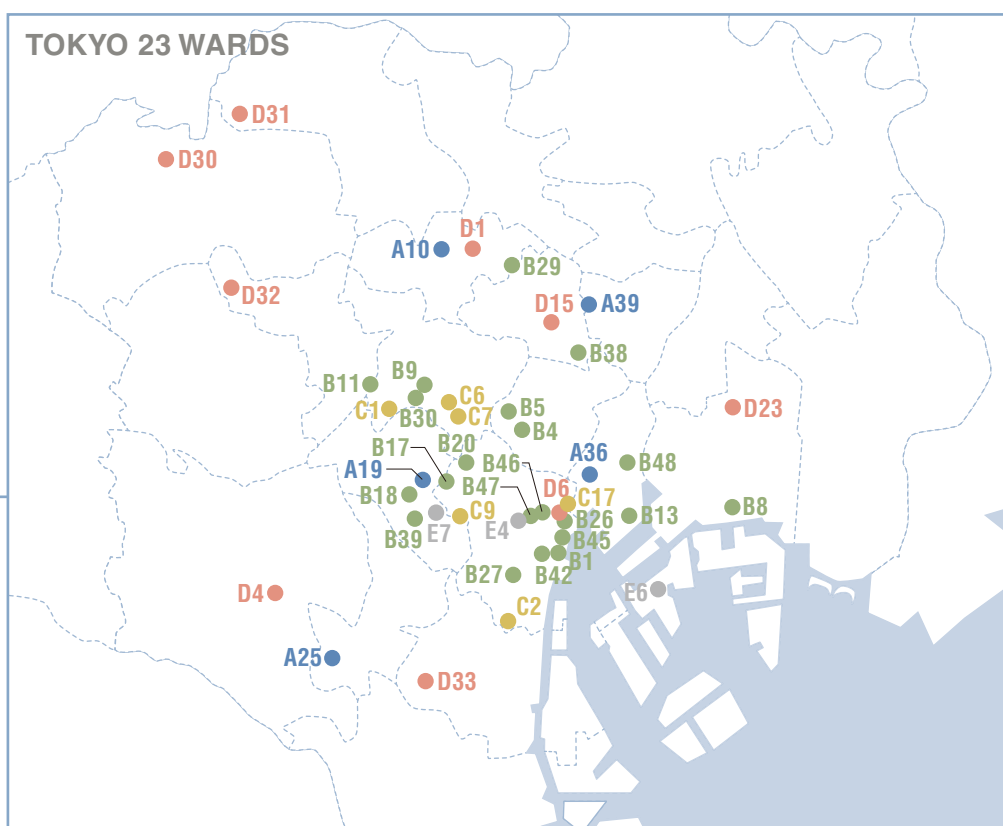
- Retail Properties
- Office Buildings
- Hotels
- Residential Properties
- Others



- B13 Pacific Marks Tsukishima
- B14 Pacific Marks Yokohama East
- B17 Akasaka Hikawa Building
- B18 Pacific Marks Shibuya Koen-dori
- B20 Pacific Marks Akasaka-mitsuke
- B22 Pacific Marks Shin-Yokohama
- B25 Pacific Marks Kawasaki
- B26 Hamamatsucho 262 Building
- B27 Lila Hijirizaka
- B29 Otsuka HT Building
- B30 Pacific Marks Shinjuku South-gate
- B31 Pacific Marks Nishi-Umeda
- B32 Pacific Marks Higobashi
- B35 Pacific Marks Sapporo Kita-Ichijo
- B36 Shin-Sapporo Center Building
- B37 ARENA TOWER
- B38 Yushima First Building
- B39 Dogenzaka Square
- B40 GRAND-SQUARE Shin-Sakae
- B41 GRAND-SQUARE Meieki-minami
- B42 Shiba 520 Building
- B43 Hirose-dori SE Building
- B44 SS30 (Note 2)
- B45 LOOP-X-M
- B46 Toranomon Hills Mori Tower
- B47 Toranomon PF Building
- B48 UUR Kyobashi East Building
- C1 Shinjuku Washington Hotel Honkan
- C2 Toyoko Inn Shinagawa-eki Takanawa-guchi
- C3 MZ BLD.

- C4 HOTEL ROUTE-INN Yokohama Bashamichi
- C5 Hotel JAL City Naha
- C6 UUR Yotsuya Sanchome Building
- C7 Yotsuya 213 Building
- C9 Comfort Inn Tokyo Roppongi
- C10 Toyoko Inn Kawasaki Ekimae Shiyakusho-dori
- C11 Toyoko Inn Hiroshima Heiwa-odori
- C12 Toyoko Inn Naha Kokusai-dori Miebashiki-eki
- C13 Loisir Hotel & Spa Tower Naha
- C14 Royal Pines Hotel Urawa
- C15 RIHGA Royal Hotel Kokura-ARUARU City
- C16 Comfort Inn Fukuoka Tenjin
- C17 Henn na Hotel Tokyo Hamamatsucho
- C18 Hotel Hewitt Koshien
- C19 Smile Hotel Premium Sapporo Susukino
- C20 the square hotel KANAZAWA
- C21 NEST HOTEL KYOTO SHIJOKARASUMA
- D1 T&G Higashi-ikebukuro Mansion
- D4 Komazawa Court
- D6 UUR Court Shiba-Daimon
- D9 Aprile Shin-Ohgi Ichibankan
- D10 UUR Court Sapporo Kita-Sanjo
- D15 CLIO Bunkyo Koishikawa
- D16 GRAND-ROUGE Sakae
- D17 GRAND-ROUGE Sakae II
- D18 MA Sendai Building
- D19 UUR Court Nagoya Meieki
- D20 UUR Court Sapporo Shinoro Ichibankan
- D21 Park Site IZUMI

- D22 UUR Court Osaka Juso-honmachi
- D23 UUR Court Kinshicho
- D24 UUR Court Sapporo Minami-Sanjo Premier Tower
- D25 GRAND-ROUGE Nakanoshima-minami
- D26 Glenpark Umeda-kita
- D27 UUR Court Shiki
- D28 GRAND-ROUGE Tanimachi Rokuchome
- D29 Chatle Otemachi S-N
- D30 GRAN FONTE
- D31 Park Axis Akatsuka
- D32 UUR Court Shirasagi
- D33 Court Branche AP
- D34 UUR Court Ibaraki Higashi-Chujo
- E1 Lilycolor Tohoku Branch
- E2 Fuchu Building
- E3 Tsubogawa Square Building
- E4 THE PLACE of TOKYO
- E5 Logistics Higashi-Ohgishima
- E6 MT Ariake Center Building I&II
- E7 Quartz Tower
- E8 Shin-Narashino Logistics Center
- E9 Kawagoe Logistics Center
- E10 Asuto Nagamachi Dental Clinic
- E11 Shin-Narashino Logistics Center II
- E12 Yoshikawa Logistics Center
- E13 Musashimurayama Logistics Center
- E14 Chibaminato Logistics Center (Site)
- E15 Hirakata Nagao Logistics Center
- E16 Kobe Toyahama Logistics Center
- E17 REDWOOD Narita Distribution Centre



Notes: 1. maricom-ISOGO / SYSTEM PLAZA YOKOHAMA (Site) includes the retail portion and the office portion.  
 2. Shin-Osaka Central Tower and SS30 include the office portion and the hotel portion.

# Portfolio Properties

## Major Properties

### Office Buildings

#### **B46** Toranomon Hills Mori Tower



### Residential Properties

#### **D31** Park Axis Akatsuka



### Hotels

#### **C13** Loisir Hotel & Spa Tower Naha



### Retail Properties

#### **A40** KURURU



### Others

#### **E4** THE PLACE of TOKYO





Retail Properties

**A15** Shinsaibashi OPA Honkan



Residential Properties

**D26** Glenpark Umeda-kita



Office Buildings/Hotels

**B6** Shin-Osaka Central Tower



Office Buildings

**B37** ARENA TOWER



Hotels

**C1** Shinjuku Washington Hotel Honkan





# Portfolio Properties

## Retail Properties

### A42 Luz Musashikosugi



## Retail Properties

### A29 Yodobashi Camera Multimedia Kichijoji



## Office Buildings/Hotels

### B44 SS30



## Hotels

### C14 Royal Pines Hotel Urawa



## Others

### E5 Logistics Higashi-Ohgishima



## Others

### E6 MT Ariake Center Building I&II



# Corporate Profile

## Overview

Name	United Urban Investment Corporation
Board of Directors	Ikuo Yoshida, Executive Officer Kenichiro Okamura, Supervisory Officer Kumiko Sekine, Supervisory Officer
Head Office Location	Shiroyama Trust Tower 18F, 4-3-1 Toranomon, Minato-ku, Tokyo
Date of Listing	December 22, 2003 Real estate investment trust (J-REIT) section of the Tokyo Stock Exchange (securities code: 8960)
Asset Management Company	Japan REIT Advisors Co., Ltd.

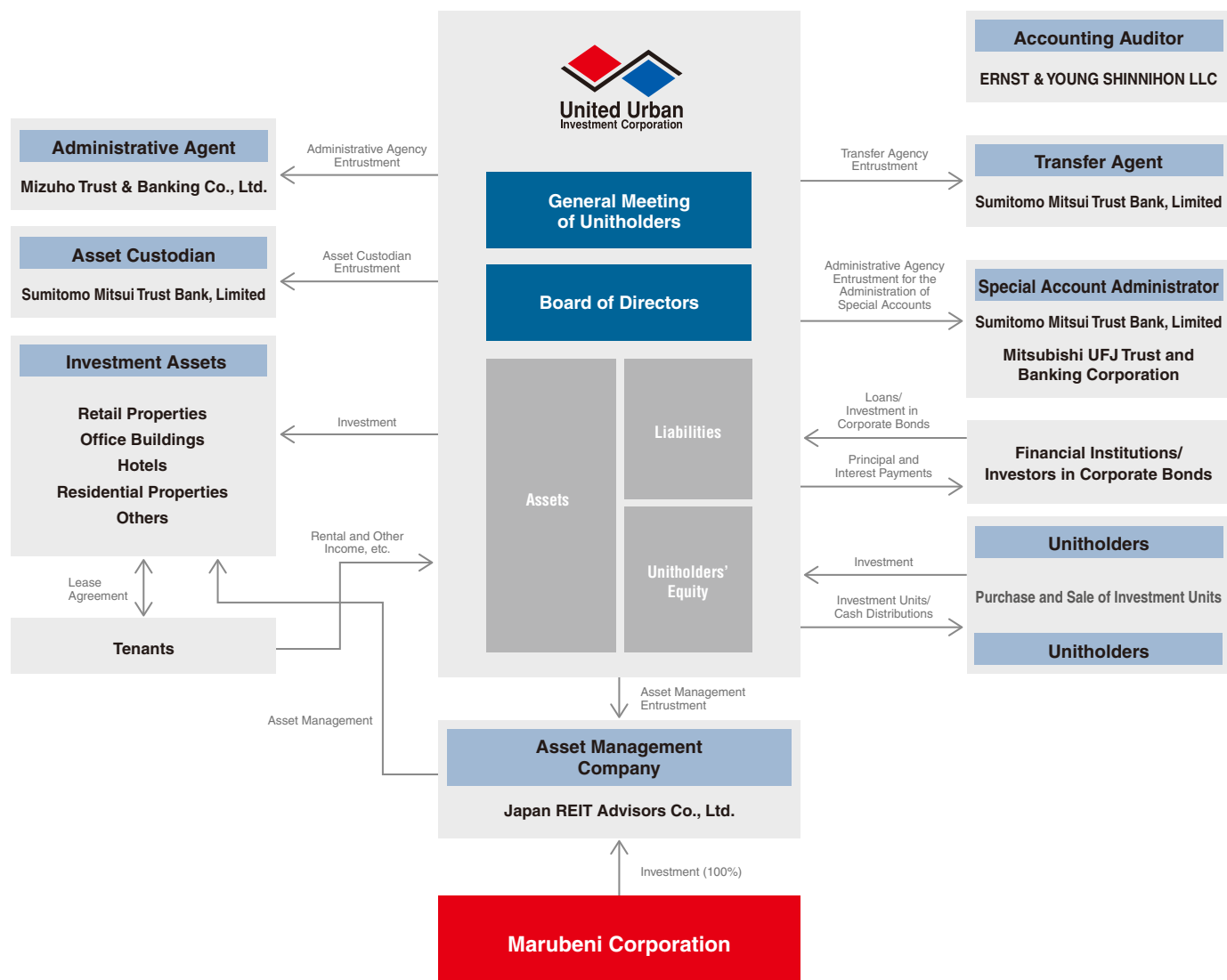


Kumiko Sekine  
Supervisory Officer

Ikuo Yoshida  
Executive Officer

Kenichiro Okamura  
Supervisory Officer

## Corporate Structure

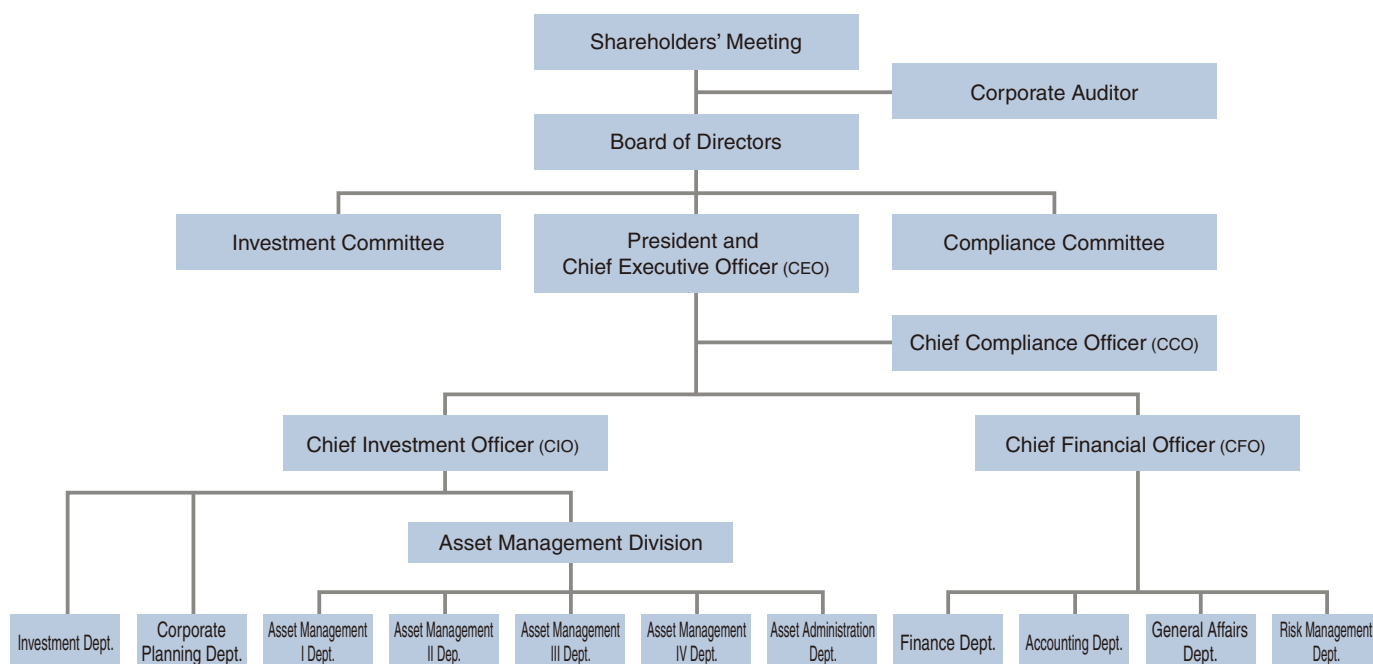


# Profile of Asset Management Company

## Overview (As of May 31, 2021)

<b>Corporate Name</b>	Japan REIT Advisors Co., Ltd.
<b>Address</b>	Shiroyama Trust Tower 18F, 4-3-1 Toranomon, Minato-ku, Tokyo
<b>Date of Foundation</b>	December 4, 2001
<b>Capital</b>	¥425 million
<b>Shareholder</b>	Marubeni Corporation (100%)
<b>Representative</b>	Norimasa Gaun, President and CEO
<b>Description of Business</b>	Investment management business under Article 28, Paragraph 4 of the Financial Instruments and Exchange Act

## Organization (As of May 31, 2021)



### Investment Committee

The Investment Committee deliberates and resolves important management plans and policies regarding the investment corporation in a multilayered way by cooperating with the Board of Directors. The chairman of the committee and its members are appointed by the Board of Directors. As of May 31, 2021, the chairman of the committee is the President and CEO of JRA, and the committee members are one non-executive director and one external intellectual (external lawyer).

### Compliance Committee

The Compliance Committee aims at executing compliance as an asset management company which deals with the asset management of the investment corporation by cooperating with the Board of Directors and Corporate Auditor. As of May 31, 2021, the chairman of the committee is the CCO of JRA, and committee members are the President and CEO, the head of the General Affairs Dept. and one external intellectual (external lawyer).

## ◆ PERFORMANCE REPORT

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## Financial Highlights

### 1. Track Records on Operations

Fiscal Period (Calculation Period)		31st Fiscal Period (December 1, 2018- May 31, 2019)	32nd Fiscal Period (June 1, 2019- November 30, 2019)	33rd Fiscal Period (December 1, 2019- May 31, 2020)	34th Fiscal Period (June 1, 2020- November 30, 2020)	35th Fiscal Period (December 1, 2020- May 31, 2021)
Operating revenues (Note 1) (Millions of yen)		27,261	24,671	23,565	23,945	24,198
(Rental revenues) (Millions of yen)		(24,215)	(24,671)	(23,391)	(22,051)	(22,302)
Operating expenses (Millions of yen)		13,691	13,106	12,942	13,300	13,414
(Property-related expenses) (Millions of yen)		(11,506)	(10,870)	(10,686)	(10,959)	(11,122)
Operating income (Millions of yen)		13,569	11,565	10,622	10,644	10,784
Ordinary income (Millions of yen)		12,413	10,544	9,633	9,650	9,847
Net income (a) (Millions of yen)		12,413	10,543	9,633	9,650	9,847
Total assets (compared with the previous period) (b) (Millions of yen)		680,901 (+4.6%)	678,208 (-0.4%)	694,089 (+2.3%)	701,982 (+1.1%)	704,135 (+0.3%)
Total unitholders' equity (Net assets) (compared with the previous period) (c) (Millions of yen)		357,789 (+0.5%)	367,970 (+2.8%)	366,863 (-0.3%)	365,666 (-0.3%)	365,797 (+0.0%)
Unitholders' capital (compared with the previous period) (Millions of yen)		309,205 (-)	319,973 (+3.5%)	319,973 (-)	319,973 (-)	319,973 (-)
Total no. of investment units issued and outstanding (d) (Units)		3,055,087	3,118,337	3,118,337	3,118,337	3,118,337
Net assets per unit (c)/(d) (Yen)		117,112	118,002	117,647	117,263	117,305
Total cash distribution (e) (Millions of yen)		11,184	10,711	10,820	9,726	9,922
Net income per unit (Note 2) (Yen)		4,063	3,388	3,089	3,094	3,157
Cash distribution per unit (e)/(d) (Yen)		3,661	3,435	3,470	3,119	3,182
(Distribution of earnings per unit) (Yen)		(3,661)	(3,435)	(3,470)	(3,119)	(3,182)
(Distribution in excess of earnings per unit) (Yen)		(-)	(-)	(-)	(-)	(-)
Return on assets (Annualized) (Note 3) (%)		1.9 (3.7)	1.6 (3.1)	1.4 (2.8)	1.4 (2.8)	1.4 (2.8)
Return on equity (Annualized) (Note 3) (%)		3.5 (7.0)	2.9 (5.8)	2.6 (5.2)	2.6 (5.3)	2.7 (5.4)
Equity ratio (compared with the previous period) (c)/(b) (%)		52.5 (-2.1%)	54.3 (+1.7%)	52.9 (-1.4%)	52.1 (-0.8%)	51.9 (-0.1%)
Payout ratio (Note 3) (%)		90.1	101.3	112.3	100.8	100.7
<b>Supplementary information</b>						
No. of investment properties at end of period (Properties)		120	122	129	130	133
Total leasable floor space at end of period (m <sup>2</sup> )		1,434,587.61	1,479,025.78	1,522,162.03	1,543,024.46	1,541,488.04
Total no. of tenants at end of period (Tenants)		2,534	2,511	2,691	2,674	2,725
Occupancy ratio at end of period (%)		99.3	99.2	97.1	97.6	97.3
Depreciation and amortization (Millions of yen)		4,050	4,132	4,174	4,100	4,130
Capital expenditures (Millions of yen)		2,870	2,373	1,361	1,339	1,746
NOI (Net Operating Income) from leasing (Note 3) (Millions of yen)		16,759	17,933	16,880	15,192	15,310
FFO (Funds From Operations) per unit (Note 3) (Yen)		4,406	4,706	4,372	3,803	3,875
FFO ratio (Note 3) (Times)		20.3	22.7	13.1	15.6	20.2
Debt service coverage ratio (Note 3) (Times)		16.9	15.6	14.8	14.9	16.0
Net income before interest, depreciation and amortization (Note 3) (Millions of yen)		17,500	15,683	14,810	14,743	14,916
Interest expense and interest expenses on corporate bonds (Millions of yen)		1,036	1,007	1,003	989	934
Interest-bearing liabilities (Note 3) (Millions of yen)		282,884	270,777	289,533	296,633	299,833
Ratio of interest-bearing liabilities to total assets at end of period (Note 3) (%)		41.5	39.9	41.7	42.2	42.5
No. of operating days (Days)		182	183	183	183	182

Notes: 1. Operating revenues, etc., do not include consumption taxes.

2. Net income per unit is computed on the basis of the average numbers of investment units during the period set out below.

	31st FP	32nd FP	33rd FP	34th FP	35th FP
Average no. of investment units during the period	3,055,087 units	3,111,123 units	3,118,337 units	3,118,337 units	3,118,337 units

3. The indicators stated above are computed by the methods set out below. The figures in parentheses are the annualized figures by actual days of each fiscal period, respectively.

Return on assets	Ordinary income / ((Total assets at beginning of period + Total assets at end of period) / 2) × 100
Return on equity	Net income / ((Net assets at beginning of period + Net assets at end of period) / 2) × 100
Payout ratio	Cash distribution per unit / Net income per unit × 100 (Payout ratios are rounded down to one decimal place.)
NOI (Net Operating Income) from leasing	Income or loss from property leasing in the period (Rental revenues - Property-related expenses) + Depreciation and Amortization
FFO (Funds From Operations) per unit	FFO (Net income + Depreciation and amortization + Amortization of deferred assets - Gain or loss on sales of real estate properties) / Total no. of investment units issued and outstanding
FFO ratio	Investment unit price at end of period / Annualized FFO per unit
Debt service coverage ratio	Net income before interest, depreciation and amortization / Interest expense and interest expenses on corporate bonds
Net income before interest, depreciation and amortization	Net income + Depreciation and amortization + Amortization of deferred assets + Interest expense and interest expenses on corporate bonds
Interest-bearing liabilities	Short-term borrowings + Current portion of corporate bonds + Long-term borrowings due for repayment within one year + Corporate bonds + Long-term borrowings
Ratio of interest-bearing liabilities to total assets at end of period	Interest-bearing liabilities at end of period / total assets at end of period × 100 (Fractions are rounded down to the nearest one decimal place.)

4. Unless otherwise indicated specifically, amounts above have been rounded down and percentage figures are rounded to the unit stated.

## 2. Performance Review for the Current Period

United Urban Investment Corporation ("United Urban") was incorporated on November 4, 2003, under the Act on Investment Trusts and Investment Corporations of Japan (Act No. 198 of 1951, as amended, the "Investment Trust Act"). On December 22, 2003, United Urban was listed (Securities Code: 8960) on the real estate investment trust section (J-REIT section) of the Tokyo Stock Exchange.

United Urban defines real estate which can secure stable profitability over the medium to long term, as real estate with "Intrinsic Value" and aims to secure stable earnings over the medium to long term by investing in selected properties in consideration of "Intrinsic Value" as a diversified J-REIT, diversifying its investments in terms of the "types of use" and "area of location" (Note).

United Urban merged with Nippon Commercial Investment Corporation ("NCI") on December 1, 2010 (the "Merger"). As a result of continuous property acquisitions using fund procurement through borrowings and public offering after the Merger, United Urban is one of the largest J-REITs in terms of asset size (on an acquisition price basis).

As a result of performance, a distribution has been made in each of 34 fiscal periods from the 1st fiscal period (fiscal year ended May 31, 2004) to the 34th fiscal period (fiscal period ended November 30, 2020). For the current period (35th fiscal period: fiscal period ended May 31, 2021), United Urban decided to make cash distribution of ¥3,182 per unit.

Note: "Type of use" : Retail properties, office buildings, hotels, residential properties, and others  
 "Area of location" : Mainly, Tokyo metropolitan area and major Japanese cities including government designated cities and surrounding areas thereof

### a. Investment Environment and Operation

#### (i) Investment Environment

As the previous period, the global spread of COVID-19 continues to have an impact on the Japanese economy of this period. With a third wave of the COVID-19 spread after October 2020, followed by the second declaration of the state of emergency in January 2021, the preliminary Japanese annualized real GDP growth rate in Q1 2021 turned negative 3.9%. While the real economy gradually recovers the momentum, the semi-emergency coronavirus measures began in April in several municipalities, and the third round of state of emergency was declared in several prefectures including Tokyo. Vaccinations for the COVID-19 has already started, but the progress of inoculation rate is slow and it was decided in the end of May that the measures and the declaration were both extended until June. Therefore, the real GDP growth rate in Q2 2021 is also forecast to be muted.

Foreign countries, where the inoculation for the COVID-19 vaccination makes progress, are seeing a steady recovery toward their normalized economy. Possibilities of economic overheating over normalization is even anticipated as the recovery is inclined to be stimulated by excessive savings developed from the massive financial measures taken under the impact of COVID-19. In the United States in particular, an increase of inflation gap is projected toward the end of 2021 and the observation that a tapering will be mentioned during summer in 2021 is looming in the market. As the Japanese capital market is vulnerable to an interest rate trend of the United States, caution toward a possibility of their long-term interest hike is needed.

In the real estate investment market, an investment appetite of both domestic and foreign investors continues to be strong amid a

global low interest rate environment, and property acquisitions remain highly competitive. However, the prolong impact of COVID-19 develops a view of risk aversion among some investors. While it is now clear that conditions of supply-demand balance and levels of demand recovery between asset types or areas in the real estate leasing market become different, there are more cases of asset disposition and acquisition deemed to be a capital recycling with an eye to respond to changes of demand in and after the COVID-19 pandemic.

The real estate leasing market continued to be strong across almost all asset types as the previous fiscal period, whereas some tenants in a certain asset types (type of use, industries/business categories) have been affected by the COVID-19. Demand for residential properties and logistics facilities remains robust even amid the pandemic, and occupancy rates and rent levels of both asset types have been kept stable across the country. Statistics show a population outflow from Tokyo, but it is assumed that any impact on the residential leasing market is limited and there has been no major change in the vacancy rate, etc. The logistics market has been picking up thanks to a stay-at-home-consumption, and demand dispels concerns of oversupply.

The impact of COVID-19 pandemic remains in performance of retail facilities and hotels. While recovery has been seen in operations of retail facilities overall, recovery momentum in urban retail facilities has not regained yet due to repetitive declarations and liftings of the state of emergency as well as applications and liftings of the semi-emergency coronavirus measures in major cities and their surroundings. By industry, business conditions in food and beverage, fashion and entertainment remain tight. It takes more times to resume the operation to a level before the COVID-19 pandemic. Looking ahead of a world after the pandemic, it has become an urgent task to find a new management style and a new way of operation of facilities by considering an emerging lifestyle and varied requirements of consumers.

Hotels are also facing difficulties. Travel demand for business and leisure remains muted due to repeated declarations/applications and liftings for the virus spread control measures. The government's Go To Travel Campaign, which boosted domestic accommodation demand in summer and autumn in 2020, was suspended in the end of 2020. Resuming of the campaign is not yet on the horizon as of the end of May 2021. Whereas the preparation for the Tokyo Olympic and Paralympic Games, postponed in 2020, is now underway to hold the events, it was decided that games will be held without spectators at nearly all venues to prevent the spread of infection in July 2021, and there continues to be a loss of accommodation demand from inbound tourists due to restrictions on immigration. Hotel operators strive to gain a new demand by taking various measures; those include receiving patients with mild or no symptoms for medical treatment as well as medical personnel, marketing a new accommodation plan for remote working and starting a takeaway dining service, but the business conditions remain tight.

Vacancy rates in office buildings are moderately on the rise in each central business district nationwide and the rents also continue to be in a downward trend. There are more tenant activities of downsizing and cancellation see in the market due to penetration of working from home and poor business performance triggered by the COVID-19 pandemic. Cautions is required over further action by tenants.

## (ii) New Acquisition and Sale of Properties

During the period, United Urban acquired the following properties.

Property No.	Property Name	Type (Note 1)	Location	Acquisition Price (Millions of yen) (Note 2)	Acquisition Date
B46	Toranomon Hills Mori Tower (Note 3)	Office	Minato-ku, Tokyo	10,000	December 1, 2020
B47	Toranomon PF Building	Office	Minato-ku, Tokyo	3,435	
D34	UUR Court Ibaraki Higashi-Chujo	Apartment	Ibaraki, Osaka	1,665	
B48	UUR Kyobashi East Building	Office	Chuo-ku, Tokyo	7,280	March 31, 2021
Total				22,380	

On the other hand, United Urban sold the following property.

Property No.	Property Name	Type (Note 1)	Location	Sale Price (Millions of yen) (Note 2)	Date of Sale
B10	Nishi-Shimbashi 1-chome Building (2nd transfer) (Note 4, 5)	Office	Minato-ku, Tokyo	9,480	December 1, 2020

- Notes: 1. Of the types of use indicated in the real estate register, the primary type is stated. The same shall apply hereinafter.  
2. The acquisition price and the sale price are stated based on the prices stated in the purchase and sale agreements, etc. concerning the acquisition or sale of each property. The acquisition price is rounded to the nearest whole unit. In addition, the amount of each price does not include expenses related to the acquisition or sale and consumption tax, etc. The same shall apply hereinafter.

3. United Urban acquired compartmentalized ownership of the 10th floor of the property and 2.03% co-ownership of the site.
4. The property name was changed from "Hitachi High-tech Building" to "Nishi-Shimbashi 1-chome Building" on August 1, 2020. The same shall apply hereinafter.
5. As for Nishi-Shimbashi 1-chome Building, the sale and purchase agreement of the trust beneficial interest was concluded on November 5, 2020, and United Urban sold its 50% quasi co-ownership on November 30, 2020, and 50% quasi co-ownership on December 1, 2020, respectively, under such agreement.

### (iii) Portfolio Overview

As a result of the acquisition and sale of properties mentioned above (ii), United Urban held a total of 133 properties, comprising 34 retail properties, 34 office buildings, 1 retail-office complex, 20 hotels, 2 office-hotel complexes, 25 residential properties and 17 others, with an aggregate acquisition price of ¥671,418 million at the end of the 35th fiscal period (as of May 31, 2021). In addition, the total leasable floor space was 1,541,488.04 sq. m. and the total numbers of tenants were 2,725.

United Urban has continued to focus on maintaining occupancy ratios during the period despite economic slowdown due to the spread of COVID-19. As a result, the occupancy ratio for the entire portfolio at the end of each month during the period fluctuated between 96.8% and 98.0%, and stood at 97.3% at the end of the 35th fiscal period (as of May 31, 2021).

### b. Financing Overview

During the period, in addition to the issuance of the first ultralong-term (15 years) corporate bonds (¥1,000 million), United Urban procured debt financing to support the payment for acquiring specified assets and the repayment of interest-bearing liabilities.

The status of interest-bearing liabilities at the end of the previous period and the end of the 35th fiscal period are as follows.

(Millions of yen)				
		Balance at the end of the 34th Fiscal Period (As of November 30, 2020)	Balance at the end of the 35th Fiscal Period (As of May 31, 2021)	Changes
	Short-term borrowings	-	-	-
	Long-term borrowings (borrowings due for repayment within one year)	261,633 (36,400)	263,833 (27,600)	+2,200 (-8,800)
	Total of borrowings	261,633	263,833	+2,200
	Corporate bonds (corporate bonds that is to become due for maturity within one year)	35,000 (3,000)	36,000 (3,000)	+1,000 (-)
	Total of interest-bearing liabilities	296,633	299,833	+3,200

Moreover, the details of ratings of United Urban as of June 30, 2021 are as follows.

Rating Agency	Details	
Japan Credit Rating Agency, Ltd. (JCR)	Long-Term Issuer Rating: AA	Rating Outlook: Stable

Note: United Urban requested the withdrawal of the issuer rating provided by Moody's Japan K.K. on April 28, 2021, and the rating was terminated as of April 30, 2021.

### c. Overview of Financial Results and Distribution

As for financial result of the fiscal period, United Urban achieved operating revenues of ¥24,198 million (up by 1.1% from the previous period), profit from rental activities of ¥11,179 million (up by 0.8% from the previous period), operating income of ¥10,784 million (up by 1.3% from the previous period), ordinary income of ¥9,847 million (up by 2.0% from the previous period), and net income of ¥9,847 million (up by 2.0% from the previous period).

During the period under the review, United Urban added ¥77 million, which is the reversal of the reserve for temporary difference adjustments in accordance with "Ordinance on Accountings of Investment Corporations" and "Regulations Concerning Real Estate Investment Trusts and Real Estate Investment Corporations" stipulated by the Investment Trusts Association, Japan, to ¥9,847 million of unappropriated retained earnings to distribute. As a result, United Urban decided to distribute ¥9,922 million, and cash distribution per unit was ¥3,182. In addition, the applicable condition of the Article 67-15 of the Act on Special Measures Concerning Taxation (Act No. 26 of 1957, as amended; the same shall apply hereinafter) is satisfied during the fiscal period, and the corporate tax is not imposed.

### 3. Issuance of New Investment Units

During the fiscal period, no capital increase was carried out and there were no changes in the number of investment units issued and outstanding and unitholders' capital. The changes in unitholders' capital and total number of investment units issued and outstanding in the past five years are shown below.

Date	Remarks	Total Number of Investment Units Issued and Outstanding (Units)		Unitholders' Capital (Millions of yen)		Notes
		Increase	Balance	Increase	Balance	
December 14, 2016	Additional issue of new investment units through public offering	90,000	3,043,022	14,808	307,220	(Note 1)
January 12, 2017	Additional issue of new investment units through third-party allotment	12,065	3,055,087	1,985	309,205	(Note 2)
June 19, 2019	Additional issue of new investment units through public offering	55,000	3,110,087	9,363	318,568	(Note 3)
July 11, 2019	Additional issue of new investment units through third-party allotment	8,250	3,118,337	1,404	319,973	(Note 4)

Notes: 1. New investment units were issued through public offering at the offer price of ¥169,736 per unit (issue price (underwriter price) ¥164,540), for the purpose of replenishing cash reserves, which was reduced by the acquisition of properties and procuring funds to support a portion of the repayment of interest-bearing liabilities.  
2. New investment units were issued through third-party allotment at the issue price of ¥164,540 per unit for the purpose of procuring funds to support a portion of the payment for acquiring properties and a portion of the repayment of interest-bearing liabilities.  
3. New investment units were issued through public offering at the offer price of ¥175,616 per unit (issue price (underwriter price) ¥170,240), for the purpose of procuring funds for property acquisitions.  
4. New investment units were issued through third-party allotment at the issue price of ¥170,240 per unit for the purpose of replenishing cash reserves, which was reduced by the acquisition of properties.

#### Changes in Investment Unit Prices

The highest and lowest closing prices of United Urban's investment units in the J-REIT Section of the Tokyo Stock Exchange are as follows:

	Yen				
	31st Fiscal Period (December 1, 2018 - May 31, 2019)	32nd Fiscal Period (June 1, 2019 - November 30, 2019)	33rd Fiscal Period (December 1, 2019 - May 31, 2020)	34th Fiscal Period (June 1, 2020 - November 30, 2020)	35th Fiscal Period (December 1, 2020 - May 31, 2021)
Highest	185,400	221,700	212,900	138,000	167,600
Lowest	165,000	175,800	79,100	98,200	118,800

### 4. Distribution Information

During the fiscal period, United Urban added ¥77 million, which is the reversal of the reserve for temporary difference adjustments in accordance with "Ordinance on Accountings of Investment Corporations" and "Regulations Concerning Real Estate Investment Trusts and Real Estate Investment Corporations" stipulated by the Investment Trusts Association, Japan, to ¥9,847 million of unappropriated retained earnings to distribute. As a result, United Urban decided to distribute ¥9,922 million, and cash distribution per unit was ¥3,182. In addition, the applicable condition of the Article 67-15 of the Act on Special Measures Concerning Taxation is satisfied during the fiscal period, and the corporate tax is not imposed.

		31st Fiscal Period (December 1, 2018 - May 31, 2019)	32nd Fiscal Period (June 1, 2019 - November 30, 2019)	33rd Fiscal Period (December 1, 2019 - May 31, 2020)	34th Fiscal Period (June 1, 2020 - November 30, 2020)	35th Fiscal Period (December 1, 2020 - May 31, 2021)
Unappropriated retained earnings at end of period	Thousands of yen	12,413,047	10,543,501	9,633,226	9,650,149	9,847,056
Retained earnings (Note)	Thousands of yen	13,976,047	13,808,060	12,620,658	12,544,715	12,469,222
Total cash distribution	Thousands of yen	11,184,673	10,711,487	10,820,629	9,726,093	9,922,548
(Cash distribution per unit)	(Yen)	(3,661)	(3,435)	(3,470)	(3,119)	(3,182)
Total profit distribution	Thousands of yen	11,184,673	10,711,487	10,820,629	9,726,093	9,922,548
(Profit distribution per unit)	(Yen)	(3,661)	(3,435)	(3,470)	(3,119)	(3,182)
Total refund of capital	Thousands of yen	-	-	-	-	-
(Refund of capital per unit)	(Yen)	(-)	(-)	(-)	(-)	(-)
Of total refund of capital, the total cash distribution from provision for temporary difference adjustment (Of refund of capital per unit, cash distribution per unit from provision for temporary difference adjustment)	Thousands of yen  (Yen)	-  (-)	-  (-)	-  (-)	-  (-)	-  (-)
Of total refund of capital, the total cash distribution from the distribution associated with investment decrease for tax purpose (Of refund of capital per unit, cash distribution per unit from the distribution associated with investment decrease for tax purpose)	Thousands of yen  (Yen)	-  (-)	-  (-)	-  (-)	-  (-)	-  (-)

Note: "Retained earnings" shows total amount of the balance of voluntary retained earnings such as reserve for temporary difference adjustments, reserve retained for distribution, and reserve for reduction entry, and unappropriated retained earnings carried forward.

## 5. Future Policies and Challenges

While the Japanese government is urging people to receive a vaccination for the COVID-19, there is considerable uncertainty surrounding the normalization of the Japanese economy due to repeated declarations and lifting or postponement of the state of emergency as well as the semi-emergency coronavirus measures. It is imperative to achieve herd immunity, but new variants of the COVID-19 have developed around the world. The effectiveness of the COVID-19 vaccination currently being distributed must be validated. It will take some time to ascertain when the spread of COVID-19 will end and harsh conditions are expected to continue in the Japanese economy going forward.

United Urban's portfolio is almost fully diversified, but it is forecast that the impact of COVID-19 will continue in the operation of United Urban as the virus spread persists around the globe and the economic slowdown prolongs.

Under these conditions, United Urban strives to stabilize cash distribution with the aim of utilizing retained earnings. Moreover, United Urban seeks to focus on recovering its operating condition by maintaining/improving occupancy ratio, revising terms and conditions in leasing contracts, etc. to strengthen a profitability further, reducing operating expenses, and replacing assets. On the other hand, United Urban pursues investment opportunities for various types of assets with a cautious attention to real estate investment market and remains persistent in selective investment through varied acquisition approaches.

Regarding the financial management, United Urban makes continued efforts to create a robust and stable financial standing by controlling the LTV level, reducing financial costs, extending and diversifying the maturities for interest-bearing liabilities and ensuring enough liquidity.

Having an eye on a sustainable growth of United Urban, i.e. maximization of investor's value, engagement with stakeholders, and coexistence with the environment and society, United Urban is dedicated not only to the improvement in aforementioned financial aspects, but also to the resolutions for non-financial issues associated with ESG (Environment, Society, and Governance) and SDGs (Sustainable Development Goals).

## 6. Material Facts Arising after the End of the 35th Fiscal Period and Other Material Events

There are no material facts arising after the end of the 35th fiscal period (May 31, 2021). In addition, the reference information is as follows:

### a. Sale of Property

United Urban sold the following property on June 1, 2021.

Property No.	Property Name	Type	Location	Sale Price (Millions of yen)	Date of Sale
E7	Quartz Tower	Clinic	Shibuya-ku, Tokyo	5,800	June 1, 2021

### b. New Borrowing for Repayment

United Urban procured debt financing of a total of ¥8,700 million on June 21, 2021 for the repayment of the existing borrowings (¥8,700 million) upon their maturity on June 21, 2021, as set forth below.

Title	Lender	Amount of Borrowing (Millions of yen)	Interest Rate	Drawdown Date	Repayment Date	Remarks
Term Loan 30C	MUFG Bank, Ltd.	1,000	0.23000%	June 21, 2021	June 22, 2026	Unsecured Unguaranteed
Term Loan 31C	Mizuho Bank, Ltd.	1,700	0.48994%		June 20, 2030	
Term Loan 32C	Sumitomo Mitsui Banking Corporation	5,000	0.39928%		December 20, 2029	
Term Loan 33C	The Nomura Trust and Banking Co., Ltd.	1,000	0.28379%		June 20, 2025	
Total		8,700				

### c. Acquisition of Property and Debt Financing

(i) United Urban acquired the following two properties (LEVEN Otakanomori and Kazo Logistics Center I・II) on June 30, 2021. In addition, United Urban acquired Kobe Seishin Logistics Center on August 6, 2021.

Property No.	Property Name	Type	Location	Acquisition Price (Millions of yen)	Acquisition Date
A43	LEVEN Otakanomori	Retail	Nagareyama, Chiba	3,800	June 30, 2021
E18	Kazo Logistics Center I・II	Warehouse	Kazo, Saitama	3,259	
E19	Kobe Seishin Logistics Center	Warehouse	Kobe, Hyogo	1,923	August 6, 2021
Total				8,982	

(ii) United Urban procured debt financing to support part of the payment for acquiring Kazo Logistics Center I・II mentioned above (i), as set forth below. In addition, proceeds from the sale of property mentioned above a. were appropriated to acquire two properties which were acquired on June 30, 2021 (LEVEN Otakanomori and Kazo Logistics Center I・II).

Title	Lender	Amount of Borrowing (Millions of yen)	Interest Rate	Drawdown Date	Repayment Date	Remarks
Term Loan 34C	Sumitomo Mitsui Trust Bank, Limited	2,000	0.18274%	June 30, 2021	June 22, 2026	Unsecured Unguaranteed

(iii) United Urban procured debt financing to support the payment for acquiring Kobe Seishin Logistics Center mentioned above (i), as set forth below.

Title	Lender	Amount of Borrowing (Millions of yen)	Interest Rate	Drawdown Date	Repayment Date	Remarks
Term Loan 35C	Daishi Hokuetsu Bank, Ltd.	1,000	0.25000%	August 6, 2021	June 22, 2026	Unsecured Unguaranteed
Term Loan 36C	THE HACHIJUNI BANK, LTD.	1,100	0.29000%		June 20, 2026	
Total		2,100				



d. New Committed Line of Credit Agreement

United Urban concluded a new committed line of credit agreement on June 25, 2021, as set forth below.

Outline of the new committed line of credit agreement

Participating financial institutions	:	Sumitomo Mitsui Trust Bank, Limited Mizuho Bank, Ltd. MUFG Bank, Ltd.
Maximum loan amount	:	¥24,000 million
Date of agreement	:	June 25, 2021
Term of agreement	:	From June 25, 2021 to June 27, 2022
Remarks	:	Unsecured, unguaranteed

e. Acquisition of asset for development project

United Urban decided to acquire a development site (the "Property") of the development project of an elderly housing (the "Project") as well as to conclude agreements associated with the Project (project management contract agreement, etc.) on July 15, 2021.

(Overview of the asset to be acquired) (Note 1)

Property Name	Type	Location	(Scheduled) Acquisition Price (Millions of yen)	(Scheduled) Acquisition Date
Miyanomori Nijo Development Project	-	Sapporo, Hokkaido	370 (Note 2) (Note 3)	September 30, 2021 (Note 3)

- Notes: 1. The asset to be acquired includes the existing building on the Property. Until the start of the Project, United Urban will conclude a temporary lease agreement with the seller. The existing building will be demolished after the seller's move-out.
2. United Urban will pay a part of the price (80%) at the time of acquisition (September 30, 2021), and pay the outstanding amount at the time of the seller's move-out of the existing building (after December 23, 2021). The payment will be settled with cash on hand.
3. The ownership of the asset to be acquired will be transferred on September 30, 2021, and the seller's move-out of the existing building will be completed by December 23, 2021. Because the payment and transfer of the transaction shall be made at least one month after the conclusion of the sale and purchase agreement of this property, it falls into forward commitment, etc. defined in the "Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc." issued by the Financial Services Agency. The sale and purchase agreement provides that either party may terminate the agreement if the other party materially breaches a provision thereof, in which case the party may request the other party in breach of the agreement to pay an amount equivalent to 10% of the acquisition price as penalty charges.

(Overview of the project)

United Urban concluded the relevant agreements associated with the Project on July 16, 2021 for the purpose of developing an elderly housing in response to increasing demand, and the elderly housing constructed and completed (the "Building") will be delivered by May 2023. After the completion of the Building, the tenant who has concluded a reservation lease contract agreement plans to start the operation of the facility in July 2023.

(Schedule of the project)

Conclusion of purchase and sales agreement of real estate	July 16, 2021
Conclusion of project management contract agreement	
Conclusion of design and construction contract agreement	
Conclusion of reservation lease contract agreement	
Building permit	January 2022 (scheduled)
Construction period	From April 2022 to May 2023 (scheduled)
Completion	May 2023 (scheduled)
Opening date	July 2023 (scheduled)

## Overall Condition of Investment Corporation

### 1. Summary of Unitholders' Contribution

		31st Fiscal Period (As of May 31, 2019)	32nd Fiscal Period (As of November 30, 2019)	33rd Fiscal Period (As of May 31, 2020)	34th Fiscal Period (As of November 30, 2020)	35th Fiscal Period (As of May 31, 2021)
Total number of investment units authorized	(Units)	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Total number of investment units issued and outstanding	(Units)	3,055,087	3,118,337	3,118,337	3,118,337	3,118,337
Total unitholders' capital	(Millions of yen)	309,205	319,973	319,973	319,973	319,973
Number of unitholders		19,983	18,860	21,160	21,233	21,376

### 2. Major Unitholders

TOP 10 unitholders based on the number of investment units held at the end of the 35th fiscal period were as follows:

Unitholder Name	Investment Units Held (Units)	Percentage of Investment Units Held (%) (Note)
Custody Bank of Japan, Ltd. (trust account)	772,826	24.78
The Master Trust Bank of Japan, Ltd. (trust account)	543,625	17.43
The Nomura Trust and Banking Co., Ltd. (investment trust account)	122,380	3.92
Custody Bank of Japan, Ltd. (securities investment trust account)	100,706	3.23
SMBC Nikko Securities Inc.	88,140	2.83
JAPAN SECURITIES FINANCE CO., LTD.	74,498	2.39
Mizuho Securities Co., Ltd.	65,476	2.10
STATE STREET BANK WEST CLIENT - TREATY 505234	57,213	1.83
SSBTC CLIENT OMNIBUS ACCOUNT	53,741	1.72
JP MORGAN CHASE BANK 385771	32,139	1.03
Total	1,910,744	61.27

Note: The percentages of investment units held are rounded to two decimal places.

### 3. Directors and Auditor

a. Board of Directors, etc. of United Urban were as follows:

Title	Name	Other Title	Total Amount of Compensation for Directors, etc. (Thousands of yen)
Executive Officer	Ikuo Yoshida	-	6,000
Supervisory Officer	Kenichiro Okamura	Chief Executive Officer, Kaede Accounting Advisory, Inc. Representative Partner, Kaede Tax Corporation Outside Corporate Auditor, CYBERDYNE, INC. Outside Corporate Auditor, SG Holdings Co., Ltd. Outside Director (auditing committee member), Kanematsu Sustech Corporation	2,100
	Kumiko Sekine	Partner, Tanabe & Partners	2,100
Accounting Auditor	ERNST & YOUNG SHINNIHON LLC	-	20,300 (Note 3)
Total			30,500

Notes: 1. The Executive Officer and the Supervisory Officers do not have investment units of United Urban either under their own name or other people's names.

2. The Supervisory Officers may be directors of other companies other than those indicated above. However, each company, including the companies listed above, has no interest with United Urban.
3. The compensation for Accounting Auditor includes the preparation fee of a comfort letter regarding the issuance of corporate bonds (¥3,300 thousand).

b. Determination policy for dismissal or non-reappointment of Accounting Auditor

The dismissal of Accounting Auditor shall be considered at the board of directors of United Urban, subject to the Investment Trust Act. In addition, non-reappointment shall also be considered at the board of directors of United Urban by comprehensively taking into account the quality of audit, audit fee and other various factors.

c. Matters concerning compensation agreement between directors, etc. and Investment Corporation

Not Applicable

#### 4. Matters concerning Directors and Officers Liability Insurance Agreement

United Urban has entered into the directors and officers liability insurance agreement as follows:

Scope of the insured	Overview of agreement
All Executive Officer and Supervisory Officers	<p>(Overview of insured event covered by the insurance) United Urban has concluded a directors and officers liability insurance agreement to cover loss, such as compensation payment and dispute costs, etc. to be borne by the insured to a certain extent when they receive a claim for compensation for the actions they have taken as an officer of United Urban.</p> <p>(Burden ratio of insurance premium) This insurance agreement contains the special provision concerning the unitholder lawsuit. Executive Officer and Supervisory Officers shall bear the insurance premium in relation to special provision (10% of all insurance premium), and United Urban shall bear other insurance premium (90%).</p> <p>(Measures to ensure the appropriateness of the execution of duties) When the insured suffer damages by actions which they executed with knowledge that it may constitute criminal act or violate the laws and regulations, the loss is not subject of the protection.</p>

#### 5. Advisors and Agents

Asset Management Company, Asset Custodian, and Administrative Agents at the end of the 35th fiscal period were as follows:

Role	Name
Asset Management Company	Japan REIT Advisors Co., Ltd.
Asset Custodian	Sumitomo Mitsui Trust Bank, Limited
Administrative Agent (Transfer Agent (unitholder registry))	Sumitomo Mitsui Trust Bank, Limited
Administrative Agent (Special Account Administrator)	Sumitomo Mitsui Trust Bank, Limited Mitsubishi UFJ Trust and Banking Corporation
Administrative Agent (accounting, etc.)	Mizuho Trust & Banking Co., Ltd.
Administrative Agent (related to corporate bonds)	Sumitomo Mitsui Trust Bank, Limited MUFG Bank, Ltd.

## Portfolio Profiles

### 1. Composition of Portfolio

Categories of Assets	Type of Use	Areas		34th Fiscal Period (As of November 30, 2020)		35th Fiscal Period (As of May 31, 2021)	
				Total Amounts Held (Thousands of yen) (Note1)	Percentage to Total Assets (%)	Total Amounts Held (Thousands of yen) (Note1)	Percentage to Total Assets (%)
Real Estate	Retail Properties	Capital region (Note 2)	6 central wards of Tokyo (Note 3)	-	-	-	-
			23 wards of Tokyo (Note 4)	-	-	-	-
			Tokyo metropolitan area (Note 5)	7,219,367	1.0	7,205,277	1.0
		Other regions (Note 6)		13,446,998	1.9	13,407,440	1.9
	Office Buildings	Capital region	6 central wards of Tokyo	12,965,961	1.8	23,054,770	3.3
			23 wards of Tokyo	9,364,436	1.3	9,426,748	1.3
			Tokyo metropolitan area	8,775,780	1.3	8,741,940	1.2
		Other regions		-	-	-	-
	Hotels	Capital region	6 central wards of Tokyo	1,591,478	0.2	1,584,880	0.2
			23 wards of Tokyo	-	-	-	-
			Tokyo metropolitan area	3,834,205	0.5	3,791,080	0.5
		Other regions		-	-	-	-
	Residential Properties	Capital region	6 central wards of Tokyo	-	-	-	-
			23 wards of Tokyo	4,835,387	0.7	4,807,109	0.7
			Tokyo metropolitan area	-	-	-	-
		Other regions		4,310,387	0.6	4,276,197	0.6
	Others	Capital region	6 central wards of Tokyo	-	-	-	-
			23 wards of Tokyo	-	-	-	-
			Tokyo metropolitan area	6,934,188	1.0	6,934,188	1.0
		Other regions		-	-	-	-
	Subtotal				73,278,191	10.4	83,229,633
Real Estate in Trust	Retail Properties	Capital region	6 central wards of Tokyo	4,230,326	0.6	4,234,055	0.6
			23 wards of Tokyo	11,569,308	1.6	11,523,922	1.6
			Tokyo metropolitan area	90,986,589	13.0	90,612,191	12.9
		Other regions		56,009,363	8.0	55,874,334	7.9
	Office Buildings	Capital region	6 central wards of Tokyo	57,944,718	8.3	61,658,320	8.8
			23 wards of Tokyo	2,012,748	0.3	1,998,878	0.3
			Tokyo metropolitan area	40,282,753	5.7	39,898,428	5.7
		Other regions		46,208,240	6.6	46,024,560	6.5
	Hotels	Capital region	6 central wards of Tokyo	40,491,844	5.8	40,462,452	5.7
			23 wards of Tokyo	-	-	-	-
			Tokyo metropolitan area	23,253,794	3.3	23,200,041	3.3
		Other regions		91,781,847	13.1	91,569,018	13.0
	Residential Properties	Capital region	6 central wards of Tokyo	2,316,770	0.3	2,310,430	0.3
			23 wards of Tokyo	9,792,352	1.4	9,754,791	1.4
			Tokyo metropolitan area	2,856,890	0.4	2,840,713	0.4
		Other regions		20,260,084	2.9	21,813,984	3.1
	Others	Capital region	6 central wards of Tokyo	9,078,890	1.3	9,036,575	1.3
			23 wards of Tokyo	7,891,438	1.1	7,876,826	1.1
			Tokyo metropolitan area	33,206,025	4.7	33,087,896	4.7
		Other regions		10,292,594	1.5	10,224,147	1.5
	Subtotal				560,466,581	79.8	564,001,570
Bank Deposits and Other Assets				68,237,558	9.7	56,904,033	8.1
Total Assets				701,982,332	100.0	704,135,236	100.0

Notes: 1. "Total Amounts Held" is net book value of assets at the end of the period ("Real Estate" and "Real Estate in Trust" being stated at book value net of depreciation). The trust beneficial interest which trust asset mainly consists of real estate does not include an amount of deposit in the trust asset.

2. The "Capital region" refers to eight prefectures: Tokyo, Kanagawa, Chiba, Saitama, Ibaraki, Gunma, Tochigi and Yamanashi prefectures.

3. The "6 central wards of Tokyo" are Chiyoda, Minato, Chuo, Shinjuku, Shibuya and Shinagawa wards.

4. The "23 wards of Tokyo" are the 23 Tokyo wards excluding the "6 central wards of Tokyo."
5. The "Tokyo metropolitan area" refers to the Capital region excluding the 23 Tokyo wards.
6. "Other regions" refers to other major cities in Japan including government designated cities (excluding cities located in the Capital region) and surrounding areas thereof.

## 2. Major Properties

Major properties (top 10 properties based on book value) owned by United Urban as of May 31, 2021 were as follows:

Property Name	Book Value (Millions of yen)	Leasable Floor Space (m <sup>2</sup> ) (Note 1)	Leased Floor Space (m <sup>2</sup> ) (Note 1)(Note 2)	Occupancy Ratio (%) (Note 1)	Monthly Rent Ratio at End of Period (%) (Note 3)	Type of Use	Granting of Security
Yodobashi Camera Multimedia Kichijoji	26,593	37,932.95	37,932.95	100.0	(Note 4)	Retail Properties	N/A
Shin-Osaka Central Tower	23,253	45,938.36	45,626.49	99.3	(Note 5)	Office / Hotels	N/A
Shinjuku Washington Hotel Honkan	21,897	53,315.02	52,414.32	98.3	(Note 5)	Hotels	N/A
Shinsaibashi OPA Honkan	21,869	27,025.42	27,025.42	100.0	(Note 5)	Retail Properties	N/A
Loisir Hotel & Spa Tower Naha	19,970	45,731.16	45,731.16	100.0	(Note 5)	Hotels	N/A
Kawasaki Toshiba Building	18,960	36,142.30	36,142.30	100.0	4.0	Office Buildings	N/A
SS30	18,819	67,700.37	66,997.62	99.0	(Note 5)	Office / Hotels	N/A
RIHGA Royal Hotel Kokura • ARUARU City	17,653	81,365.21	78,876.15	96.9	(Note 5)	Hotels	N/A
Royal Pines Hotel Urawa	17,565	31,129.86	30,229.51	97.1	(Note 5)	Hotels	N/A
Hotel Hewitt Koshien	13,532	36,104.06	36,104.06	100.0	(Note 4)	Hotels	N/A
Total	200,115	462,384.71	457,079.98	98.9	30.4		

- Notes: 1. "Leasable Floor Space," "Leased Floor Space," and "Occupancy Ratio" are based on data as of May 31, 2021. "Leasable Floor Space" means the aggregate leasable floor space of the portions owned by United Urban of individual real estate and real estate in trust. "Leased Floor Space" means the aggregate of the areas within the total leasable floor space that has been actually leased under lease agreements. (In principle, numerical values in "Leasable Floor Space" and "Leased Floor Space" are the numerical values stated in each lease agreement and in the management reports or the monthly reports prepared by the property management companies. The numerical values stated in each lease agreement are based on the figures equivalent to the total floor area of a building (*nobe yuka menseki*), the figures equivalent to the floor area stated in the land register (*tokibo kisai no yuka menseki*), the figures equivalent to the area exclusively occupied (*senyu menseki*), the figures equivalent to the total floor area plus other partially enclosed usable space (*seko yuka menseki*), or the figures equivalent to the floor area stated in the management reports or monthly reports prepared by the property management companies. The same shall apply hereinafter.) With regard to the portion of properties held in co-ownership with other entities, leasable floor space and leased floor space are computed by using this portion's entire floor area. In addition, "Occupancy Ratio" is the percentage obtained from dividing "Leased Floor Space" by "Leasable Floor Space".
2. As a general rule, "Leased Floor Space" indicates the floor space that has been leased to end-tenants under lease agreements. However, for master lease agreements with rental guarantee, the floor spaces in the master lease agreements are indicated. In case of master lease agreements that don't fall into rental guarantee type nor pass-through type, "Leased Floor Space" are the numerical values stated in the management reports or the monthly reports prepared by the property management companies.
3. "Monthly Rent Ratio at End of Period" is calculated based on monthly rent(s) (total of room rent and common area charges) under the lease agreement in effect as of May 31, 2021. As for tenants who received free rent for a certain period, the exempted period is not considered. In addition, if there are provisions stating that the rent is increased by stages according to the period, the applicable amount as of May 31, 2021 is used for the calculation. In addition, it doesn't include variable rents.
4. With regard to these properties, the tenants with whom a lease agreement has been concluded have not given their consent for the disclosure of rental revenue. Therefore, there has been no choice but to omit disclosure of this figure here.
5. These items are undisclosed as United Urban judges that the disclosure of these items may have an adverse impact on the asset management of United Urban and harm the interest of investors.

## 3. Details of Properties in the Portfolio

Details of properties owned by United Urban as of May 31, 2021 were as follows:

Property Name	Location (Residential) (Note 1)	Type of Asset (Note 2)	Leasable Floor Space (m <sup>2</sup> )	Appraisal Value at End of Period (Millions of yen) (Note 3)	Book Value (Millions of yen)
Joy Park Izumigaoka	1-3 Miharadai 1-cho, Minami-ku, Sakai, Osaka	Trust beneficial interest	13,611.24	4,280	4,943
Luz Funabashi	7-2-2 Fujiwara, Funabashi, Chiba	Trust beneficial interest	12,952.88	6,220	4,214
TENJIN LUCE	2-3-24 Tenjin, Chuo-ku, Fukuoka, Fukuoka	Trust beneficial interest	4,256.57	6,550	6,333
Kaden Sumairu-kan YAMADA Sakai Honten	5-1 Yashimochi 1-cho, Higashi-ku, Sakai, Osaka	Real estate	8,637.63	3,850	2,660
Miyamae Shopping Center	3-9-12 Inukura, Miyamae-ku, Kawasaki, Kanagawa	Trust beneficial interest	10,487.92	5,340	4,852
KONAMI SPORTS CLUB Korigaoka	3-3-1 Korigaoka, Hirakata, Osaka	Trust beneficial interest	8,627.58	2,020	1,423
ACTIOLE Minami-ikebukuro	2-26-10 Minami-ikebukuro, Toshima- ku, Tokyo	Trust beneficial interest	2,081.50	3,400	3,573
Tip's Machida Building	6-7-8 Haramachida, Machida, Tokyo	Trust beneficial interest	6,710.19	5,000	4,205
Daiei Takarazuka Nakayama	21-22 Mefuhigashino-cho, Takarazuka, Hyogo	Trust beneficial interest	16,729.60	3,940	3,071 (Note 4)
maricom-ISOGO / SYSTEM PLAZA YOKOHAMA (Site)	1-1-1 Isogo, Isogo-ku, Yokohama, Kanagawa, etc.	Trust beneficial interest	52,668.38	11,300	12,458
ACTIOLE Kannai	3-31 Masago-cho, Naka-ku, Yokohama, Kanagawa	Real estate	1,938.56	1,970	2,194
Shinsaibashi OPA Honkan	1-4-3 Nishi-Shinsaibashi, Chuo-ku, Osaka, Osaka	Trust beneficial interest	27,025.42	26,400	21,869
Albore Jingumae	5-27-7 Jingumae, Shibuya-ku, Tokyo	Trust beneficial interest	931.14	2,400	1,544
Albore Sendai	2-4-5 Chuo, Aoba-ku, Sendai, Miyagi	Trust beneficial interest	3,151.93	3,470	2,314
Mallage Kashiwa	2-3-1 Oyamadai, Kashiwa, Chiba, etc.	Trust beneficial interest	41,759.39	8,740	6,660
Ito-Yokado Owariasahi	116-4 Ishihara, Minami-Harayama- cho, Owariasahi, Aichi, etc.	Real estate	54,606.34	4,890	3,896
Yokohama Kariba Shopping Center	164-1 Kariba-cho Hodogaya-ku, Yokohama, Kanagawa, etc.	Trust beneficial interest	11,345.09	2,150	2,059
Luz Jiyugaoka	2-9-6 Jiyugaoka, Meguro-ku, Tokyo	Trust beneficial interest	2,283.47	5,920	4,771
ACTIOLE Ichikawa	1-4-17 Ichikawa, Ichikawa, Chiba	Trust beneficial interest	3,927.49	4,050	2,799
Yokohama Aoba Shopping Center (Site)	1-2 Moegino, Aoba-ku, Yokohama, Kanagawa, etc.	Real estate	9,193.00	3,300	2,740
Yamada Denki Tecc Land Aoba (Site)	2-3 Moegino, Aoba-ku, Yokohama, Kanagawa, etc.	Real estate	7,650.63	2,840	2,270
Yodobashi Camera Multimedia Kichijoji	1-19-1 Kichijoji-honcho, Musashino, Tokyo	Trust beneficial interest	37,932.95	34,100	26,593
Kaden Sumairu-kan YAMADA Matsudo Honten	2289-3 Matsudo Aza Iwase-sakai, Matsudo, Chiba, etc.	Trust beneficial interest	17,561.23	6,830	4,655
Tenjin Loft Building	4-9-25 Watanabe-dori, Chuo-ku, Fukuoka, Fukuoka	Trust beneficial interest	7,730.09	6,260	4,643
Narumi Shopping Center (Site)	3-2 Narumicho-aza Denjiyama, Midori- ku, Nagoya, Aichi, etc.	Real estate	60,419.26	7,530	6,850
Plussing Wave Enoshima	1-3-16 Kugenuma-Kaigan, Fujisawa, Kanagawa	Trust beneficial interest	2,885.94	1,870	1,885
Life Nishikujo (Site)	6-41-6 Nishikujo, Konohana-ku, Osaka, Osaka	Trust beneficial interest	3,252.76	2,090	1,842
Life Tamatsukuri (Site)	3-12-1 Nakamichi, Higashinari-ku, Osaka, Osaka	Trust beneficial interest	2,391.44	2,180	1,967
Granbell Ginza Building	2-8-18 Ginza, Chuo-ku, Tokyo	Trust beneficial interest	1,352.35	3,050	2,689
UUR Tenjin Nishi-dori Building	2-5-21 Tenjin, Chuo-ku, Fukuoka, Fukuoka	Trust beneficial interest	1,564.70	5,660	5,647
Luz Shonan Tsujido	1-2-12 Tsujido-Kandai, Fujisawa, Kanagawa	Trust beneficial interest	10,454.22	4,390	3,823
ACTIOLE Ueno	4-5-5 Ueno, Taito-ku, Tokyo	Trust beneficial interest	1,163.44	2,750	3,178
KURURU	1-50 Miyamachi, Fuchu, Tokyo	Trust beneficial interest	13,247.82	9,420	9,439
K's Denki Nagoya-kita	3-1 Nagaregawa, Aza-Toyoba, Oaza- Toyoyamacho, Nishikasugai-gun, Aichi	Trust beneficial interest	4,733.74	1,890	1,816
Luz Musashikosugi	3-1100-4, Shinmarukohigashi, Nakahara-ku, Kawasaki, Kanagawa, etc.	Trust beneficial interest	8,272.58	12,100	12,218
T&G Hamamatsucho Building	2-12-10 Shiba-Daimon, Minato-ku, Tokyo	Trust beneficial interest	2,341.13	3,130	2,076
Fukuoka Eartheon Building	3-6-3 Hakata-Eki Higashi, Hakata-ku, Fukuoka, Fukuoka	Trust beneficial interest	4,934.40	3,120	1,510

Property Name	Location (Residential) (Note 1)	Type of Asset (Note 2)	Leasable Floor Space (m <sup>2</sup> )	Appraisal Value at End of Period (Millions of yen) (Note 3)	Book Value (Millions of yen)
Marumasu Kojimachi Building	3-3-8 Kojimachi, Chiyoda-ku, Tokyo	Trust beneficial interest	2,579.23	2,790	2,381
Rokubancho K Building	2-19 Rokuban-cho, Chiyoda-ku, Tokyo, etc.	Trust beneficial interest	4,031.14	3,800	2,224
Shin-Osaka Central Tower	5-5-15 Nishi-Nakashima, Yodogawa- ku, Osaka, Osaka	Trust beneficial interest	45,938.36	29,100	23,253
Kawasaki Toshiba Building	580-1 Horikawa-cho, Saiwai-ku, Kawasaki, Kanagawa, etc.	Trust beneficial interest	36,142.30	33,400	18,960
UUR Toyochō Building	2-4-18 Toyo, Koto-ku, Tokyo	Real estate	7,540.30	7,080	8,365
FOUR SEASONS BLDG	2-4-3 Shinjuku, Shinjuku-ku, Tokyo	Trust beneficial interest	5,000.54	6,650	4,023
Pacific Marks Shinjuku Parkside	4-15-7 Nishi-Shinjuku, Shinjuku-ku, Tokyo	Trust beneficial interest	10,947.34	14,100	11,599
Pacific Marks Tsukishima	1-15-7 Tsukishima, Chuo-ku, Tokyo	Real estate	9,335.19	7,120	5,696
Pacific Marks Yokohama East	3-4 Sakae-cho, Kanagawa-ku, Yokohama, Kanagawa, etc.	Trust beneficial interest	11,199.19	8,090	6,450
Akasaka Hikawa Building	6-18-3 Akasaka, Minato-ku, Tokyo	Trust beneficial interest	3,438.20	4,330	3,169
Pacific Marks Shibuya Koen-dori	1-6-3 Jinnan, Shibuya-ku, Tokyo	Trust beneficial interest	1,972.43	3,350	2,437
Pacific Marks Akasaka-mitsuke	3-20-6 Akasaka, Minato-ku, Tokyo	Real estate	1,675.13	2,640	2,143
Pacific Marks Shin-Yokohama	3-18-20 Shin-Yokohama, Kohoku-ku, Yokohama, Kanagawa, etc.	Trust beneficial interest	3,110.72	1,780	1,525
Pacific Marks Kawasaki	11-1 Ekimae-honcho, Kawasaki-ku, Kawasaki, Kanagawa, etc.	Real estate	7,395.50	12,500	8,741
Hamamatsucho 262 Building	2-6-2 Hamamatsucho, Minato-ku, Tokyo	Trust beneficial interest	6,154.21	8,090	6,331
Lila Hijirizaka	3-4-9 Mita, Minato-ku, Tokyo, etc.	Real estate	4,255.02	3,330	2,637
Otsuka HT Building	3-43-1 Minami-otsuka, Toshima-ku, Tokyo	Real estate	1,774.56	1,270	1,061
Pacific Marks Shinjuku South-gate	4-2-16 Shinjuku, Shinjuku-ku, Tokyo	Real estate	1,727.08	3,830	2,462
Pacific Marks Nishi-Umeda	2-6-20 Umeda, Kita-ku, Osaka, Osaka	Trust beneficial interest	10,990.99	8,690	6,564
Pacific Marks Higobashi	1-10-8 Edobori, Nishi-ku, Osaka, Osaka	Trust beneficial interest	7,616.43	5,170	4,359
Pacific Marks Sapporo Kita-Ichijo	7-4-4 Kita Ichi-jo Nishi, Chuo-ku, Sapporo, Hokkaido, etc.	Trust beneficial interest	4,727.65	2,230	1,670
Shin-Sapporo Center Building	6-2-15 Atsubetsu Chuo Ichi-jo, Atsubetsu-ku, Sapporo, Hokkaido	Trust beneficial interest	2,796.65	1,060	816
ARENA TOWER	3-1-9 Shin-yokohama, Kohoku-ku, Yokohama, Kanagawa, etc.	Trust beneficial interest	17,967.46	12,900	7,707
Yushima First Building	3-19-11 Yushima, Bunkyo-ku, Tokyo	Trust beneficial interest	4,558.77	3,150	1,998
Dogenzaka Square	5-18 Maruyamacho, Shibuya-ku, Tokyo	Trust beneficial interest	2,233.73	3,170	2,210
GRAND-SQUARE Shin-Sakae	2-19-6 Shin-Sakae, Naka-ku, Nagoya, Aichi, etc.	Trust beneficial interest	4,578.93	1,910	1,254
GRAND-SQUARE Meieki-minami	1-12-9 Meieki-minami, Nakamura-ku, Nagoya, Aichi	Trust beneficial interest	4,003.05	2,260	1,050
Shiba 520 Building	5-20-6 Shiba, Minato-ku, Tokyo	Trust beneficial interest	2,831.94	3,530	2,116
Hirose-dori SE Building	205-1 Nagake-cho, Miyagino-ku, Sendai, Miyagi	Trust beneficial interest	8,235.87	5,310	3,042
SS 30	4-6-1 Chuo, Aoba-ku, Sendai, Miyagi	Trust beneficial interest	67,700.37	22,200	18,819
LOOP-X・M	3-9-15 Kaigan, Minato-ku, Tokyo, etc.	Trust beneficial interest	21,590.15	12,900	12,040
Toranomon Hills Mori Tower	1-23-1 Toranomon, Minato-ku, Tokyo	Real estate	3,273.51	11,100	10,115
Toranomon PF Building	3-10-11 Toranomon, Minato-ku, Tokyo	Trust beneficial interest	3,603.09	4,140	3,475
UUR Kyobashi East Building	4-2-2 Hacchobori, Chuo-ku, Tokyo	Trust beneficial interest	3,642.17	7,770	7,573
Shinjuku Washington Hotel Honkan	3-2-9 Nishi-Shinjuku, Shinjuku-ku, Tokyo	Trust beneficial interest	53,315.02	27,200	21,897
Toyoko Inn Shinagawa-eki Takanawa-guchi	4-23-2 Takanawa, Minato-ku, Tokyo	Real estate	3,088.85	2,600	1,584
MZ BLD.	2-26-9 Myojin-cho, Hachioji, Tokyo	Trust beneficial interest	6,660.20	3,970	3,027
HOTEL ROUTE-INN Yokohama Bashamichi	4-53-1 Benten Dori, Naka-ku, Yokohama, Kanagawa	Real estate	7,139.44	5,150	3,791
Hotel JAL City Naha	1-3-70 Makishi, Naha, Okinawa	Trust beneficial interest	13,701.80	11,400	7,074



Property Name	Location (Residential) (Note 1)	Type of Asset (Note 2)	Leasable Floor Space (m <sup>2</sup> )	Appraisal Value at End of Period (Millions of yen) (Note 3)	Book Value (Millions of yen)
UUR Yotsuya Sanchome Building	3-14-1 Yotsuya, Shinjuku-ku, Tokyo, etc.	Trust beneficial interest	7,854.86	7,030	4,457
Yotsuya 213 Building	2-1-3 Yotsuya, Shinjuku-ku, Tokyo	Trust beneficial interest	7,544.42	7,020	4,932
Comfort Inn Tokyo Roppongi (Note 5)	3-9-8 Roppongi, Mitato-ku, Tokyo	Trust beneficial interest	3,708.47	3,620	4,739
Toyoko Inn Kawasaki Ekimae Shiyakusho-dori	2-11-14 Isago, Kawasaki-ku, Kawasaki, Kanagawa, etc.	Trust beneficial interest	4,874.28	3,170	2,607
Toyoko Inn Hiroshima Heiwa-odori	5-15 Tanakamachi, Naka-ku, Hiroshima, Hiroshima	Trust beneficial interest	4,357.75	2,590	2,028
Toyoko Inn Naha Kokusai-dori Miehashi-eki	1-20-1 Makishi, Naha, Okinawa	Trust beneficial interest	1,529.47	864	714
Loisir Hotel & Spa Tower Naha	3-2-1 Nishi, Naha, Okinawa	Trust beneficial interest	45,731.16	22,000	19,970
Royal Pines Hotel Urawa	2-5-1 Nakachou, Urawa-ku, Saitama, Saitama	Trust beneficial interest	31,129.86	17,200	17,565
RIHGA Royal Hotel Kokura · ARUARU City	2-14-2 Asano, Kokurakita-ku, Kitakyushu, Fukuoka, etc.	Trust beneficial interest	81,365.21	16,800	17,653
Comfort Inn Fukuoka Tenjin (Note 6)	1-2-1 Tenjin, Chuo-ku, Fukuoka, Fukuoka	Trust beneficial interest	3,567.22	3,590	3,067
Henn na Hotel Tokyo Hamamatsucho	1-24-11 Hamamatsucho, Minato-ku, Tokyo	Trust beneficial interest	2,293.64	4,760	4,435
Hotel Hewitt Koshien	3-30 Koshientakashiocho, Nishinomiya, Hyogo	Trust beneficial interest	36,104.06	13,700	13,532
Smile Hotel Premium Sapporo Susukino	1-13-1 Minami4jonishi, Chuo-ku, Sapporo, Hokkaido	Trust beneficial interest	8,332.04	5,210	4,197
the square hotel KANAZAWA	10 Shimotsutsumicho, Kanazawa, Ishikawa	Trust beneficial interest	6,333.36	5,900	4,924
NEST HOTEL KYOTO SHIJOKARASUMA	551 Sannou-cho, Muromachi-dori Takatsuji-agaru, Shimogyo-ku, Kyoto, Kyoto	Trust beneficial interest	2,358.25	3,050	2,086
T&G Higashi-ikebukuro Mansion	3-8-8 Higashi-Ikebukuro, Toshima-ku, Tokyo	Trust beneficial interest	2,603.22	2,570	1,369
Komazawa Court	2-37-1 Komazawa, Setagaya-ku, Tokyo	Trust beneficial interest	3,741.17	2,250	1,456
UUR Court Shiba-Daimon	1-2-3 Shiba-Daimon, Minato-ku, Tokyo	Trust beneficial interest	1,486.38	1,530	963
Aprile Shin-Ohgi Ichibankan	2-10-6 Kita-Ohgi, Higashi Nada-ku, Kobe, Hyogo	Trust beneficial interest	12,700.44	3,750	2,357
UUR Court Sapporo Kita-Sanjo	3-1-28 Kitasanjo Higashi, Chuo-ku, Sapporo, Hokkaido	Trust beneficial interest	4,790.50	1,670	873
CLIO Bunkyo Koishikawa	1-13-9 Koishikawa, Bunkyo-ku, Tokyo	Trust beneficial interest	4,097.51	3,660	2,534
GRAND-ROUGE Sakae	5-21-26 Sakae, Naka-ku, Nagoya, Aichi	Trust beneficial interest	3,697.38	1,390	1,125
GRAND-ROUGE Sakae II	5-21-37 Sakae, Naka-ku, Nagoya, Aichi	Trust beneficial interest	2,579.89	1,460	938
MA Sendai Building	1-3-7 Kimachidori, Aoba-ku, Sendai, Miyagi	Trust beneficial interest	11,525.36	4,780	2,440
UUR Court Nagoya Meieki	2-5-4 Meieki, Nishi-ku, Nagoya, Aichi	Trust beneficial interest	2,958.45	1,600	1,101
UUR Court Sapporo Shinoro Ichibankan	Shinoro 3-jo 6-4-32, Kita-ku, Sapporo, Hokkaido	Real estate	6,271.74	878	658
Park Site IZUMI	1-14-6 Izumi, Higashi-ku, Nagoya, Aichi	Trust beneficial interest	2,067.95	810	802
UUR Court Osaka Juso-honmachi	3-4-15 Jusohommachi, Yodogawa-ku, Osaka, Osaka	Trust beneficial interest	3,650.00	1,760	1,206
UUR Court Kinshicho	1-7-5 Kameido, Koto-ku, Tokyo	Real estate	5,460.39	3,840	2,759
UUR Court Sapporo Minami-Sanjo Premier Tower	2-3 Minamisano Nishi 1-chome, Chuo-ku, Sapporo, Hokkaido, etc.	Trust beneficial interest	7,763.18	3,260	1,668
GRAND-ROUGE Nakanoshima- minami	1-25-27 Edohori, Nishi-ku, Osaka, Osaka	Trust beneficial interest	3,090.36	1,650	1,215
Glenpark Umeda-kita	3-4-22 Nakazaki, Kita-ku, Osaka, Osaka	Trust beneficial interest	12,730.60	6,900	4,942
UUR Court Shiki	1-6-5 Saiwaicho, Shiki, Saitama	Trust beneficial interest	9,288.00	3,150	2,840
GRAND-ROUGE Tanimachi Rokuchome	3-22 Junikencho, Chuo-ku, Osaka, Osaka	Trust beneficial interest	2,792.81	1,560	1,358
Chatle Otemachi S · N	10-20 Otemachi, Kokurakita-ku, Kitakyushu, Fukuoka, etc.	Real estate	12,040.28	3,760	3,618
GRAN FONTE	6-49-2 Higashioizumi, Nerima-ku, Tokyo	Trust beneficial interest	6,268.24	3,490	2,862
Park Axis Akatsuka	2-2-18 Akatsuka, Itabashi-ku, Tokyo	Real estate	4,370.31	2,160	2,047

Property Name	Location (Residential) (Note 1)	Type of Asset (Note 2)	Leasable Floor Space (m <sup>2</sup> )	Appraisal Value at End of Period (Millions of yen) (Note 3)	Book Value (Millions of yen)
UUR Court Shirasagi	1-13-17 Shirasagi, Nakano-ku, Tokyo	Trust beneficial interest	2,815.30	1,700	1,531
Court Branche AP	5-8-2 Nakanobu, Shinagawa-ku, Tokyo	Trust beneficial interest	1,480.17	1,380	1,347
UUR Court Ibaraki Higashi-Chujo	12-11 Higashi-Chujo-cho, Ibaraki, Osaka	Trust beneficial interest	3,783.25	1,770	1,783
Lilycolor Tohoku Branch	3-10 Okadanishimachi, Miyagino-ku, Sendai, Miyagi	Trust beneficial interest	9,271.16	2,200	1,338
Fuchu Building	1-43 Nikkocho, Fuchu, Tokyo	Trust beneficial interest	14,490.92	4,200	4,692
Tsubogawa Square Building	3-3-5 Tsubogawa, Naha, Okinawa	Trust beneficial interest	10,570.98	6,280	3,670
THE PLACE of TOKYO	3-5-4 Shibakoen, Mitato-ku, Tokyo	Trust beneficial interest	3,212.21	4,600	3,277
Logistics Higashi-Ohgishima	6-4 Higashi-Ohgishima, Kawasaki-ku, Kawasaki, Kanagawa, etc.	Trust beneficial interest	42,113.83	10,900	9,312
MT Ariake Center Building I&II	1-2-41 Ariake, Koto-ku, Tokyo, etc.	Trust beneficial interest	23,816.82	14,700	7,876
Quartz Tower	2-10-10 Shibuya, Shibuya-ku, Tokyo	Trust beneficial interest	2,940.22	5,720	5,759
Shin-Narashino Logistics Center	2-3-6 Akanehamma, Narashino, Chiba	Trust beneficial interest	12,909.90	2,750	2,621
Kawagoe Logistics Center	1822-1 Aza-Obakeue, Oaza- Shimoakasaka, Kawagoe, Saitama	Trust beneficial interest	40,060.76	9,880	7,516
Asuto Nagamachi Dental Clinic	1-6-37 Asutonagamachi, Taihaku-ku, Sendai, Miyagi	Trust beneficial interest	1,554.09	1,300	1,201
Shin-Narashino Logistics Center II	2-5-2 Shibazono, Narashino, Chiba	Trust beneficial interest	12,598.46	2,710	2,700
Yoshikawa Logistics Center	1-1 Asahi, Yoshikawa, Saitama	Trust beneficial interest	11,096.70	2,070	1,957
Musashimurayama Logistics Center	2-93-1 Inadaira, Musashimurayama, Tokyo, etc.	Trust beneficial interest	9,237.87	1,980	1,847
Chibaminato Logistics Center (Site)	43-5 Shin-minato, Mihama-ku, Chiba, Chiba, etc.	Real estate	24,467.78	7,960	6,934
Hirakata Nagao Logistics Center	1-72-1 Nagaotanimachi, Hirakata, Osaka, etc.	Trust beneficial interest	11,874.51	2,760	2,640
Kobe Toyahama Logistics Center	5-35 Toyahamacho, Hyogo-ku, Kobe, Hyogo	Trust beneficial interest	9,402.93	1,820	1,372
REDWOOD Narita Distribution Centre	33-1 Kayamashinden-aza Mitsubori, Shibayamamachi, Sanbu, Chiba, etc.	Trust beneficial interest	21,445.46	2,510	2,440
Total			1,541,488.04	799,032	647,231

- Notes: 1. "Location" shows residential indication of each property, in principle. However, as for properties which have no residential indication, location stated in the land register of its building is stated. As for properties that United Urban owns only land, the location of land (lot number) is stated.
2. "Trust beneficial interest" means trust beneficial interests in trust assets comprised mainly of real estate, and "Real estate" means actual real estate.
3. "Appraisal Value at End of Period" shows the real estate appraisal values or the prices resulting from price surveys conducted by the same methods as appraisals conducted by real estate appraisers as of May 31, 2021, based on the Articles of Incorporation of United Urban and the "Ordinance on Accountings of Investment Corporations" (Cabinet Office Ordinance No. 47 of 2006).
4. According to the soil environmental survey report on the land of this property, prepared by a designated research organization as of January 2007, elution of lead, arsenic, and fluorine with concentrations exceeding the specified safe limit were detected in almost all locations on the land of Daiei Takarazuka Nakayama. However, such report says that there is no likelihood of direct health damages on the land. As a precaution, in the case where the need for soil improvement arises, United Urban has taken over the additional amount of ¥630 million that the previous owner entrusted as the necessary cost of future soil improvement ("Reserve for Soil Improvement"), when United Urban acquired this property. The Book Value of this trust beneficial interest at the end of the period reflects the additional amount of trust. However, the need for soil improvement is considered to be considerably low for now. Accordingly, in consideration of the improvement of fund efficiency, United Urban has received the Reserve for Soil Improvement from the trustee.
5. The property name was changed from "the b roppongi" to "Comfort Inn Tokyo Roppongi" on November 17, 2020. The same shall apply hereinafter.
6. The property name was changed from "the b fukuoka tenjin" to "Comfort Inn Fukuoka Tenjin" on April 20, 2021. The same shall apply hereinafter.

The status of rental business related to real estate properties owned by United Urban is as follows:

Name of Property	34th Fiscal Period (June 1, 2020 to November 30, 2020)				35th Fiscal Period (December 1, 2020 to May 31, 2021)			
	Total Number of Tenants at End of Period (Note 1)	Occupancy Ratio at End of Period (%) (Note 2)	Rental Revenue (During the Period) (Millions of yen)	Share to Total Rental Revenue (%)	Total Number of Tenants at End of Period (Note 1)	Occupancy Ratio at End of Period (%) (Note 2)	Rental Revenue (During the Period) (Millions of yen)	Share to Total Rental Revenue (%)
Joy Park Izumigaoka	21	100.0	(Note 4)	(Note 4)	20	69.3	(Note 4)	(Note 4)
Luz Funabashi	17	100.0	(Note 4)	(Note 4)	15	99.8	(Note 4)	(Note 4)
TENJIN LUCE	12	94.6	(Note 4)	(Note 4)	13	100.0	(Note 4)	(Note 4)
Kaden Sumairu-kan YAMADA Sakai Honten	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Miyamae Shopping Center	3	100.0	(Note 4)	(Note 4)	3	100.0	(Note 4)	(Note 4)
KONAMI SPORTS CLUB Korigaoka	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
ACTIOLE Minami-ikebukuro	10	100.0	(Note 4)	(Note 4)	10	100.0	(Note 4)	(Note 4)
Tip's Machida Building	9	100.0	(Note 4)	(Note 4)	8	86.1	(Note 4)	(Note 4)
Daiei Takarazuka Nakayama	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
maricom-ISOGO / SYSTEM PLAZA YOKOHAMA (Site)	4	100.0	(Note 4)	(Note 4)	4	100.0	(Note 4)	(Note 4)
ACTIOLE Kannai	6	56.5	(Note 4)	(Note 4)	5	46.6	(Note 4)	(Note 4)
Shinsaibashi OPA Honkan	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
Albore Jingumae	4	100.0	(Note 4)	(Note 4)	4	100.0	(Note 4)	(Note 4)
Albore Sendai	7	100.0	(Note 4)	(Note 4)	6	72.8	(Note 4)	(Note 4)
Mallage Kashiwa	90	96.4	(Note 4)	(Note 4)	88	95.7	(Note 4)	(Note 4)
Ito-Yokado Owariasahi	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Yokohama Kariba Shopping Center	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Luz Jiyugaoka	19	96.4	(Note 4)	(Note 4)	19	96.4	(Note 4)	(Note 4)
ACTIOLE Ichikawa	10	82.3	(Note 4)	(Note 4)	11	87.3	(Note 4)	(Note 4)
Yokohama Aoba Shopping Center (Site)	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Yamada Denki Tecc Land Aoba (Site)	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Yodobashi Camera Multimedia Kichijoji	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Kaden Sumairu-kan YAMADA Matsudo Honten	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Tenjin Loft Building	6	100.0	(Note 4)	(Note 4)	6	100.0	(Note 4)	(Note 4)
Narumi Shopping Center (Site)	3	100.0	(Note 3)	(Note 3)	3	100.0	(Note 3)	(Note 3)
Plussing Wave Enoshima	8	90.3	(Note 4)	(Note 4)	8	90.3	(Note 4)	(Note 4)
Life Nishikujo (Site)	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Life Tamatsukuri (Site)	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Granbell Ginza Building	11	100.0	(Note 4)	(Note 4)	9	84.9	(Note 4)	(Note 4)
UUR Tenjin Nishi-dori Building	1	100.0	(Note 3)	(Note 3)	0	0.0	(Note 3)	(Note 3)
Luz Shonan Tsujido	30	97.4	(Note 4)	(Note 4)	30	91.5	(Note 4)	(Note 4)
ACTIOLE Ueno	8	89.8	(Note 4)	(Note 4)	8	89.8	(Note 4)	(Note 4)
KURURU	25	91.7	(Note 4)	(Note 4)	24	90.7	(Note 4)	(Note 4)
K's Denki Nagoya-kita	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Luz Musashikosugi	2	100.0	(Note 4)	(Note 4)	2	100.0	(Note 4)	(Note 4)
T&G Hamamatsucho Building	6	100.0	87	0.4	6	100.0	84	0.4
Fukuoka Eartheon Building	7	100.0	125	0.6	7	100.0	124	0.6
Marumasu Kojimachi Building	15	96.2	96	0.4	16	100.0	96	0.4
Rokubancho K Building	1	100.0	108	0.5	1	100.0	108	0.5
Shin-Osaka Central Tower	61	99.2	(Note 4)	(Note 4)	61	99.3	(Note 4)	(Note 4)
Kawasaki Toshiba Building	1	100.0	836	3.8	1	100.0	836	3.8

Name of Property	34th Fiscal Period (June 1, 2020 to November 30, 2020)				35th Fiscal Period (December 1, 2020 to May 31, 2021)			
	Total Number of Tenants at End of Period (Note 1)	Occupancy Ratio at End of Period (%) (Note 2)	Rental Revenue (During the Period) (Millions of yen)	Share to Total Rental Revenue (%)	Total Number of Tenants at End of Period (Note 1)	Occupancy Ratio at End of Period (%) (Note 2)	Rental Revenue (During the Period) (Millions of yen)	Share to Total Rental Revenue (%)
UUR Toyocho Building	1	100.0	269	1.2	1	100.0	204	0.9
FOUR SEASONS BLDG	1	100.0	188	0.9	1	100.0	187	0.8
Nishi-Shimbashi 1-chome Building (Note 5)	2	56.8	182	0.8	-	-	-0	-0.0
Pacific Marks Shinjuku Parkside	20	88.3	388	1.8	19	88.7	344	1.5
Pacific Marks Tsukushima	43	97.7	260	1.2	42	96.5	253	1.1
Pacific Marks Yokohama East	28	97.9	264	1.2	28	97.9	264	1.2
Akasaka Hikawa Building	1	100.0	116	0.5	1	100.0	116	0.5
Pacific Marks Shibuya Koen-dori	1	100.0	84	0.4	1	100.0	84	0.4
Pacific Marks Akasaka-mitsuke	8	100.0	70	0.3	8	100.0	67	0.3
Pacific Marks Shin-Yokohama	10	100.0	67	0.3	10	100.0	66	0.3
Pacific Marks Kawasaki	42	100.0	342	1.6	42	100.0	335	1.5
Hamamatsucho 262 Building	17	94.3	230	1.0	16	93.8	209	0.9
Lila Hijirizaka	13	98.8	121	0.6	13	100.0	123	0.6
Otsuka HT Building	7	100.0	58	0.3	7	100.0	56	0.3
Pacific Marks Shinjuku South-gate	8	100.0	93	0.4	8	100.0	97	0.4
Pacific Marks Nishi-Umeda	30	99.3	286	1.3	29	96.5	277	1.2
Pacific Marks Higobashi	24	98.8	172	0.8	24	96.9	163	0.7
Pacific Marks Sapporo Kita-Ichijo	11	100.0	108	0.5	11	100.0	110	0.5
Shin-Sapporo Center Building	19	92.8	57	0.3	18	92.8	56	0.3
ARENA TOWER	11	100.0	477	2.2	11	100.0	472	2.1
Yushima First Building	7	100.0	118	0.5	7	100.0	117	0.5
Dogenzaka Square	24	89.1	79	0.4	26	90.2	88	0.4
GRAND-SQUARE Shin-Sakae	9	100.0	91	0.4	9	100.0	94	0.4
GRAND-SQUARE Meieki-minami	13	100.0	91	0.4	13	100.0	91	0.4
Shiba 520 Building	5	100.0	116	0.5	5	100.0	119	0.5
Hirose-dori SE Building	8	100.0	219	1.0	8	100.0	221	1.0
SS30	77	98.8	(Note 4)	(Note 4)	78	99.0	(Note 4)	(Note 4)
LOOP-X・M	111	94.7	472	2.1	111	97.3	519	2.3
Toranomon Hills Mori Tower					1	100.0	(Note 3)	(Note 3)
Toranomon PF Building					4	100.0	121	0.5
UUR Kyobashi East Building					8	100.0	56	0.3
Shinjuku Washington Hotel Honkan	7	96.7	(Note 4)	(Note 4)	8	98.3	(Note 4)	(Note 4)
Toyoko Inn Shinagawa-eki Takanawa-guchi	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
MZ BLD.	10	100.0	(Note 4)	(Note 4)	10	100.0	(Note 4)	(Note 4)
HOTEL ROUTE-INN Yokohama Bashamichi	4	100.0	(Note 4)	(Note 4)	4	100.0	(Note 4)	(Note 4)
Hotel JAL City Naha	2	100.0	(Note 4)	(Note 4)	2	100.0	(Note 4)	(Note 4)
UUR Yotsuya Sanchome Building	3	100.0	(Note 4)	(Note 4)	3	100.0	(Note 4)	(Note 4)
Yotsuya 213 Building	3	100.0	(Note 4)	(Note 4)	3	100.0	(Note 4)	(Note 4)
Comfort Inn Tokyo Roppongi	3	100.0	(Note 4)	(Note 4)	3	100.0	(Note 4)	(Note 4)
Toyoko Inn Kawasaki Ekimae Shiyakusho-dori	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)

Name of Property	34th Fiscal Period (June 1, 2020 to November 30, 2020)				35th Fiscal Period (December 1, 2020 to May 31, 2021)			
	Total Number of Tenants at End of Period (Note 1)	Occupancy Ratio at End of Period (%) (Note 2)	Rental Revenue (During the Period) (Millions of yen)	Share to Total Rental Revenue (%)	Total Number of Tenants at End of Period (Note 1)	Occupancy Ratio at End of Period (%) (Note 2)	Rental Revenue (During the Period) (Millions of yen)	Share to Total Rental Revenue (%)
Toyoko Inn Hiroshima Heiwa-odori	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Toyoko Inn Naha Kokusai-dori Miebashiki	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Loisir Hotel & Spa Tower Naha	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
Royal Pines Hotel Urawa	9	99.8	(Note 4)	(Note 4)	8	97.1	(Note 4)	(Note 4)
RIHGA Royal Hotel Kokura・ARUARU City	30	100.0	(Note 4)	(Note 4)	30	96.9	(Note 4)	(Note 4)
Comfort Inn Fukuoka Tenjin	2	100.0	(Note 4)	(Note 4)	2	100.0	(Note 4)	(Note 4)
Henn na Hotel Tokyo Hamamatsucho	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Hotel Hewitt Koshien	2	100.0	(Note 3)	(Note 3)	2	100.0	(Note 3)	(Note 3)
Smile Hotel Premium Sapporo Susukino	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
the square hotel KANAZAWA	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
NEST HOTEL KYOTO SHIJOKARASUMA	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
T&G Higashi-ikebukuro Mansion	119	92.2	67	0.3	121	93.8	66	0.3
Komazawa Court	1	100.0	55	0.3	1	100.0	55	0.2
UUR Court Shiba-Daimon	1	100.0	33	0.1	1	100.0	33	0.1
Aprile Shin-Ohgi Ichibankan	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
UUR Court Sapporo Kita-Sanjo	1	100.0	52	0.2	1	100.0	52	0.2
CLIO Bunkyo Koishikawa	89	98.1	101	0.5	82	88.3	98	0.4
GRAND-ROUGE Sakae	84	86.0	46	0.2	89	92.9	47	0.2
GRAND-ROUGE Sakae II	1	100.0	36	0.2	1	100.0	36	0.2
MA Sendai Building	151	99.4	173	0.8	144	96.6	171	0.8
UUR Court Nagoya Meieki	1	100.0	46	0.2	1	100.0	46	0.2
UUR Court Sapporo Shinoro Ichibankan	3	100.0	33	0.2	3	100.0	33	0.2
Park Site IZUMI	35	89.0	26	0.1	36	91.2	26	0.1
UUR Court Osaka Juso-honmachi	1	100.0	52	0.2	1	100.0	52	0.2
UUR Court Kinshicho	192	95.2	117	0.5	181	89.4	117	0.5
UUR Court Sapporo Minami-Sanjo Premier Tower	121	89.0	106	0.5	134	95.8	114	0.5
GRAND-ROUGE Nakanoshima-minami	105	89.6	52	0.2	114	96.8	50	0.2
Glenpark Umeda-kita	180	98.3	196	0.9	176	96.6	196	0.9
UUR Court Shiki	2	100.0	145	0.7	2	100.0	92	0.4
GRAND-ROUGE Tanimachi Rokucho	49	96.9	43	0.2	51	100.0	43	0.2
Chatte Otemachi S・N	144	93.8	121	0.5	132	85.6	115	0.5
GRAN FONTE	89	97.7	95	0.4	89	98.0	96	0.4
Park Axis Akatsuka	150	94.6	51	0.2	153	96.5	54	0.2
UUR Court Shirasagi	46	97.9	38	0.2	47	100.0	39	0.2
Court Branche AP	41	96.6	34	0.2	41	98.3	36	0.2
UUR Court Ibaraki Higashi-Chujo					56	98.3	49	0.2
Lilycolor Tohoku Branch	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Fuchu Building	0	0.0	(Note 3)	(Note 3)	0	0.0	(Note 3)	(Note 3)
Tsubogawa Square Building	5	100.0	305	1.4	5	100.0	286	1.3

Name of Property	34th Fiscal Period (June 1, 2020 to November 30, 2020)				35th Fiscal Period (December 1, 2020 to May 31, 2021)			
	Total Number of Tenants at End of Period (Note 1)	Occupancy Ratio at End of Period (%) (Note 2)	Rental Revenue (During the Period) (Millions of yen)	Share to Total Rental Revenue (%)	Total Number of Tenants at End of Period (Note 1)	Occupancy Ratio at End of Period (%) (Note 2)	Rental Revenue (During the Period) (Millions of yen)	Share to Total Rental Revenue (%)
THE PLACE of TOKYO	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Logistics Higashi-Ohgishima	2	100.0	(Note 3)	(Note 3)	2	100.0	(Note 3)	(Note 3)
MT Ariake Center Building I&II	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Quartz Tower	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Shin-Narashino Logistics Center	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Kawagoe Logistics Center	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Asuto Nagamachi Dental Clinic	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Shin-Narashino Logistics Center II	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Yoshikawa Logistics Center	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Musashimurayama Logistics Center	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Chibaminato Logistics Center (Site)	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Hirakata Nagao Logistics Center	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Kobe Toyahama Logistics Center	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
REDWOOD Narita Distribution Centre	2	100.0	(Note 3)	(Note 3)	2	100.0	(Note 3)	(Note 3)
Total	2,674	97.6	22,051	100.0	2,725	97.3	22,302	100.0

- Notes: 1. "Total Number of Tenants" figures are stated on the basis of the data as of the end of the fiscal period. "Total Number of Tenants" figures are stated by calculating lessees that have a lease agreement concluded directly with the owner, United Urban or the respective trustee, as one tenant for each property. However, in the case of a sublease property in which the lessee is subleasing the property to end tenants and if the lease agreement between the owner, United Urban or the trustee, and the lessee is a pass-through-type agreement without rental guarantee, the number of end-tenants is counted. Furthermore, in the event that one tenant is renting more than one room, it is calculated by treating each tenant as a single tenant if within the same property, and as more than one tenant if the rentals include more than one property. For pass-through-type residential properties, however, the number of rental units is indicated.
2. "Occupancy Ratio" figures are stated on the basis of the data as of the end of the fiscal period. "Occupancy Ratio" is the percentage obtained from dividing "leased floor space" by "leasable floor space." With regard to the properties held in co-ownership with other entities, leasable floor space and leased floor space are computed by using the entire floor area.
3. With regard to these properties, the tenants with whom a lease agreement has been concluded have not given their consent for the disclosure of rental revenue. Therefore, there has been no choice but to omit disclosure of this figure here.
4. These items are undisclosed as United Urban judges that the disclosure of these items may have an adverse impact on the asset management of United Urban and harm the interest of investors.
5. Though United Urban had owned 50 % quasi co-ownership of the trust beneficial interest for Nishi-Shimbashi 1-chome Building at the beginning of the 35th fiscal period, it was sold on December 1, 2020.

#### 4. Amount of Contract and Fair Value of Specified Transactions

Overview of amount of contract and fair values of specified transactions as of May 31, 2021 was as follows:

Classification	Type	Amount of Contract (Thousands of yen) (Note 1)		Fair Value (Thousands of yen) (Note 2) (Note 3)
			over one year	
Transaction other than market transactions	Interest rate swaps (fixed rate payable and floating rate receivable)	34,900,000	21,800,000	(220,194)
Total		34,900,000	21,800,000	(220,194)

- Notes: 1. The "Amount of Contract" of the interest-rate swaps is based on the notional principal.
2. The "Fair Value" is evaluated at the prices calculated by the other party of the transaction based on the prevailing market rates, etc.
3. Among the fair value amount, the interest rate swaps for which United Urban applied the special treatment under the "Accounting Standard for Financial Instruments" (Statement No.10 issued by Accounting Standards Board of Japan on March 10, 2008), are not measured at fair value in the balance sheets.

## **5. Status of Other Assets**

As of May 31, 2021, trust beneficial interests in real estate, etc. owned by United Urban are stated in “3. Details of Properties in the Portfolio” above and there were no other specified assets.

## **6. Status of Holding Assets by Country and Region**

United Urban does not own assets in country or region outside of Japan.



## Capital Expenditures

### 1. Plan of Capital Expenditures

The table below sets out the principal capital expenditures for repair, etc., of properties and properties which are the trust assets of trust beneficial interests in real estate managed by United Urban (collectively the "Investment Real Estate") scheduled as of May 31, 2021. These scheduled amounts include both portions to be capitalized and expensed.

Name of Properties	Location	Purpose	Scheduled Period	Amount Projected (Millions of yen)		
				Total amount	Amount payable in the 35th fiscal period	Amount already paid
Joy Park Izumigaoka	Sakai, Osaka	Installation work for new tenant	From April 2021 to December 2021	300	-	-
Shinsaibashi OPA Honkan	Osaka, Osaka	Renewal of air-conditioning facilities	From October 2021 to May 2022	401	-	-
UUR Tenjin Nishi-dori Building	Fukuoka, Fukuoka	Repair of exterior walls Dividing area into several sections	From July 2021 to February 2022	404	-	-
UUR Tenjin Nishi-dori Building	Fukuoka, Fukuoka	Removal of part of interiors and exteriors	From July 2021 to February 2022	101	-	-
Luz Shonan Tsujido	Fujisawa, Kanagawa	Installation work for tenant	From April 2021 to November 2021	100	-	-
Shin-Osaka Central Tower	Osaka, Osaka	Replacement of power receiving and transforming facilities	From December 2020 to December 2021	103	-	-
SS30	Sendai, Miyagi	Extension of switchboard trunk lines and panelboard	From August 2019 to June 2021	136	-	-
MZ BLD.	Hachioji, Tokyo	Renewal of air-conditioning facilities	From December 2021 to February 2022	103	-	-
Comfort Inn Tokyo Roppongi	Minato-ku, Tokyo	Renewal of air-conditioning facilities	From January 2022 to February 2022	123	-	-
Loisir Hotel & Spa Tower Naha	Naha, Okinawa	Repair of large public bath (SHIMANCHU no Yu)	From July 2021 to November 2021	346	-	-
UUR Court Sapporo Minami-Sanjo Premier Tower	Sapporo, Hokkaido	Repair of exterior walls	From February 2021 to November 2021	164	-	-

### 2. Capital Expenditures Made during the Period

The table below sets out the amounts of United Urban's capital expenditures for the Investment Real Estate during the 35th fiscal period, which totaled ¥1,746 million. Together with ¥1,310 million of repair and maintenance costs recorded as expenses in the statement of income in the period, expenditure on engineering works totaled ¥3,057 million.

Name of Properties	Location	Purpose	Period Implemented	Expenditure Amount (Millions of yen)
Mallage Kashiwa	Kashiwa, Chiba	Renewal of air-conditioning facilities (Part I building)	From November 2020 to December 2020	47
UUR Toyochi Building	Koto-ku, Tokyo	New construction work of OA floor in rental space (whole building)	From January 2021 to March 2021	51
UUR Toyochi Building	Koto-ku, Tokyo	LED conversion of rental units (whole building)	From January 2021 to March 2021	40
SS30	Sendai, Miyagi	Renewal of rooftop gondola of high-rise building	From September 2020 to December 2020	61
SS30	Sendai, Miyagi	Renewal of emergency elevator	From December 2020 to April 2021	53
Yotsuya 213 Building	Shinjuku-ku, Tokyo	Repair of exterior walls	From September 2020 to December 2020	42
RIHGA Royal Hotel Kokura • ARUARU City	Kitakyushu, Fukuoka	Interior construction of guest room of hotel building (14F-17F)	From February 2021 to April 2021	117
RIHGA Royal Hotel Kokura • ARUARU City	Kitakyushu, Fukuoka	Repair of guest rooms of hotel building (18F-20F, 24-25F)	From January 2021 to February 2021	110

Name of Properties	Location	Purpose	Period Implemented	Expenditure Amount (Millions of yen)
Hotel Hewitt Koshien	Nishinomiya, Hyogo	Repair of exterior walls of the main building (3rd period)	From December 2020 to April 2021	40
Other capital expenditures				1,180
Total				1,746

### 3. Cash Reserved for Long-Term Repair and Maintenance Plan (Repair and Maintenance Reserve)

Based on the long-term repair and maintenance plan formulated for each of its properties, United Urban sets aside a repair and maintenance reserve out of cash flow during each fiscal period, as outlined below, for the purpose of large-scale repairs and maintenance for the medium to long term.

	Millions of yen				
	31st Fiscal Period (December 1, 2018 - May 31, 2019)	32nd Fiscal Period (June 1, 2019 - November 30, 2019)	33rd Fiscal Period (December 1, 2019 - May 31, 2020)	34th Fiscal Period (June 1, 2020 - November 30, 2020)	35th Fiscal Period (December 1, 2020 - May 31, 2021)
Reserve balance at beginning of period	1,465	1,490	1,634	1,609	1,610
Addition to the reserve during the period (Note)	75	154	16	24	72
Reduction of reserve during the period	50	10	41	23	1
Reserve balance to be carried over to the next period	1,490	1,634	1,609	1,610	1,681

Note: When United Urban assumes all or part of the reserve accumulated within the trust assets by the previous owners in connection with the sale and purchase of trust beneficial interests, the amount of the portion so assumed is stated as part of the addition to the reserve in the relevant period.

## Expenses and Debt

### 1. Asset Management Expenses

	Thousands of yen	
	34th Fiscal Period (June 1, 2020 - November 30, 2020)	35th Fiscal Period (December 1, 2020 - May 31, 2021)
Asset management fees (Note)	1,989,752	1,993,947
Asset custodian fees	18,406	18,564
Administrative agent fees	68,280	68,145
Directors' fees	10,200	10,200
Other expenses	254,285	200,919
<b>Total</b>	<b>2,340,925</b>	<b>2,291,777</b>

Note: In addition to the asset management fees stated above, there were asset management fees related to acquisition of properties, which was capitalized and included in acquisition cost of each property (34th fiscal period: ¥18,760 thousand, 35th fiscal period: ¥179,043 thousand) and asset management fees related to sale of properties which was deducted from gain or loss from sale of the Investment Real Estate (34th fiscal period: ¥75,844 thousand, 35th fiscal period: ¥75,844 thousand).

### 2. Borrowings

Borrowings from financial institutions as of May 31, 2021 were as follows:

	Lenders	Drawdown Date	Balance at Beginning of 35th FP (Millions of yen) (Note 1)	Balance at End of 35th FP (Millions of yen) (Note 1)	Average Interest Rate (%) (Note 2)	Maturity Date	Repayment Method	Use	Remarks
Long-term debt due for repayment within one year	The Norinchukin Bank	Jul. 8, 2015	1,000	-	0.509 (Note 3)	Dec. 21, 2020	Bullet Payment	(Note 4)	Unsecured Unguaranteed
	Tokio Marine & Nichido Fire Insurance Co., Ltd.	Feb. 5, 2016	1,000	-	0.230 (Note 3)	Dec. 21, 2020		(Note 5)	
	Mizuho Trust & Banking Co., Ltd.	Feb. 28, 2014	1,300	-	0.858	Dec. 21, 2020		(Note 5)	
	Sumitomo Mitsui Banking Corporation	Feb. 5, 2016	1,000	-	0.217 (Note 3)	Mar. 22, 2021		(Note 5)	
	The Iyo Bank, Ltd.	Feb. 5, 2016	1,000	-	0.337	Mar. 22, 2021		(Note 5)	
	Sumitomo Mitsui Banking Corporation	Mar. 20, 2014	5,800	-	0.850 (Note 3)	Mar. 22, 2021		(Note 6)	
	MUFG Bank, Ltd.	Mar. 20, 2014	1,400	-	0.830	Mar. 22, 2021		(Note 6)	
	Mizuho Bank, Ltd.	Mar. 20, 2014	1,400	-	0.841	Mar. 22, 2021		(Note 6)	
	MUFG Bank, Ltd.	Mar. 28, 2014	2,200	-	0.850	Mar. 22, 2021		(Note 5)	
	Sumitomo Mitsui Trust Bank, Limited	Apr. 8, 2014	5,700	-	0.883	Mar. 22, 2021		(Note 5)	
	MUFG Bank, Ltd.	Aug. 29, 2014	1,900	-	0.690	Mar. 22, 2021		(Note 5)	
	Sumitomo Mitsui Banking Corporation	Oct. 2, 2014	2,000	-	0.619 (Note 3)	Mar. 22, 2021		(Note 5)	
	Sumitomo Mitsui Banking Corporation	Mar. 22, 2016	1,000	1,000	0.329	Jun. 21, 2021		(Note 6)	
	Sumitomo Mitsui Banking Corporation	Apr. 1, 2016	2,000	2,000	0.329	Jun. 21, 2021		(Note 5)	
	The Nomura Trust and Banking Co., Ltd.	Apr. 1, 2016	1,000	1,000	0.350	Jun. 21, 2021		(Note 5)	
	Sumitomo Mitsui Banking Corporation	Jul. 4, 2017	1,000	1,000	0.279	Jun. 21, 2021		(Note 4)	
	Mizuho Bank, Ltd.	May 1, 2014	1,700	1,700	0.737 (Note 3)	Jun. 21, 2021		(Note 5)	
	Sumitomo Mitsui Banking Corporation	May 1, 2014	1,000	1,000	0.872 (Note 3)	Jun. 21, 2021		(Note 5)	
	MUFG Bank, Ltd.	May 1, 2014	1,000	1,000	0.770 (Note 3)	Jun. 21, 2021		(Note 5)	

	Lenders	Drawdown Date	Balance at Beginning of 35th FP (Millions of yen) (Note 1)	Balance at End of 35th FP (Millions of yen) (Note 1)	Average Interest Rate (%) (Note 2)	Maturity Date	Repayment Method	Use	Remarks
Long-term debt due for repayment within one year	The Gunma Bank, Ltd.	Jul. 8, 2015	500	500	0.559 (Note 3)	Sep. 21, 2021	Bullet Payment	(Note 4)	Unsecured Unguaranteed
	The Norinchukin Bank	Apr. 1, 2016	1,500	1,500	0.329	Sep. 21, 2021		(Note 5)	
	Sumitomo Mitsui Banking Corporation	Jun. 30, 2015	-	2,900	0.612 (Note 3)	Dec. 20, 2021		(Note 5)	
	MUFG Bank, Ltd.	Aug. 29, 2014	-	3,000	0.670 (Note 3)	Dec. 20, 2021		(Note 5)	
	Sumitomo Mitsui Banking Corporation	Mar. 21, 2017	-	2,400	0.329	Mar. 22, 2022		(Note 6)	
	Sompo Japan Insurance Inc.	Mar. 21, 2017	-	1,000	0.455	Mar. 22, 2022		(Note 6)	
	Daishi Hokuetsu Bank, Ltd.	Mar. 30, 2017	-	1,000	0.448	Mar. 22, 2022		(Note 5)	
	The Gunma Bank, Ltd.	Apr. 26, 2017	-	1,000	0.342	Mar. 22, 2022		(Note 5)	
	Sumitomo Mitsui Trust Bank, Limited	Mar. 20, 2014	-	2,600	1.030	Mar. 22, 2022		(Note 6)	
	Mizuho Bank, Ltd.	Oct. 2, 2014	-	3,000	0.661 (Note 3)	Mar. 22, 2022		(Note 5)	
Subtotal			36,400	27,600					
Long-term debt	Sumitomo Mitsui Banking Corporation	Jun. 30, 2015	2,900	-	0.612 (Note 3)	Dec. 20, 2021	Bullet Payment	(Note 5)	Unsecured Unguaranteed
	MUFG Bank, Ltd.	Aug. 29, 2014	3,000	-	0.670 (Note 3)	Dec. 20, 2021		(Note 5)	
	Sumitomo Mitsui Banking Corporation	Mar. 21, 2017	2,400	-	0.329	Mar. 22, 2022		(Note 6)	
	Sompo Japan Insurance Inc.	Mar. 21, 2017	1,000	-	0.455	Mar. 22, 2022		(Note 6)	
	Daishi Hokuetsu Bank, Ltd.	Mar. 30, 2017	1,000	-	0.448	Mar. 22, 2022		(Note 5)	
	The Gunma Bank, Ltd.	Apr. 26, 2017	1,000	-	0.342	Mar. 22, 2022		(Note 5)	
	Sumitomo Mitsui Trust Bank, Limited	Mar. 20, 2014	2,600	-	1.030	Mar. 22, 2022		(Note 6)	
	Mizuho Bank, Ltd.	Oct. 2, 2014	3,000	-	0.661 (Note 3)	Mar. 22, 2022		(Note 5)	
	Mizuho Bank, Ltd.	Nov. 25, 2014	2,000	2,000	0.672 (Note 3)	Jun. 20, 2022		(Note 5)	
	Shinkin Central Bank	Jul. 8, 2015	1,000	1,000	0.728	Jun. 20, 2022		(Note 4)	
	Development Bank of Japan Inc.	Aug. 7, 2015	1,200	1,200	0.710	Jun. 20, 2022		(Note 5)	
	Sumitomo Mitsui Trust Bank, Limited	Jul. 4, 2017	1,000	1,000	0.279	Jun. 20, 2022		(Note 4)	
	The Hiroshima Bank, Ltd.	Jul. 8, 2015	500	500	0.685 (Note 3)	Sep. 20, 2022		(Note 4)	
	The Yamaguchi Bank, Ltd.	Jul. 8, 2015	1,000	1,000	0.885 (Note 3)	Sep. 20, 2022		(Note 4)	
	Nippon Life Insurance Company	Jul. 8, 2015	1,000	1,000	0.861	Sep. 20, 2022		(Note 4)	
	Shinsei Bank, Limited	Jul. 15, 2015	1,500	1,500	0.773	Sep. 20, 2022		(Note 5)	
	Sumitomo Mitsui Trust Bank, Limited	Oct. 2, 2014	2,800	2,800	0.814	Sep. 20, 2022		(Note 5)	
	Sumitomo Mitsui Trust Bank, Limited	Dec. 20, 2013	3,400	3,400	1.239	Dec. 20, 2022		(Note 6)	
	Sumitomo Mitsui Trust Bank, Limited	Nov. 25, 2014	6,500	6,500	0.842	Mar. 20, 2023		(Note 5)	
	Sumitomo Mitsui Trust Bank, Limited	May 29, 2015	3,500	3,500	0.775	Mar. 20, 2023		(Note 6)	
	Resona Bank, Limited	Feb. 5, 2016	1,500	1,500	0.370 (Note 3)	Mar. 20, 2023		(Note 5)	
	Mizuho Bank, Ltd.	Mar. 22, 2016	2,000	2,000	0.452	Mar. 20, 2023		(Note 6)	
	Resona Bank, Limited	Mar. 22, 2016	1,000	1,000	0.379	Mar. 20, 2023		(Note 6)	
	Saitama Resona Bank, Limited	Apr. 1, 2016	2,000	2,000	0.490 (Note 3)	Mar. 20, 2023		(Note 5)	
	The Ashikaga Bank, Ltd.	Apr. 1, 2016	1,000	1,000	0.441	Mar. 20, 2023		(Note 5)	

	Lenders	Drawdown Date	Balance at Beginning of 35th FP (Millions of yen) (Note 1)	Balance at End of 35th FP (Millions of yen) (Note 1)	Average Interest Rate (%) (Note 2)	Maturity Date	Repayment Method	Use	Remarks
Long-term debt	Mizuho Trust & Banking Co., Ltd.	Aug. 7, 2015	1,000	1,000	0.798	Jun. 20, 2023	Bullet Payment	(Note 5)	Unsecured Unguaranteed
	Development Bank of Japan Inc.	Apr. 1, 2016	1,500	1,500	0.372	Jun. 20, 2023		(Note 5)	
	THE NISHI-NIPPON CITY BANK, LTD.	Apr. 1, 2016	1,000	1,000	0.429	Jun. 20, 2023		(Note 5)	
	Mizuho Bank, Ltd.	Jul. 15, 2015	1,300	1,300	0.749 (Note 3)	Sep. 20, 2023		(Note 5)	
	MUFG Bank, Ltd.	Jul. 15, 2015	1,300	1,300	0.780	Sep. 20, 2023		(Note 5)	
	Sumitomo Mitsui Banking Corporation	Sep. 20, 2019	4,000	4,000	0.300	Sep. 20, 2023		(Note 6)	
	The Ashikaga Bank, Ltd.	Nov. 16, 2018	1,000	1,000	0.306	Dec. 20, 2023		(Note 4)	
	Sumitomo Mitsui Banking Corporation	Apr. 17, 2020	1,300	1,300	0.300	Mar. 21, 2024		(Note 5)	
	MUFG Bank, Ltd.	Dec. 4, 2015	1,000	1,000	0.625 (Note 3)	Mar. 21, 2024		(Note 5)	
	Mizuho Trust & Banking Co., Ltd.	Mar. 22, 2016	1,000	1,000	0.359	Mar. 21, 2024		(Note 6)	
	The Hiroshima Bank, Ltd.	Mar. 21, 2017	1,000	1,000	0.565	Mar. 21, 2024		(Note 6)	
	The 77 Bank, Ltd.	Mar. 30, 2017	1,500	1,500	0.429	Mar. 21, 2024		(Note 5)	
	Resona Bank, Limited	Mar. 20, 2019	1,000	1,000	0.191 (Note 3)	Mar. 21, 2024		(Note 6)	
	Sumitomo Mitsui Banking Corporation	Mar. 23, 2020	1,200	1,200	0.300	Mar. 21, 2024		(Note 6)	
	Sumitomo Mitsui Banking Corporation	Jun. 22, 2020	1,650	1,650	0.300	Jun. 20, 2024		(Note 6)	
	Aozora Bank, Ltd.	Jun. 22, 2020	1,000	1,000	0.336	Jun. 20, 2024		(Note 6)	
	Sumitomo Mitsui Trust Bank, Limited	Jul. 15, 2015	1,700	1,700	0.924	Jun. 20, 2024		(Note 5)	
	Mizuho Bank, Ltd.	Apr. 1, 2016	2,000	2,000	0.523	Jun. 20, 2024		(Note 5)	
	The Norinchukin Bank	Jan. 31, 2017	2,700	2,700	0.429	Jun. 20, 2024		(Note 5)	
	Resona Bank, Limited	Apr. 26, 2017	1,500	1,500	0.309	Jun. 20, 2024		(Note 5)	
	MUFG Bank, Ltd.	Dec. 4, 2015	1,000	1,000	0.680	Sep. 20, 2024		(Note 5)	
	Mizuho Bank, Ltd.	Dec. 4, 2015	1,000	1,000	0.633 (Note 3)	Sep. 20, 2024		(Note 5)	
	The Norinchukin Bank	Mar. 30, 2017	1,500	1,500	0.429	Sep. 20, 2024		(Note 5)	
	Development Bank of Japan Inc.	Apr. 26, 2017	1,500	1,500	0.428	Sep. 20, 2024		(Note 5)	
	Tokio Marine & Nichido Fire Insurance Co., Ltd.	Sep. 20, 2019	1,000	1,000	0.320	Sep. 20, 2024		(Note 6)	
	The Bank of Fukuoka, Ltd.	Dec. 1, 2016	1,400	1,400	0.379	Dec. 20, 2024		(Note 5)	
	Mizuho Bank, Ltd.	Jul. 4, 2017	3,000	3,000	0.430	Dec. 20, 2024		(Note 4)	
	Meiji Yasuda Life Insurance Company	Feb. 5, 2016	1,000	1,000	0.687	Mar. 21, 2025		(Note 5)	
	MUFG Bank, Ltd.	Apr. 1, 2016	2,000	2,000	0.430	Mar. 21, 2025		(Note 5)	
	MUFG Bank, Ltd.	Mar. 21, 2017	3,500	3,500	0.489	Mar. 21, 2025		(Note 6)	
	Shinsei Bank, Limited	Mar. 21, 2017	2,000	2,000	0.639	Mar. 21, 2025		(Note 6)	
	The Bank of Fukuoka, Ltd.	Mar. 21, 2017	1,000	1,000	0.489	Mar. 21, 2025		(Note 6)	
	Shinkin Central Bank	Mar. 30, 2017	1,000	1,000	0.624	Mar. 21, 2025		(Note 5)	
	The Bank of Kyoto, Ltd.	Mar. 30, 2017	1,000	1,000	0.524	Mar. 21, 2025		(Note 5)	
	Mizuho Bank, Ltd.	Jun. 22, 2020	1,000	1,000	0.364	Jun. 20, 2025		(Note 6)	
	Aozora Bank, Ltd.	Jun. 22, 2020	1,000	1,000	0.398	Jun. 20, 2025		(Note 6)	
	The Norinchukin Bank	Jun. 20, 2018	2,200	2,200	0.423	Jun. 20, 2025		(Note 6)	
	Nippon Life Insurance Company	Sep. 23, 2020	1,000	1,000	0.330	Sep. 22, 2025		(Note 6)	

	Lenders	Drawdown Date	Balance at Beginning of 35th FP (Millions of yen) (Note 1)	Balance at End of 35th FP (Millions of yen) (Note 1)	Average Interest Rate (%) (Note 2)	Maturity Date	Repayment Method	Use	Remarks
Long-term debt	The Bank of Yokohama, Ltd.	Sep. 23, 2020	500	500	0.329	Sep. 22, 2025	Bullet Payment	(Note 6)	Unsecured Unguaranteed
	Sumitomo Mitsui Trust Bank, Limited	Apr. 1, 2016	3,000	3,000	0.419	Sep. 22, 2025		(Note 5)	
	Development Bank of Japan Inc.	Nov. 16, 2018	1,000	1,000	0.466	Sep. 22, 2025		(Note 4)	
	Shinkin Central Bank	Nov. 16, 2018	1,000	1,000	0.466	Sep. 22, 2025		(Note 4)	
	THE NISHI-NIPPON CITY BANK, LTD.	Nov. 16, 2018	1,000	1,000	0.466	Sep. 22, 2025		(Note 4)	
	Tokio Marine & Nichido Fire Insurance Co., Ltd.	Dec. 21, 2020	-	1,000	0.300	Dec. 22, 2025		(Note 6)	
	Sumitomo Mitsui Trust Bank, Limited	Feb. 5, 2016	2,000	2,000	0.627	Dec. 22, 2025		(Note 5)	
	Mizuho Bank, Ltd.	Dec. 28, 2018	4,000	4,000	0.323	Dec. 22, 2025		(Note 5)	
	MUFG Bank, Ltd.	Mar. 30, 2017	2,000	2,000	0.460	Mar. 23, 2026		(Note 5)	
	Mizuho Bank, Ltd.	Mar. 30, 2017	4,500	4,500	0.569	Mar. 23, 2026		(Note 5)	
	The Norinchukin Bank	Mar. 20, 2019	1,600	1,600	0.313	Mar. 23, 2026		(Note 6)	
	Mizuho Bank, Ltd.	Apr. 26, 2017	2,400	2,400	0.544	Jun. 22, 2026		(Note 5)	
	Mizuho Bank, Ltd.	Jun. 20, 2018	3,000	3,000	0.474	Jun. 22, 2026		(Note 6)	
	MUFG Bank, Ltd.	Jul. 4, 2017	1,500	1,500	0.440	Sep. 24, 2026		(Note 4)	
	Sumitomo Mitsui Trust Bank, Limited	Dec. 3, 2019	5,000	5,000	0.238	Sep. 24, 2026		(Note 5)	
	Mizuho Trust & Banking Co., Ltd.	Dec. 21, 2020	-	1,300	0.309	Dec. 21, 2026		(Note 6)	
	The Bank of Fukuoka, Ltd.	Nov. 16, 2018	1,000	1,000	0.495 (Note 3)	Dec. 21, 2026		(Note 4)	
	Saitama Resona Bank, Limited		1,000	1,000					
	The Nomura Trust and Banking Co., Ltd.		1,000	1,000					
	The Shinkumi Federation Bank		1,000	1,000					
	Sumitomo Mitsui Trust Bank, Limited	Dec. 28, 2018	2,000	2,000	0.391 (Note 3)	Dec. 21, 2026		(Note 5)	
	The Shinkumi Federation Bank		1,000	1,000					
	Meiji Yasuda Life Insurance Company	Mar. 30, 2017	1,000	1,000	0.756	Mar. 23, 2027		(Note 5)	
	Taiyo Life Insurance Company	Mar. 30, 2017	1,000	1,000	0.656	Mar. 23, 2027		(Note 5)	
	THE NISHI-NIPPON CITY BANK, LTD.	Mar. 19, 2020	1,000	1,000	0.390	Mar. 23, 2027		(Note 5)	
	The 77 Bank, Ltd.	Mar. 19, 2020	1,000	1,000	0.400	Mar. 23, 2027		(Note 5)	
	Shinkin Central Bank	Mar. 19, 2020	1,000	1,000	0.375	Mar. 23, 2027		(Note 5)	
	Resona Bank, Limited	Mar. 19, 2020	1,000	1,000	0.295	Mar. 23, 2027		(Note 5)	
	MUFG Bank, Ltd.	Mar. 23, 2020	8,900	8,900	0.230	Mar. 23, 2027		(Note 6)	
	Sumitomo Mitsui Trust Bank, Limited	Jun. 22, 2020	2,000	2,000	0.483	Jun. 21, 2027		(Note 6)	
	Mizuho Trust & Banking Co., Ltd.	Jun. 22, 2020	500	500	0.533	Jun. 21, 2027		(Note 6)	
	Development Bank of Japan Inc.	Jun. 22, 2020	900	900	0.500	Jun. 21, 2027		(Note 6)	
	The Norinchukin Bank	Jun. 30, 2020	1,500	1,500	0.396	Jun. 21, 2027		(Note 5)	
	MUFG Bank, Ltd.	Jun. 30, 2020	1,000	1,000	0.360	Jun. 21, 2027		(Note 5)	
	Sumitomo Mitsui Trust Bank, Limited	Mar. 30, 2017	2,500	2,500	0.389	Jun. 21, 2027		(Note 5)	
	MUFG Bank, Ltd.	Jun. 20, 2018	2,800	2,800	0.465	Jun. 21, 2027		(Note 6)	
	Sumitomo Mitsui Banking Corporation	Dec. 28, 2018	2,000	2,000	0.329	Jun. 21, 2027		(Note 5)	
	MUFG Bank, Ltd.	Jul. 3, 2018	3,800	3,800	0.465	Sep. 21, 2027		(Note 5)	



	Lenders	Drawdown Date	Balance at Beginning of 35th FP (Millions of yen) (Note 1)	Balance at End of 35th FP (Millions of yen) (Note 1)	Average Interest Rate (%) (Note 2)	Maturity Date	Repayment Method	Use	Remarks
Long-term debt	Sumitomo Mitsui Banking Corporation	Mar. 20, 2019	3,500	3,500	0.426 (Note 3)	Sep. 21, 2027	Bullet Payment	(Note 6)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.	Sep. 20, 2019	1,000	1,000	0.414	Sep. 21, 2027		(Note 6)	
	The Norinchukin Bank	Dec. 21, 2020	-	1,000	0.365	Dec. 20, 2027		(Note 6)	
	Sumitomo Mitsui Trust Bank, Limited	Apr. 26, 2017	2,500	2,500	0.419	Dec. 20, 2027		(Note 5)	
	Mizuho Trust & Banking Co., Ltd.	Mar. 23, 2020	1,000	1,000	0.344	Mar. 21, 2028		(Note 6)	
	MUFG Bank, Ltd.	Mar. 22, 2021	-	3,000	0.340	Mar. 21, 2028		(Note 6)	
	The Iyo Bank, Ltd.	Mar. 22, 2021	-	1,000	0.393	Mar. 21, 2028		(Note 6)	
	The Bank of Fukuoka, Ltd.	Mar. 19, 2020	1,500	1,500	0.290	Mar. 21, 2028		(Note 5)	
	Shinsei Bank, Limited	Sep. 23, 2020	2,500	2,500	0.391	Sep. 20, 2028		(Note 6)	
	The Bank of Fukuoka, Ltd.	Sep. 23, 2020	500	500	0.371	Sep. 20, 2028		(Note 6)	
	The 77 Bank, Ltd.	Sep. 23, 2020	500	500	0.410	Sep. 20, 2028		(Note 6)	
	MUFG Bank, Ltd.	Nov. 16, 2018	2,000	2,000	0.570	Sep. 20, 2028		(Note 4)	
	MUFG Bank, Ltd.	Dec. 28, 2018	3,000	3,000	0.470	Dec. 20, 2028		(Note 5)	
	MUFG Bank, Ltd.	Mar. 31, 2021	-	1,500	0.420	Mar. 21, 2029		(Note 5)	
	Mizuho Bank, Ltd.	Feb. 28, 2020	7,000	7,000	0.405	Mar. 21, 2029		(Note 5)	
	Sumitomo Mitsui Banking Corporation	Mar. 22, 2021	-	6,500	0.536	Sep. 20, 2029		(Note 6)	
	Sumitomo Mitsui Banking Corporation	Mar. 31, 2021	-	2,300	0.496	Sep. 20, 2029		(Note 5)	
	Mizuho Bank, Ltd.	Mar. 22, 2021	-	1,400	0.524	Mar. 21, 2030		(Note 6)	
	Sumitomo Mitsui Trust Bank, Limited	Mar. 31, 2021	-	1,500	0.466	Mar. 21, 2030		(Note 5)	
	Mizuho Bank, Ltd.	Mar. 31, 2021	-	1,500	0.543	Mar. 21, 2030		(Note 5)	
	Sumitomo Mitsui Trust Bank, Limited	Sep. 23, 2020	7,783	7,783	0.450	Sep. 20, 2030		(Note 6)	
	Sumitomo Mitsui Trust Bank, Limited	Mar. 22, 2021	-	3,400	0.609	Mar. 20, 2031		(Note 6)	
	MUFG Bank, Ltd.	Mar. 22, 2021	-	2,500	0.530	Mar. 20, 2031		(Note 6)	
Long-term debt (Green Finance)	Sumitomo Mitsui Trust Bank, Limited (Trust account)	Sep. 28, 2018	10,000	10,000	0.250	Sep. 29, 2023	Bullet Payment	(Note 7)	Unsecured Unguaranteed
	Sumitomo Mitsui Trust Bank, Limited (Trust account)	Mar. 29, 2019	2,500	2,500	0.290	Mar. 29, 2024		(Note 7)	
	Sumitomo Mitsui Trust Bank, Limited (Trust account)	Mar. 29, 2019	2,000	2,000	0.390	Mar. 31, 2026		(Note 7)	
Subtotal			225,233	236,233					
Total			261,633	263,833					

- Notes: 1. Amounts in balance at the beginning and end of the fiscal period are stated after being rounded down to the units stated. Therefore, the sum may not equal to the total due to rounding.
2. The average interest rate represents the weighted average during the period based on the number of days and the outstanding balance of a borrowing, and is rounded to the nearest third decimal places. The figures do not include fees related to these borrowings that have been paid to the lenders listed in the table.
3. It is a borrowing with floating interest rate applying the Japanese Bankers Association (JBA) one month JPY TIBOR, three months JPY TIBOR or the one month Euroyen LIBOR as a basic interest rate. However, the interest rate for this borrowing is, in effect, fixed due to the execution of an interest rate swap agreement. The adjusted interest rate in consideration of swap transactions is stated.
4. The funds are used for redemption of corporate bonds.
5. The funds are used for acquisition of real estate or trust beneficial interest in real estate and expenses related to the acquisition.
6. The funds are used for repayment of borrowings.
7. The funds are used for the repayment of borrowings related to the "Eligible Green Assets" and acquisition of real estate or trust beneficial interest in real estate which are "Eligible Green Assets," and the related expenses.

### 3. Corporate Bonds

Corporate Bonds as of May 31, 2021 were as follows :

Name	Issue Date	Balance at Beginning of 35th FP (Millions of yen)	Balance at End of 35th FP (Millions of yen)	Interest Rate (%)	Maturity Date	Redemption Method	Use	Remarks
Series 15 of Unsecured Corporate Bonds	Oct. 30, 2014	3,000	3,000	0.525	Oct. 29, 2021	Bullet payment	(Note 1)	Unsecured (Note 6)
Series 16 of Unsecured Corporate Bonds	May 29, 2015	2,000	2,000	0.804	May 29, 2025	Bullet payment	(Note 2)	Unsecured (Note 6)
Series 17 of Unsecured Corporate Bonds	May 22, 2018	10,000	10,000	0.240	Nov. 22, 2023	Bullet payment	(Note 3)	Unsecured (Note 6)
Series 18 of Unsecured Corporate Bonds	May 22, 2018	2,000	2,000	0.230	May 22, 2023	Bullet payment	(Note 3)	Unsecured (Note 6)
Series 19 of Unsecured Corporate Bonds (Green Finance)	May 23, 2019	10,000	10,000	0.448	May 22, 2026	Bullet payment	(Note 4)	Unsecured (Note 6)
Series 20 of Unsecured Corporate Bonds	Aug. 11, 2020	8,000	8,000	0.270	Aug. 8, 2025	Bullet payment	(Note 1)	Unsecured (Note 6)
Series 21 of Unsecured Corporate Bonds	Mar. 23, 2021	-	1,000	0.760	Mar. 21, 2036	Bullet payment	(Note 5)	Unsecured (Note 6)
Total		35,000	36,000					

Notes: 1. The funds are used for the repayment of the existing borrowings.  
2. The funds are used for the redemption of the corporate bonds.  
3. The funds are used for the redemption of the corporate bonds and the working capital  
4. The funds are used for the repayment of borrowings related to the "Eligible Green Assets" and acquisition of real estate or trust beneficial interest in real estate which are "Eligible Green Assets," and the related expenses.  
5. The funds are used for acquisition of real estate or trust beneficial interest in real estate and expenses related to the acquisition.  
6. Ranking pari passu among corporate bonds

### 4. Short-term Corporate Bonds

Not Applicable

### 5. Subscription Rights of New Investment Units

Not Applicable

## Trading Activities during the Period

### 1. Trading of Real Estate and Real Estate-Backed Securities, and Infrastructure Assets and Infrastructure Related Assets

Type of Asset	Name of Properties	Acquisition		Transfer			
		Acquisition date	Acquisition price (Millions of yen) (Note 1)	Date of transfer	Sale price (Millions of yen) (Note 1)	Book value (Millions of yen)	Gain or loss on sale (Millions of yen)
Real estate	Toranomon Hills Mori Tower	Dec. 1, 2020	10,000	-	-	-	-
Trust beneficial interest in real estate	Toranomon PF Building	Dec. 1, 2020	3,435	-	-	-	-
Trust beneficial interest in real estate	UUR Court Ibaraki Higashi-Chujo	Dec. 1, 2020	1,665	-	-	-	-
Trust beneficial interest in real estate	UUR Kyobashi East Building	Mar. 31, 2021	7,280	-	-	-	-
Trust beneficial interest in real estate	Nishi-Shimbashi 1-chome Building (Note 2)	-	-	Dec. 1, 2020	9,480	7,150	1,896
Total		-	22,380	-	9,480	7,150	1,896

- Notes: 1. The "Acquisition price" and "Sale price" does not include consumption taxes and expenses necessary for making the relevant acquisition and transfer.  
2. United Urban sold 50% quasi co-ownership of the trust beneficial interest in Nishi-Shimbashi 1-chome Building (50% co-ownership). The same shall apply hereinafter.

### 2. Trading of Other Assets

Major assets other than the transactions stated in "1. Trading of Real Estate and Real Estate-Backed Securities, and Infrastructure Assets and Infrastructure Related Assets" are generally bank deposits and bank deposits in trust.

### 3. Research for Specified Assets

#### a. Real Estates (Note 1)

Acquisition or Sale	Type of Asset	Name of Properties	Transaction Date	Acquisition Price or Sale Price (Millions of yen) (Note 2)	Appraisal Value (Millions of yen)	Date of Valuation	Real Estate Appraisal Organization
Acquisition	Real estate	Toranomon Hills Mori Tower	Dec. 1, 2020	10,000	11,100	Oct. 1, 2020	Japan Real Estate Institute
Acquisition	Trust beneficial interest in real estate	Toranomon PF Building	Dec. 1, 2020	3,435	4,080	Oct. 1, 2020	Japan Real Estate Institute
Acquisition	Trust beneficial interest in real estate	UUR Court Ibaraki Higashi-Chujo	Dec. 1, 2020	1,665	1,720	Sep. 15, 2020	The Tanizawa Sōgō Appraisal Co., Ltd.
Acquisition	Trust beneficial interest in real estate	UUR Kyobashi East Building	Mar. 31, 2021	7,280	7,770	Mar. 1, 2021	The Tanizawa Sōgō Appraisal Co., Ltd.
Sale	Trust beneficial interest in real estate	Nishi-Shimbashi 1-chome Building	Dec. 1, 2020	9,480	8,950 (Note 3)	May 31, 2020	Japan Real Estate Institute

- Notes: 1. As for transactions that require appraisal values of real estate, etc., regarding specified assets pursuant to Article 201, Paragraph 1 of the Investment Trust Act, the appraisal was conducted by real estate appraisal organizations based on the Japanese Real Estate Appraisal Standard Section 3, "Appraisal concerning prices of real estate for securitization", and United Urban has received the results.  
2. The "Acquisition Price or Sale Price" does not include consumption taxes and expenses necessary for making the relevant acquisition or sale.  
3. The appraisal value of Nishi-Shimbashi 1-chome Building, was calculated by multiplying the appraisal value as of May 31, 2020 (¥17,900 million) by 50% (the percentage of quasi co-ownership was sold on December 1, 2020).

#### b. Others

There was no applicable information on other specified asset transactions.

#### 4. Trading with Related Parties

##### a. Status of Transactions

There were no purchase and sale transactions concerning the specified assets with Related Parties.

##### b. Amount of Commissions

Category	Total Commissions Paid (A) (Thousands of yen)	Description of Transactions with Related Parties		(B) / (A) (%)
		Payee	Amount paid (B) (Thousands of yen)	
Property Management Fees	1,858,326	Marubeni Real Estate Management Co., Ltd.	580,480	31.2
Casualty Insurance	24,322	Marubeni Safenet Co., Ltd.	23,855	98.1
Construction Management Fees	54,649	Marubeni Real Estate Management Co., Ltd.	22,387	41.0
Other Rental Expenses	149,741	Marubeni Real Estate Management Co., Ltd.	2,462	1.6
		Marubeni Network Solutions Inc.	6,820	4.6

Notes: 1. Among Related Parties, the companies have conducted business or have received payment of commissions during the 35th fiscal period are stated above.

2. In addition to the transactions above, the amount of repair expense paid to Related Parties during the period under review was as set forth below.

Marubeni Real Estate Management Co., Ltd.: ¥143,143 thousand  
TSUNAGU NETWORK COMMUNICATIONS INC.: ¥3,117 thousand

#### 5. Status of Transactions with the Asset Management Company regarding Concurrent Business Conducted by the Asset Management Company

The Asset Management Company of United Urban does not concurrently conduct any other business, and there are no relevant transactions.

## Accounting Status

### 1. Status of Assets, Liabilities, Principal, and Profit and Loss

Please refer to the accompanying financial statements.

### 2. Changes in Calculation Method of Depreciation

Not Applicable

### 3. Changes in Evaluation Method of Real Estate, etc. and Infrastructure Assets

Not Applicable

### 4. Status of Investment Trust Beneficiary Certificates Established by United Urban

The status of investment units of United Urban held by JRA were as follows:

#### a. Status of Acquisitions

Acquisition Date	Number of Investment Units of Acquisition (Unit)	Number of Investment Units of Disposition (Unit)	Number of Investment Units Held (Unit)	Remarks
November 4, 2003	13	-	13	(Note 1)
December 20, 2003	187	-	200	(Note 2)
June 24, 2008	200	-	400	(Note 3)
December 1, 2010	2,000	-	2,400	(Note 4)
December 1, 2010	1	-	2,401	(Note 5)
June 8, 2011	2,500	-	4,901	(Note 6)
Accumulated Total	4,901	-	4,901	

- Notes: 1. JRA acquired investment units at the price of ¥500,000 per unit when United Urban was founded.  
2. JRA acquired investment units at the price of ¥480,000 per unit when United Urban issued new investment units through the public offering.  
3. JRA acquired investment units at the price of ¥461,580 per unit when United Urban issued new investment units through the public offering.  
4. One investment unit was split into six units.  
5. Due to the absorption-type merger with NCI, one United Urban unit after the split of unit was allocated per one NCI units owned by JRA.  
6. JRA acquired investment units at the price of ¥91,162 per unit when United Urban issued new investment units through the public offering.

#### b. Status of Investment Units Held (fiscal periods in recent five years including the end of the 35th fiscal period)

	Number of Investment Units at End of Period (Unit)	Total Value of Investment Units Held at End of Period (Thousands of Yen) (Note)	(Reference) Investment Unit Price at End of Period (Yen)	Ratio of Number of Investment Units Held to Investment Units Issued and Outstanding (%)	(Reference) Total Number of Investment Units Issued and Outstanding at End of Period (Unit)
26th Fiscal Period (From Jun. 1, 2016 to Nov. 30, 2016)	4,901	854,734	174,400	0.17	2,953,022
27th Fiscal Period (From Dec. 1, 2016 to May 31, 2017)	4,901	798,863	163,000	0.16	3,055,087
28th Fiscal Period (From Jun. 1, 2017 to Nov. 30, 2017)	4,901	780,729	159,300	0.16	3,055,087
29th Fiscal Period (From Dec. 1, 2017 to May 31, 2018)	4,901	817,486	166,800	0.16	3,055,087
30th Fiscal Period (From Jun. 1, 2018 to Nov. 30, 2018)	4,901	885,610	180,700	0.16	3,055,087

	Number of Investment Units at End of Period (Unit)	Total Value of Investment Units Held at End of Period (Thousands of Yen) (Note)	(Reference) Investment Unit Price at End of Period (Yen)	Ratio of Number of Investment Units Held to Investment Units Issued and Outstanding (%)	(Reference) Total Number of Investment Units Issued and Outstanding at End of Period (Unit)
31st Fiscal Period (From Dec. 1, 2018 to May 31, 2019)	4,901	877,279	179,000	0.16	3,055,087
32nd Fiscal Period (From Jun. 1, 2019 to Nov. 30, 2019)	4,901	1,043,913	213,000	0.16	3,118,337
33rd Fiscal Period (From Dec. 1, 2019 to May 31, 2020)	4,901	559,694	114,200	0.16	3,118,337
34th Fiscal Period (From Jun. 1, 2020 to Nov. 30, 2020)	4,901	578,318	118,000	0.16	3,118,337
35th Fiscal Period (From Dec. 1, 2020 to May 31, 2021)	4,901	769,457	157,000	0.16	3,118,337

Note: It is calculated by multiplying number of investment units at the end of the period by investment unit price at the end of the period.

## Others

### 1. Notifications

#### United Urban Board of Directors

There were no conclusions and modifications of major agreements approved by the Board of Directors of United Urban during the 35th fiscal period.

### 2. Disclosure Relating to Companies Owning Overseas Real Estate

Not Applicable

### 3. Disclosure Relating to Real Estate Owned by Companies Owning Overseas Real Estate

Not Applicable



## ◆ FINANCIAL SECTION

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## BALANCE SHEET

	Thousands of yen	
	End of 34th Fiscal Period (As of November 30, 2020)	End of 35th Fiscal Period (As of May 31, 2021)
<b>ASSETS</b>		
<b>CURRENT ASSETS:</b>		
Cash and bank deposits	¥ 65,483,365	¥ 53,567,819
Rent receivables	535,693	410,403
Other current assets	301,880	842,500
Total current assets	66,320,938	54,820,723
<b>PROPERTY AND EQUIPMENT, AT COST:</b>		
Land	423,617,235	436,331,559
Buildings and structures	270,295,953	274,470,113
Machinery and equipment	3,100,986	3,229,407
Tools, furniture and fixtures	1,604,851	1,791,330
Construction in progress	190,347	221,078
Subtotal	698,809,374	716,043,488
Less accumulated depreciation	(74,385,308)	(78,132,992)
Net property and equipment	624,424,065	637,910,495
<b>INVESTMENTS AND OTHER ASSETS:</b>		
Software	8,942	8,317
Leasehold	9,320,707	9,320,707
Other intangible assets	137,839	131,228
Security deposits paid	89,768	89,768
Long-term prepaid expenses	1,640,239	1,800,664
Corporate bond issuance expenses	39,831	53,332
Total investments and other assets	11,237,327	11,404,017
<b>TOTAL ASSETS</b>	<b>¥ 701,982,332</b>	<b>¥ 704,135,236</b>

	Thousands of yen	
	End of 34th Fiscal Period (As of November 30, 2020)	End of 35th Fiscal Period (As of May 31, 2021)
<b>LIABILITIES</b>		
<b>CURRENT LIABILITIES:</b>		
Trade accounts payable	¥ 2,445,142	¥ 1,983,091
Current portion of corporate bonds	3,000,000	3,000,000
Long-term debt due for repayment within one year	36,400,000	27,600,000
Accrued expenses	297,899	295,572
Consumption taxes payable	712,723	155,194
Rent received in advance	3,526,205	3,587,442
Other current liabilities	1,456,435	248,675
<b>Total current liabilities</b>	<b>47,838,406</b>	<b>36,869,976</b>
<b>LONG-TERM LIABILITIES:</b>		
Corporate bonds	32,000,000	33,000,000
Long-term debt	225,233,000	236,233,000
Leasehold and security deposits received	31,118,525	32,118,896
Derivatives liabilities	126,093	115,880
<b>Total long-term liabilities</b>	<b>288,477,618</b>	<b>301,467,777</b>
<b>Total liabilities</b>	<b>336,316,024</b>	<b>338,337,753</b>
<b>NET ASSETS</b>		
<b>UNITHOLDERS' EQUITY:</b>		
Unitholders' Capital	319,973,305	319,973,305
Units authorized: 10,000,000 units as of November 30, 2020 and May 31, 2021		
Units issued and outstanding: 3,118,337 units as of November 30, 2020 and May 31, 2021		
Capital surplus	23,548,287	23,548,287
Reserve for temporary difference adjustments	7,218,098	7,140,572
Reserve retained for distribution	5,402,559	5,404,142
Unappropriated retained earnings	9,650,149	9,847,056
<b>VALUATION AND TRANSLATION ADJUSTMENTS:</b>		
Deferred gains or losses on hedges	(126,093)	(115,880)
<b>Total net assets</b>	<b>365,666,307</b>	<b>365,797,483</b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>¥ 701,982,332</b>	<b>¥ 704,135,236</b>

The accompanying notes to financial statements are an integral part of these statements.

## STATEMENT OF INCOME AND RETAINED EARNINGS

	Thousands of yen	
	34th Fiscal Period (June 1, 2020 - November 30, 2020)	35th Fiscal Period (December 1, 2020 - May 31, 2021)
<b>OPERATING REVENUES</b>		
Rental revenues	¥ 20,300,354	¥ 20,751,823
Other rental revenues	1,751,302	1,550,736
Gain on sales of real estate properties	1,893,679	1,896,413
	23,945,336	24,198,972
<b>OPERATING EXPENSES</b>		
Property-related expenses	10,959,654	11,122,681
Asset management fees	1,989,752	1,993,947
Administrative service fees	86,687	86,710
Other operating expenses	264,485	211,119
	13,300,579	13,414,458
<b>OPERATING INCOME</b>	10,644,756	10,784,514
<b>NON-OPERATING REVENUES</b>		
Interest income	112	104
Reversal of cash distributions payable	1,628	1,500
Insurance income	8,724	7,729
Subsidy income	-	629
Compensation income for damage or loss	835	-
Other non-operating revenues	1,485	97
	12,787	10,061
<b>NON-OPERATING EXPENSES</b>		
Interest expense	930,908	869,940
Interest expense on corporate bonds	58,919	65,046
Amortization of corporate bond issuance expenses	2,605	4,463
Loss on disposal of real estate	4,456	3,926
Other non-operating expenses	9,898	3,536
	1,006,788	946,914
<b>ORDINARY INCOME</b>	9,650,754	9,847,661
<b>INCOME BEFORE INCOME TAXES</b>	9,650,754	9,847,661
<b>INCOME TAXES</b>		
Current	605	605
	605	605
<b>NET INCOME</b>	9,650,149	9,847,056
<b>RETAINED EARNINGS BROUGHT FORWARD</b>	-	-
<b>UNAPPROPRIATED RETAINED EARNINGS AT END OF PERIOD</b>	¥ 9,650,149	¥ 9,847,056

The accompanying notes to financial statements are an integral part of these statements.

## STATEMENT OF CHANGES IN UNITHOLDERS' EQUITY

Thousands of yen							
	Number of Units	Unitholders' Capital	Unitholders' Equity				
			Capital Surplus	Surplus			
				Voluntary Retained Earnings			
				Reserve for Temporary Difference Adjustments	Reserve Retained for Distribution	Reserve for Reduction Entry	Total Voluntary Retained Earnings
<b>BALANCE AS OF MAY 31, 2020</b>	3,118,337	¥319,973,305	¥ 23,548,287	¥ 7,295,624	¥ 3,207,320	¥ 3,305,115	¥13,808,060
Reversal of reserve for temporary difference adjustments				(77,525)			(77,525)
Provision of reserve retained for distribution					2,195,239		2,195,239
Reversal of reserve for reduction entry						(3,305,115)	(3,305,115)
Cash distributions disbursed							-
Net income							-
Net changes of items other than unitholders' equity							-
<b>BALANCE AS OF NOVEMBER 30, 2020</b>	3,118,337	¥319,973,305	¥ 23,548,287	¥ 7,218,098	¥ 5,402,559	-	¥12,620,658
Reversal of reserve for temporary difference adjustments				(77,525)			(77,525)
Provision of reserve retained for distribution					1,582		1,582
Cash distributions disbursed							-
Net income							-
Net changes of items other than unitholders' equity							-
<b>BALANCE AS OF MAY 31, 2021</b>	3,118,337	¥319,973,305	¥ 23,548,287	¥ 7,140,572	¥ 5,404,142	-	¥12,544,715

	Thousands of yen					
	Unitholders' Equity			Valuation and Translation Adjustments		
	Surplus		Total Unitholders' Equity	Deferred Gains or Losses on Hedges	Total Valuation and Translation Adjustments	Net Assets
	Unappropriated Retained Earnings	Total Surplus				
<b>BALANCE AS OF MAY 31, 2020</b>	¥9,633,226	¥46,989,575	¥366,962,880	¥(99,574)	¥(99,574)	¥366,863,306
Reversal of reserve for temporary difference adjustments	77,525	-	-		-	-
Provision of reserve retained for distribution	(2,195,239)	-	-		-	-
Reversal of reserve for reduction entry	3,305,115	-	-		-	-
Cash distributions disbursed	(10,820,629)	(10,820,629)	(10,820,629)		-	(10,820,629)
Net income	9,650,149	9,650,149	9,650,149		-	9,650,149
Net changes of items other than unitholders' equity	-	-	-	(26,519)	(26,519)	(26,519)
<b>BALANCE AS OF NOVEMBER 30, 2020</b>	¥9,650,149	¥45,819,095	¥365,792,400	¥(126,093)	¥(126,093)	¥365,666,307
Reversal of reserve for temporary difference adjustments	77,525	-	-		-	-
Provision of reserve retained for distribution	(1,582)	-	-		-	-
Cash distributions disbursed	(9,726,093)	(9,726,093)	(9,726,093)		-	(9,726,093)
Net income	9,847,056	9,847,056	9,847,056		-	9,847,056
Net changes of items other than unitholders' equity	-	-	-	10,213	10,213	10,213
<b>BALANCE AS OF MAY 31, 2021</b>	¥9,847,056	¥45,940,058	¥365,913,363	¥(115,880)	¥(115,880)	¥365,797,483

The accompanying notes to financial statements are an integral part of these statements.

## STATEMENT OF CASH FLOWS

	Thousands of yen	
	34th Fiscal Period (June 1, 2020 - November 30, 2020)	35th Fiscal Period (December 1, 2020 - May 31, 2021)
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Income before income taxes	¥ 9,650,754	¥ 9,847,661
Depreciation and amortization	4,100,874	4,130,263
Gain on sales of real estate properties	(1,893,679)	(1,896,413)
Increase (decrease) in allowance for doubtful accounts	20,861	(4,470)
Interest income and interest on securities	(112)	(104)
Interest expense and interest expense on corporate bonds	989,827	934,987
Amortization of corporate bond issuance expenses	2,605	4,463
Loss on disposal of real estate	4,456	3,926
(Increase) decrease in rent receivables	40,149	129,759
(Increase) decrease in prepaid expenses	591,364	(607,682)
(Increase) decrease in long-term prepaid expenses	21,703	22,517
Increase (decrease) in trade accounts payable	216,313	175,015
Increase (decrease) in accrued expenses	3,380	(1,484)
Increase (decrease) in consumption taxes payable	309,000	(543,030)
Increase (decrease) in rent received in advance	132,535	61,237
Other, net	288,077	(1,819,309)
Subtotal	14,478,114	10,437,336
Interest received	112	104
Interest paid	(1,020,528)	(1,112,853)
Income taxes refund (paid)	(604)	(603)
Net cash provided by operating activities	13,457,094	9,323,984
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Sale of property and equipment	9,148,195	8,268,415
Purchase of property and equipment	(3,693,836)	(24,900,419)
Purchase of intangible assets	(2,906)	(2,540)
Proceeds from leasehold and security deposits received	1,285,209	3,021,193
Payments for leasehold and security deposits received	(561,241)	(1,081,453)
Net cash provided by (used in) investing activities	6,175,419	(14,694,803)
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Proceeds from long-term debt	23,333,000	27,900,000
Repayment of long-term debt	(24,233,000)	(25,700,000)
Proceeds from issuance of corporate bonds	7,957,562	982,034
Distributions to unitholders	(10,818,771)	(9,726,761)
Net cash used in financing activities	(3,761,209)	(6,544,726)
<b>NET CHANGES IN CASH AND CASH EQUIVALENTS</b>	15,871,305	(11,915,545)
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD</b>	49,612,059	65,483,365
<b>CASH AND CASH EQUIVALENTS AT END OF PERIOD</b>	¥ 65,483,365	¥ 53,567,819

The accompanying notes to financial statements are an integral part of these statements.



# NOTES TO FINANCIAL STATEMENTS

## 1. ORGANIZATION AND BASIS OF PRESENTATION

### **Organization**

United Urban Investment Corporation ("United Urban") is a real estate investment corporation formed to own and invest in retail properties, office buildings, hotels, residential properties, and other properties in Japan. United Urban is externally managed by a registered asset management company, Japan REIT Advisors Co., Ltd. ("JRA"). JRA is currently owned 100% by Marubeni Corporation ("Marubeni").

United Urban was founded on November 4, 2003, with an initial capitalization of ¥125 million, under the Act on Investment Trusts and Investment Corporations of Japan (the "Investment Trust Act"). Trinity Investment Trust L.L.C., Marubeni, Credit Suisse Principal Investment Limited, Tokyo Branch, Kyokuto Securities Co., Ltd., Yamato Life Insurance Co., and JRA initially established United Urban. On December 20, 2003, United Urban raised ¥36,633 million through an initial public offering of investment units, and on December 22, 2003, United Urban was listed on the J-REIT section of the Tokyo Stock Exchange.

On May 10, 2010, United Urban entered into a merger agreement with Nippon Commercial Investment Corporation ("NCI"). The merger was effective December 1, 2010, and United Urban became one of the largest J-REITs in terms of asset size.

As of May 31, 2021, the end of its 35th fiscal period, United Urban had ownership of, or beneficial interests in, 34 retail properties, 34 office buildings, 20 hotels, 25 residential properties, 1 property which consisted of retail properties and an office building, 2 properties which consisted of an office building and a hotel, and 17 other properties. United Urban invests primarily in real estate and trust beneficial interest in real estate. All assets and liabilities within trust are recorded in the relevant balance sheet and income statement account.

### **Basis of Presentation of Financial Statements**

The accompanying financial statements of United Urban are prepared on the basis of generally accepted accounting principles in Japan ("Japanese GAAP"), which are different in certain respects as to the application and disclosure requirements of International Financial Reporting Standards.

The accompanying financial statements are translations of the audited financial statements of United Urban, prepared in accordance with Japanese GAAP and presented in the Securities Report of United Urban filed with the Kanto Local Finance Bureau. In preparing the accompanying financial statements, certain reclassifications and modifications have been made to the financial statements issued domestically in order to present them in a format which is more familiar to readers outside Japan. In addition, the notes to the financial statements include information which might not be required under Japanese GAAP but is presented herein as additional information. The amounts have been rounded down to the nearest thousand yen in the accompanying financial statements and the notes thereto. As a result, the totals shown in the accompanying financial statements and the notes thereto do not necessarily agree with the sums of the individual amounts.

United Urban's six-month fiscal periods end either at the end of May or November. United Urban's 35th fiscal period began on December 1, 2020 and ended on May 31, 2021.

## 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

### **Property and Equipment**

Property and equipment is stated at cost less accumulated depreciation. The cost of land, buildings and structures includes the purchase prices of property, legal fees and other acquisition costs. Depreciation of property and equipment is calculated on a straight-line basis over the estimated useful lives of the respective assets which are summarized as follows:

	End of 34th Fiscal Period (As of November 30, 2020)	End of 35th Fiscal Period (As of May 31, 2021)
Buildings and structures	2 - 70 years	2 - 70 years
Machinery and equipment	2 - 31 years	2 - 31 years
Tools, furniture and fixtures	3 - 20 years	3 - 20 years

Expenditures for repairs and maintenance are charged to operating expenses as incurred. Significant renewals and betterments are capitalized.

### ***Intangible Assets***

Amortization of intangible assets is calculated on a straight-line basis. In addition, amortization of the software for internal use is calculated using an estimated useful life of 5 years.

### ***Long-term Prepaid Expenses***

Amortization of long-term prepaid expenses is calculated on a straight-line basis.

### ***Allowance for Doubtful Accounts***

In order to provide for losses due to bad debt, United Urban recorded the estimated uncollectable amounts by considering the collectability of particular loans such as those with higher probability of default on an individual basis.

### ***Corporate Bond Issuance Expenses***

Corporate bond issuance expenses are amortized on a straight-line basis over the period up to redemption.

### ***Cash and Cash Equivalents***

Cash and cash equivalents consist of cash on hand, cash held in trust, deposits and deposits in trust which can be withdrawn at any time, and short-term investments which are readily convertible to cash with only an insignificant risk of any price fluctuation and with original maturities of three months or less.

### ***Revenue Recognition***

United Urban operates retail properties, office buildings, hotels, residential properties, and other properties which are rented to tenants. Revenues from these leases are recognized on an accrual basis over the life of each lease. Rental revenues include rent received, the recovery of utility charges and certain other income.

### ***Taxes on Property and Equipment***

United Urban allocated the respective portion of property taxes and city planning taxes to the current period and charged this to property-related expenses.

In general, registered owners of properties in Japan as of January 1 are responsible for paying property taxes and city planning taxes for the calendar year based on assessments made by local governments. Consequently, registered owners who sold their properties to United Urban were liable for the property taxes and city planning taxes for the calendar year, including the period from the date of purchase by United Urban through the end of the year. United Urban paid an amount equivalent to the property taxes and city planning taxes applicable to the period commencing from the date of purchase of the respective properties by United Urban through the end of the year, and included this as a capitalized cost in the purchase price of each property. There were ¥5,201 thousand and ¥19,684 thousand of such property taxes and city planning taxes capitalized for the fiscal periods ended November 30, 2020 and May 31, 2021, respectively.

### ***Hedge Accounting***

United Urban conducts a derivative transaction in order to hedge risks defined in the Articles of Incorporation based on its financial policy. Derivative transactions (interest rate cap transactions and interest rate swap transactions) are utilized as hedging instrument for the purpose of avoiding interest-rate risks relating to debts. In addition, the effectiveness of hedging is evaluated by comparing the cumulative changes in the market rates or cumulative changes in the cash flows of the hedged items with the cumulative changes in the market rates or cumulative changes in the cash flows of hedging instruments, and examining the ratio of the amount of change in both. However, the

evaluation of the hedge effectiveness is omitted when the interest rate swap transactions meet the specific criteria for special accounting treatment.

### **Accounting Treatment for Beneficial Interests in Entrusted Assets Including Real Estate**

For trust beneficial interests in real estate, all assets and liabilities concerning assets held in trust as well as all income generated from, and expenses incurred on, assets held in trust are recorded in the relevant balance sheet and income statement accounts.

### **Income Taxes**

Deferred income taxes are recognized by the asset and liability method. Under this method, deferred tax assets and liabilities are determined based on the differences between the financial and tax reporting of the assets and liabilities, and are measured using the enacted tax rates and laws which will be in effect when the differences are expected to reverse.

### **Consumption Taxes**

Consumption taxes withheld and paid are not included in the accompanying statement of income and retained earnings. The consumption taxes paid are generally offset against the balance of consumption taxes withheld. As such, the excess of payments over the amounts withheld is included in current assets as "Consumption taxes refundable" and the excess of the amounts withheld over the amounts paid is included in current liabilities as "Consumption taxes payable."

Certain consumption tax payments relating to purchases of property and equipment are not deductible from consumption taxes withheld. Such consumption tax payments are capitalized and included in the respective acquisition costs of the property and equipment.

### **Reclassifications**

Certain reclassifications have been made to the prior period's financial statements to conform these to the presentation used for the fiscal period ended May 31, 2021.

## **3. PLEDGED ASSETS AND SECURED DEBT**

At November 30, 2020 and May 31, 2021, the following assets were pledged as collateral for the following debt:

#### ***Pledged Assets***

	Thousands of yen	
	End of 34th Fiscal Period (As of November 30, 2020)	End of 35th Fiscal Period (As of May 31, 2021)
Land	¥ 2,089,982	¥ 2,089,982
Buildings and structures	1,363,453	1,338,588
Total	¥ 3,453,436	¥ 3,428,571

#### ***Debt Secured by Pledged Assets***

	Thousands of yen	
	End of 34th Fiscal Period (As of November 30, 2020)	End of 35th Fiscal Period (As of May 31, 2021)
Leasehold and security deposits received	¥ 408,171	¥ 408,171
Total	¥ 408,171	¥ 408,171

#### 4. LINE-OF-CREDIT AGREEMENT

United Urban concluded the following line-of-credit agreement with a financial institution:

	Thousands of yen	
	End of 34th Fiscal Period (As of November 30, 2020)	End of 35th Fiscal Period (As of May 31, 2021)
Total amount of commitment	¥ 36,000,000	¥ 36,000,000
Outstanding borrowings at end of fiscal period	-	-
Amount unutilized at end of fiscal period	¥ 36,000,000	¥ 36,000,000

#### 5. REDUCTION ENTRY OF PROPERTY AND EQUIPMENT ACQUIRED THROUGH STATE SUBSIDY

	Thousands of yen	
	End of 34th Fiscal Period (As of November 30, 2020)	End of 35th Fiscal Period (As of May 31, 2021)
Buildings in trust	¥ 39,608	¥ 39,608

#### 6. MATTERS RELATED TO PROVISION AND REVERSAL OF RESERVE FOR TEMPORARY DIFFERENCE ADJUSTMENTS

(End of 34th Fiscal Period: As of November 30, 2020)

	(Thousands of yen)					
	Initial amount	Balance at beginning of period	Addition to the reserve during the period	Reversal during the period	Balance at end of period	Reasons for provision and reversal
Gains on negative goodwill (Note 1)	7,546,388	7,093,604	-	75,463	7,018,140	Appropriation for cash distribution
A portion of profits arising from the differences between taxable profits and accounting profit due to depreciation and amortization, etc. (Note 2)	66,949	64,940	-	669	64,271	Appropriation for cash distribution
	76,099	74,577	-	760	73,816	
	63,132	62,501	-	631	61,869	

- Notes: 1. It is the balance of amount subdivided into the gains on negative goodwill which were allocated in the past fiscal periods. United Urban will reverse an amount equivalent to more than 1% of the initial amount (equivalent to the averaged amount for 50 years) in each fiscal period, starting with the fiscal period ended May 31, 2017.
2. It is a portion of profits arising from the differences between taxable profits and accounting profit due to depreciation and amortization, etc. United Urban will reverse an amount equivalent to more than 1% of the initial amount (equivalent to the averaged amount for 50 years) in each fiscal period, starting from the fiscal period subsequent to the fiscal period in which the reserve was allocated.

(End of 35th Fiscal Period: As of May 31, 2021)

	(Thousands of yen)					
	Initial amount	Balance at beginning of period	Addition to the reserve during the period	Reversal during the period	Balance at end of period	Reasons for provision and reversal
Gains on negative goodwill (Note 1)	7,546,388	7,018,140	-	75,463	6,942,677	Appropriation for cash distribution
A portion of profits arising from the differences between taxable profits and accounting profit due to depreciation and amortization, etc. (Note 2)	66,949	64,271	-	669	63,601	Appropriation for cash distribution
	76,099	73,816	-	760	73,055	
	63,132	61,869	-	631	61,238	

- Notes: 1. It is the balance of amount subdivided into the gains on negative goodwill which were allocated in the past fiscal periods. United Urban will reverse an amount equivalent to more than 1% of the initial amount (equivalent to the averaged amount for 50 years) in each fiscal period, starting with the fiscal period ended May 31, 2017.
2. It is a portion of profits arising from the differences between taxable profits and accounting profit due to depreciation and amortization, etc. United Urban will reverse an amount equivalent to more than 1% of the initial amount (equivalent to the averaged amount for 50 years) in each fiscal period, starting from the fiscal period subsequent to the fiscal period in which the reserve was allocated.

## 7. UNITHOLDERS' EQUITY

United Urban issues only units with no par value in accordance with the Investment Trust Act, under which United Urban is required to maintain at least ¥50,000 thousand as minimum net assets.

## 8. LONG-TERM DEBT

Long-term debt at November 30, 2020 and May 31, 2021 consisted of the following:

	End of 34th Fiscal Period (As of November 30, 2020)		End of 35th Fiscal Period (As of May 31, 2021)	
	Amount (Thousands of yen)	Weighted-average interest rate (Note 1)	Amount (Thousands of yen)	Weighted-average interest rate (Note 1)
Unsecured loan from a bank at floating interest rate, due December 21, 2020	¥ 1,000,000	0.509% (Note 2)	-	-
Unsecured loan from an insurance company at floating interest rate, due December 21, 2020	1,000,000	0.230% (Note 2)	-	-
Unsecured loan from a trust bank at fixed interest rate, due December 21, 2020	1,300,000	0.858%	-	-
Unsecured loan from a bank at floating interest rate, due March 22, 2021	1,000,000	0.217% (Note 2)	-	-
Unsecured loan from a bank at fixed interest rate, due March 22, 2021	1,000,000	0.337%	-	-
Unsecured loan from a bank at floating interest rate, due March 22, 2021	5,800,000	0.850% (Note 2)	-	-
Unsecured loan from a bank at fixed interest rate, due March 22, 2021	1,400,000	0.830%	-	-
Unsecured loan from a bank at fixed interest rate, due March 22, 2021	1,400,000	0.841%	-	-
Unsecured loan from a bank at fixed interest rate, due March 22, 2021	2,200,000	0.850%	-	-
Unsecured loan from a trust bank at fixed interest rate, due March 22, 2021	5,700,000	0.883%	-	-
Unsecured loan from a bank at fixed interest rate, due March 22, 2021	1,900,000	0.690%	-	-
Unsecured loan from a bank at floating interest rate, due March 22, 2021	2,000,000	0.619% (Note 2)	-	-
Unsecured loan from a bank at floating interest rate, due June 21, 2021	1,000,000	0.309%	¥ 1,000,000	0.329%
Unsecured loan from a bank at floating interest rate, due June 21, 2021	2,000,000	0.309%	2,000,000	0.329%
Unsecured loan from a trust bank at fixed interest rate, due June 21, 2021	1,000,000	0.350%	1,000,000	0.350%
Unsecured loan from a bank at floating interest rate, due June 21, 2021	1,000,000	0.259%	1,000,000	0.279%
Unsecured loan from a bank at floating interest rate, due June 21, 2021	1,700,000	0.737% (Note 2)	1,700,000	0.737% (Note 2)
Unsecured loan from a bank at floating interest rate, due June 21, 2021	1,000,000	0.872% (Note 2)	1,000,000	0.872% (Note 2)
Unsecured loan from a bank at floating interest rate, due June 21, 2021	1,000,000	0.770% (Note 2)	1,000,000	0.770% (Note 2)
Unsecured loan from a bank at floating interest rate, due September 21, 2021	500,000	0.559% (Note 2)	500,000	0.559% (Note 2)
Unsecured loan from a bank at floating interest rate, due September 21, 2021	1,500,000	0.309%	1,500,000	0.329%

	End of 34th Fiscal Period (As of November 30, 2020)		End of 35th Fiscal Period (As of May 31, 2021)	
	Amount (Thousands of yen)	Weighted-average interest rate (Note 1)	Amount (Thousands of yen)	Weighted-average interest rate (Note 1)
Unsecured loan from a bank at floating interest rate, due December 20, 2021	2,900,000	0.612% (Note 2)	2,900,000	0.612% (Note 2)
Unsecured loan from a bank at floating interest rate, due December 20, 2021	3,000,000	0.670% (Note 2)	3,000,000	0.670% (Note 2)
Unsecured loan from a bank at floating interest rate, due March 22, 2022	2,400,000	0.309%	2,400,000	0.329%
Unsecured loan from an insurance company at fixed interest rate, due March 22, 2022	1,000,000	0.455%	1,000,000	0.455%
Unsecured loan from a bank at fixed interest rate, due March 22, 2022	1,000,000	0.448%	1,000,000	0.448%
Unsecured loan from a bank at fixed interest rate, due March 22, 2022	1,000,000	0.342%	1,000,000	0.342%
Unsecured loan from a trust bank at fixed interest rate, due March 22, 2022	2,600,000	1.030%	2,600,000	1.030%
Unsecured loan from a bank at floating interest rate, due March 22, 2022	3,000,000	0.661% (Note 2)	3,000,000	0.661% (Note 2)
Unsecured loan from a bank at floating interest rate, due June 20, 2022	2,000,000	0.672% (Note 2)	2,000,000	0.672% (Note 2)
Unsecured loan from a bank at fixed interest rate, due June 20, 2022	1,000,000	0.728%	1,000,000	0.728%
Unsecured loan from a bank at fixed interest rate, due June 20, 2022	1,200,000	0.710%	1,200,000	0.710%
Unsecured loan from a trust bank at floating interest rate, due June 20, 2022	1,000,000	0.259%	1,000,000	0.279%
Unsecured loan from a bank at floating interest rate, due September 20, 2022	500,000	0.685% (Note 2)	500,000	0.685% (Note 2)
Unsecured loan from a bank at floating interest rate, due September 20, 2022	1,000,000	0.885% (Note 2)	1,000,000	0.885% (Note 2)
Unsecured loan from an insurance company at fixed interest rate, due September 20, 2022	1,000,000	0.861%	1,000,000	0.861%
Unsecured loan from a bank at fixed interest rate, due September 20, 2022	1,500,000	0.773%	1,500,000	0.773%
Unsecured loan from a trust bank at fixed interest rate, due September 20, 2022	2,800,000	0.814%	2,800,000	0.814%
Unsecured loan from a trust bank at fixed interest rate, due December 20, 2022	3,400,000	1.239%	3,400,000	1.239%
Unsecured loan from a trust bank at fixed interest rate, due March 20, 2023	6,500,000	0.842%	6,500,000	0.842%
Unsecured loan from a trust bank at fixed interest rate, due March 20, 2023	3,500,000	0.775%	3,500,000	0.775%
Unsecured loan from a bank at floating interest rate, due March 20, 2023	1,500,000	0.370% (Note 2)	1,500,000	0.370% (Note 2)
Unsecured loan from a bank at fixed interest rate, due March 20, 2023	2,000,000	0.452%	2,000,000	0.452%
Unsecured loan from a bank at floating interest rate, due March 20, 2023	1,000,000	0.359%	1,000,000	0.379%
Unsecured loan from a bank at floating interest rate, due March 20, 2023	2,000,000	0.490% (Note 2)	2,000,000	0.490% (Note 2)
Unsecured loan from a bank at fixed interest rate, due March 20, 2023	1,000,000	0.441%	1,000,000	0.441%
Unsecured loan from a trust bank at fixed interest rate, due June 20, 2023	1,000,000	0.798%	1,000,000	0.798%
Unsecured loan from a bank at fixed interest rate, due June 20, 2023	1,500,000	0.372%	1,500,000	0.372%
Unsecured loan from a bank at floating interest rate, due June 20, 2023	1,000,000	0.409%	1,000,000	0.429%
Unsecured loan from a bank at floating interest rate, due September 20, 2023	1,300,000	0.749% (Note 2)	1,300,000	0.749% (Note 2)
Unsecured loan from a bank at fixed interest rate, due September 20, 2023	1,300,000	0.780%	1,300,000	0.780%
Unsecured loan from a bank at fixed interest rate, due September 20, 2023	4,000,000	0.300%	4,000,000	0.300%
Unsecured loan from a bank at fixed interest rate, due December 20, 2023	1,000,000	0.306%	1,000,000	0.306%
Unsecured loan from a bank at fixed interest rate, due March 21, 2024	1,300,000	0.300%	1,300,000	0.300%
Unsecured loan from a bank at floating interest rate, due March 21, 2024	1,000,000	0.625% (Note 2)	1,000,000	0.625% (Note 2)



	End of 34th Fiscal Period (As of November 30, 2020)		End of 35th Fiscal Period (As of May 31, 2021)	
	Amount (Thousands of yen)	Weighted-average interest rate (Note 1)	Amount (Thousands of yen)	Weighted-average interest rate (Note 1)
Unsecured loan from a trust bank at floating interest rate, due March 21, 2024	1,000,000	0.339%	1,000,000	0.359%
Unsecured loan from a bank at fixed interest rate, due March 21, 2024	1,000,000	0.565%	1,000,000	0.565%
Unsecured loan from a bank at floating interest rate, due March 21, 2024	1,500,000	0.409%	1,500,000	0.429%
Unsecured loan from a bank at floating interest rate, due March 21, 2024	1,000,000	0.191%	1,000,000	0.191%
Unsecured loan from a bank at fixed interest rate, due March 21, 2024	1,200,000	0.300%	1,200,000	0.300%
Unsecured loan from a bank at fixed interest rate, due June 20, 2024	1,650,000	0.300%	1,650,000	0.300%
Unsecured loan from a bank at fixed interest rate, due June 20, 2024	1,000,000	0.336%	1,000,000	0.336%
Unsecured loan from a trust bank at fixed interest rate, due June 20, 2024	1,700,000	0.924%	1,700,000	0.924%
Unsecured loan from a bank at fixed interest rate, due June 20, 2024	2,000,000	0.523%	2,000,000	0.523%
Unsecured loan from a bank at floating interest rate, due June 20, 2024	2,700,000	0.409%	2,700,000	0.429%
Unsecured loan from a bank at floating interest rate, due June 20, 2024	1,500,000	0.289%	1,500,000	0.309%
Unsecured loan from a bank at fixed interest rate, due September 20, 2024	1,000,000	0.680%	1,000,000	0.680%
Unsecured loan from a bank at floating interest rate, due September 20, 2024	1,000,000	0.633%	1,000,000	0.633%
Unsecured loan from a bank at floating interest rate, due September 20, 2024	1,500,000	0.409%	1,500,000	0.429%
Unsecured loan from a bank at fixed interest rate, due September 20, 2024	1,500,000	0.428%	1,500,000	0.428%
Unsecured loan from an insurance company at fixed interest rate, due September 20, 2024	1,000,000	0.320%	1,000,000	0.320%
Unsecured loan from a bank at floating interest rate, due December 20, 2024	1,400,000	0.359%	1,400,000	0.379%
Unsecured loan from a bank at fixed interest rate, due December 20, 2024	3,000,000	0.430%	3,000,000	0.430%
Unsecured loan from an insurance company at fixed interest rate, due March 21, 2025	1,000,000	0.687%	1,000,000	0.687%
Unsecured loan from a bank at fixed interest rate, due March 21, 2025	2,000,000	0.430%	2,000,000	0.430%
Unsecured loan from a bank at fixed interest rate, due March 21, 2025	3,500,000	0.489%	3,500,000	0.489%
Unsecured loan from a bank at fixed interest rate, due March 21, 2025	2,000,000	0.639%	2,000,000	0.639%
Unsecured loan from a bank at fixed interest rate, due March 21, 2025	1,000,000	0.489%	1,000,000	0.489%
Unsecured loan from a bank at fixed interest rate, due March 21, 2025	1,000,000	0.624%	1,000,000	0.624%
Unsecured loan from a bank at fixed interest rate, due March 21, 2025	1,000,000	0.524%	1,000,000	0.524%
Unsecured loan from a bank at fixed interest rate, due June 20, 2025	1,000,000	0.364%	1,000,000	0.364%
Unsecured loan from a bank at fixed interest rate, due June 20, 2025	1,000,000	0.398%	1,000,000	0.398%
Unsecured loan from a bank at fixed interest rate, due June 20, 2025	2,200,000	0.423%	2,200,000	0.423%
Unsecured loan from an insurance company at fixed interest rate, due September 22, 2025	1,000,000	0.330%	1,000,000	0.330%
Unsecured loan from a bank at floating interest rate, due September 22, 2025	500,000	0.317%	500,000	0.329%
Unsecured loan from a trust bank at floating interest rate, due September 22, 2025	3,000,000	0.399%	3,000,000	0.419%
Unsecured loan from a bank at fixed interest rate, due September 22, 2025	1,000,000	0.466%	1,000,000	0.466%
Unsecured loan from a bank at fixed interest rate, due September 22, 2025	1,000,000	0.466%	1,000,000	0.466%
Unsecured loan from a bank at fixed interest rate, due September 22, 2025	1,000,000	0.466%	1,000,000	0.466%

	End of 34th Fiscal Period (As of November 30, 2020)		End of 35th Fiscal Period (As of May 31, 2021)	
	Amount (Thousands of yen)	Weighted-average interest rate (Note 1)	Amount (Thousands of yen)	Weighted-average interest rate (Note 1)
Unsecured loan from an insurance company at fixed interest rate, due December 22, 2025	-	-	1,000,000	0.300%
Unsecured loan from a trust bank at fixed interest rate, due December 22, 2025	2,000,000	0.627%	2,000,000	0.627%
Unsecured loan from a bank at fixed interest rate, due December 22, 2025	4,000,000	0.323%	4,000,000	0.323%
Unsecured loan from a bank at fixed interest rate, due March 23, 2026	2,000,000	0.460%	2,000,000	0.460%
Unsecured loan from a bank at fixed interest rate, due March 23, 2026	4,500,000	0.569%	4,500,000	0.569%
Unsecured loan from a bank at fixed interest rate, due March 23, 2026	1,600,000	0.313%	1,600,000	0.313%
Unsecured loan from a bank at fixed interest rate, due June 22, 2026	2,400,000	0.544%	2,400,000	0.544%
Unsecured loan from a bank at fixed interest rate, due June 22, 2026	3,000,000	0.474%	3,000,000	0.474%
Unsecured loan from a bank at fixed interest rate, due September 24, 2026	1,500,000	0.440%	1,500,000	0.440%
Unsecured loan from a trust bank at fixed interest rate, due September 24, 2026	5,000,000	0.238%	5,000,000	0.238%
Unsecured loan from a trust bank at fixed interest rate, due December 21, 2026	-	-	1,300,000	0.309%
Unsecured loan from banks, a trust bank, and a federation at floating interest rate, due December 21, 2026	4,000,000	0.495% (Note 2)	4,000,000	0.495% (Note 2)
Unsecured loan from a trust bank and a federation at floating interest rate, due December 21, 2026	3,000,000	0.391% (Note 2)	3,000,000	0.391% (Note 2)
Unsecured loan from an insurance company at fixed interest rate, due March 23, 2027	1,000,000	0.756%	1,000,000	0.756%
Unsecured loan from an insurance company at fixed interest rate, due March 23, 2027	1,000,000	0.656%	1,000,000	0.656%
Unsecured loan from a bank at fixed interest rate, due March 23, 2027	1,000,000	0.390%	1,000,000	0.390%
Unsecured loan from a bank at fixed interest rate, due March 23, 2027	1,000,000	0.400%	1,000,000	0.400%
Unsecured loan from a bank at fixed interest rate, due March 23, 2027	1,000,000	0.375%	1,000,000	0.375%
Unsecured loan from a bank at fixed interest rate, due March 23, 2027	1,000,000	0.295%	1,000,000	0.295%
Unsecured loan from a bank at fixed interest rate, due March 23, 2027	8,900,000	0.230%	8,900,000	0.230%
Unsecured loan from a trust bank at fixed interest rate, due June 21, 2027	2,000,000	0.483%	2,000,000	0.483%
Unsecured loan from a trust bank at fixed interest rate, due June 21, 2027	500,000	0.533%	500,000	0.533%
Unsecured loan from a bank at fixed interest rate, due June 21, 2027	900,000	0.500%	900,000	0.500%
Unsecured loan from a bank at fixed interest rate, due June 21, 2027	1,500,000	0.396%	1,500,000	0.396%
Unsecured loan from a bank at fixed interest rate, due June 21, 2027	1,000,000	0.360%	1,000,000	0.360%
Unsecured loan from a trust bank at floating interest rate, due June 21, 2027	2,500,000	0.369%	2,500,000	0.389%
Unsecured loan from a bank at fixed interest rate, due June 21, 2027	2,800,000	0.465%	2,800,000	0.465%
Unsecured loan from a bank at floating interest rate, due June 21, 2027	2,000,000	0.309%	2,000,000	0.329%
Unsecured loan from a bank at fixed interest rate, due September 21, 2027	3,800,000	0.465%	3,800,000	0.465%
Unsecured loan from a bank at floating interest rate, due September 21, 2027	3,500,000	0.426% (Note 2)	3,500,000	0.426% (Note 2)
Unsecured loan from a bank at fixed interest rate, due September 21, 2027	1,000,000	0.414%	1,000,000	0.414%
Unsecured loan from a bank at fixed interest rate, due December 20, 2027	-	-	1,000,000	0.365%
Unsecured loan from a trust bank at floating interest rate, due December 20, 2027	2,500,000	0.399%	2,500,000	0.419%
Unsecured loan from a trust bank at fixed interest rate, due March 21, 2028	1,000,000	0.344%	1,000,000	0.344%

	End of 34th Fiscal Period (As of November 30, 2020)		End of 35th Fiscal Period (As of May 31, 2021)	
	Amount (Thousands of yen)	Weighted-average interest rate (Note 1)	Amount (Thousands of yen)	Weighted-average interest rate (Note 1)
Unsecured loan from a bank at fixed interest rate, due March 21, 2028	-	-	3,000,000	0.340%
Unsecured loan from a bank at fixed interest rate, due March 21, 2028	-	-	1,000,000	0.393%
Unsecured loan from a bank at fixed interest rate, due March 21, 2028	1,500,000	0.290%	1,500,000	0.290%
Unsecured loan from a bank at fixed interest rate, due September 20, 2028	2,500,000	0.391%	2,500,000	0.391%
Unsecured loan from a bank at fixed interest rate, due September 20, 2028	500,000	0.371%	500,000	0.371%
Unsecured loan from a bank at fixed interest rate, due September 20, 2028	500,000	0.410%	500,000	0.410%
Unsecured loan from a bank at fixed interest rate, due September 20, 2028	2,000,000	0.570%	2,000,000	0.570%
Unsecured loan from a bank at fixed interest rate, due December 20, 2028	3,000,000	0.470%	3,000,000	0.470%
Unsecured loan from a bank at fixed interest rate, due March 21, 2029	-	-	1,500,000	0.420%
Unsecured loan from a bank at fixed interest rate, due March 21, 2029	7,000,000	0.405%	7,000,000	0.405%
Unsecured loan from a bank at fixed interest rate, due September 20, 2029	-	-	6,500,000	0.536%
Unsecured loan from a bank at fixed interest rate, due September 20, 2029	-	-	2,300,000	0.496%
Unsecured loan from a bank at fixed interest rate, due March 21, 2030	-	-	1,400,000	0.524%
Unsecured loan from a trust bank at fixed interest rate, due March 21, 2030	-	-	1,500,000	0.466%
Unsecured loan from a bank at fixed interest rate, due March 21, 2030	-	-	1,500,000	0.543%
Unsecured loan from a trust bank at fixed interest rate, due September 20, 2030	7,783,000	0.450%	7,783,000	0.450%
Unsecured loan from a trust bank at fixed interest rate, due March 20, 2031	-	-	3,400,000	0.609%
Unsecured loan from a bank at fixed interest rate, due March 20, 2031	-	-	2,500,000	0.530%
Unsecured loan from a trust bank at fixed interest rate, due September 29, 2023 (Green finance)	10,000,000	0.250%	10,000,000	0.250%
Unsecured loan from a trust bank at fixed interest rate, due March 29, 2024 (Green finance)	2,500,000	0.290%	2,500,000	0.290%
Unsecured loan from a trust bank at fixed interest rate, due March 31, 2026 (Green finance)	2,000,000	0.390%	2,000,000	0.390%
Total	¥ 261,633,000		¥ 263,833,000	

Notes: 1. The average interest rate represents the weighted average during the period based on the number of days and the outstanding balance of the borrowings, and is rounded to the nearest third decimal place.

2. These are borrowings with floating interest rates applying the Japanese Bankers Association (JBA) one month JPY TIBOR, three months JPY TIBOR or the one month Euroyen LIBOR as a basic interest rate. However, the interest rates for these borrowings are, in effect, fixed due to the execution of interest rate swap agreements. The adjusted interest rates in consideration of the swap transactions are stated.

## 9. CORPORATE BONDS

Corporate bonds at November 30, 2020 and May 31, 2021 consisted of the following:

	End of 34th Fiscal Period (As of November 30, 2020)		End of 35th Fiscal Period (As of May 31, 2021)	
	Amount (Thousands of yen)	Interest rate	Amount (Thousands of yen)	Interest rate
Series 15 unsecured bonds, due October 29, 2021	¥ 3,000,000	0.525%	¥ 3,000,000	0.525%
Series 16 unsecured bonds, due May 29, 2025	2,000,000	0.804%	2,000,000	0.804%
Series 17 unsecured bonds, due November 22, 2023	10,000,000	0.240%	10,000,000	0.240%
Series 18 unsecured bonds, due May 22, 2023	2,000,000	0.230%	2,000,000	0.230%
Series 19 unsecured bonds, due May 22, 2026 (Green finance)	10,000,000	0.448%	10,000,000	0.448%
Series 20 unsecured bonds, due August 8, 2025	8,000,000	0.270%	8,000,000	0.270%
Series 21 unsecured bonds, due March 21, 2036	-	-	1,000,000	0.760%
Total	¥ 35,000,000		¥ 36,000,000	

## 10. OPERATING REVENUES AND EXPENSES

Operating revenues and expenses for the fiscal periods ended November 30, 2020 and May 31, 2021 were as follows:

	Thousands of yen	
	34th Fiscal Period (June 1, 2020 - November 30, 2020)	35th Fiscal Period (December 1, 2020 - May 31, 2021)
<b>Operating Revenues</b>	¥ 22,051,657	¥ 22,302,559
<b>Rental Revenues</b>	20,300,354	20,751,823
Rental revenues	17,845,146	18,336,455
Common area charges	1,545,366	1,506,760
Parking revenues	753,949	754,089
Other	155,891	154,518
<b>Other Rental Revenues</b>	1,751,302	1,550,736
Incidental revenues	1,385,117	1,166,646
Temporary revenues (including cancellation charges)	280,997	302,396
Other miscellaneous revenues	85,187	81,692
<b>Property-Related Expenses</b>	10,959,654	11,122,681
Property and other taxes	2,134,095	2,155,795
Property management fees	1,726,786	1,858,326
Utilities	1,303,486	1,212,019
Casualty insurance	24,400	24,322
Repairs and maintenance	1,227,985	1,310,768
Depreciation and amortization	4,100,874	4,130,263
Other rental expenses	442,026	431,185
<b>Profit from rental activities</b>	¥ 11,092,002	¥ 11,179,878

## 11. GAIN ON SALES OF REAL ESTATE PROPERTIES

Gain on sales of real estate properties for the fiscal periods ended November 30, 2020 and May 31, 2021 were as follows:

(34th Fiscal Period: June 1, 2020 – November 30, 2020)

Nishi-Shimbashi 1-chome Building (Note)	Thousands of yen
Revenue from sales of real estate properties	¥ 9,480,545
Cost of sales of real estate properties	7,150,261
Other sales expenses	436,604
Gain on sales of real estate properties	¥ 1,893,679

Note: As for Nishi-Shimbashi 1-chome Building, United Urban sold its 50% quasi co-ownership of the trust beneficial interest.

(35th Fiscal Period: December 1, 2020 – May 31, 2021)

Nishi-Shimbashi 1-chome Building (Note)	Thousands of yen
Revenue from sales of real estate properties	¥ 9,480,545
Cost of sales of real estate properties	7,150,261
Other sales expenses	433,870
Gain on sales of real estate properties	¥ 1,896,413

Note: As for Nishi-Shimbashi 1-chome Building, United Urban sold its 50% quasi co-ownership of the trust beneficial interest.

## 12. INCOME TAXES

The significant components of deferred tax assets and deferred tax liabilities at November 30, 2020 and May 31, 2021 were summarized as follows:

		(Thousands of yen)	
End of 34th Fiscal Period (As of November 30, 2020)		End of 35th Fiscal Period (As of May 31, 2021)	
Deferred tax assets		Deferred tax assets	
Difference in revenue recognition for tax purposes	¥ 587,769	Difference in revenue recognition for tax purposes	¥ 992,983
Difference in expense recognition for tax purposes	122,564	Difference in expense recognition for tax purposes	-
Valuation difference on assets acquired by merger	16,328,706	Valuation difference on assets acquired by merger	15,639,989
Excess allowance for doubtful accounts	10,697	Excess allowance for doubtful accounts	9,291
Other	287	Other	277
Subtotal	17,050,024	Subtotal	16,642,540
Valuation allowance	(17,050,024)	Valuation allowance	(16,642,540)
Total	-	Total	-
Net deferred tax assets	-	Net deferred tax assets	-

A reconciliation of the differences between the statutory tax rate and the effective tax rate after the application of tax effect accounting for the fiscal periods ended November 30, 2020 and May 31, 2021 were summarized as follows:

	34th Fiscal Period (As of November 30, 2020)	35th Fiscal Period (As of May 31, 2021)
Statutory tax rate	31.46%	31.46%
(Adjustment)		
Distributions of tax-deductible dividends	(28.33)%	(27.32)%
Changes in valuation allowance	(3.13)%	(4.14)%
Other	0.01%	0.01%
Effective tax rate after the application of tax effect accounting	0.01%	0.01%

United Urban is subject to income taxes in Japan. United Urban's policy is to make dividend distributions in excess of 90% of distributable profit for each fiscal period in order to meet the conditions stipulated in Article 67-15 of the Act on Special Measures Concerning Taxation of Japan (including all subsequent amendments) concerning the deductibility of cash dividends paid for income tax purposes within the limit of the amount of earnings. Based on this policy, for the 34th fiscal period, United Urban added reversal of reserve for temporary difference adjustments of ¥77,525 thousand to the unappropriated retained earnings of ¥9,650,149 thousand and reserved ¥1,582 thousand, fractional part which distribution per unit was less than ¥1, as reserve retained for distribution. Then, United Urban decided to distribute the remaining ¥9,726,093 thousand. For the 35th fiscal period, United Urban added reversal of reserve for temporary difference adjustments of ¥77,525 thousand to the unappropriated retained earnings of ¥9,847,056 thousand and reserved ¥2,033 thousand, fractional part which distribution per unit was less than ¥1, as reserve retained for distribution. Then, United Urban decided to distribute

the remaining ¥9,922,548 thousand. United Urban does not distribute cash dividends in excess of its earnings as stipulated in Article 35, Paragraph 2 of its Articles of Incorporation.

## 13. THE FAIR VALUE OF FINANCIAL INSTRUMENTS

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### ***Matters Concerning Financial Instruments***

#### 1. Approach to financial instruments

United Urban procures funds, mainly for the acquisition, repair and maintenance of real estate properties and for the repayment of interest-bearing liabilities, primarily by borrowing from financial institutions, issuing corporate bonds and issuing new investment units. With respect to procurement of funds for interest-bearing liabilities, based on its policy of building a robust financial standing, United Urban procures, in principle, funds with long terms and fixed interest rates, and adopts a conservative financial strategy as its basic policy, which includes aiming to secure financial stability and liquidity through such measures as spreading out the repayment deadlines and utilizing lines of credit. In addition, United Urban may at times engage in investment management of various types of deposits for the purpose of efficiently managing tentative surplus funds. Furthermore, United Urban may conduct derivative transactions only for the purpose of hedging interest rate fluctuation risks in debt, etc.

#### 2. Details of financial instruments and their risks and risk management structure

Funds are procured in the form of debt and corporate bonds, mainly for the purpose of the acquiring real estate properties, real estate backed securities, etc. and the repaying of interest-bearing liabilities. Debt and corporate bonds are exposed to liquidity risks on repayment/redemption deadlines, but United Urban manages the concerned risks by striving to maintain and strengthen its capacity to procure funds from the capital markets through increases in capital by keeping the LTV within a range deemed to be appropriate, by ensuring liquidity at hand, such as through line-of-credit agreements with several leading financial institutions of Japan and by taking other measures.

Moreover, debt with floating interest rates is exposed to risks of fluctuation in the interest payable, however United Urban manages the concerned risks by adjusting the ratio of the debt with floating interest rates to the balance of the total outstanding debt in response to the financial environment, by utilizing or considering derivative transactions (interest rate cap transactions and interest rate swap transactions) as hedging instruments in order to fix interest expenses and by taking other measures. Furthermore, the risks associated with derivative transactions are controlled in accordance with the operational management procedures of JRA.

Surplus funds of United Urban invested as large time deposits, etc., are exposed to risks of failure of the financial institutions holding the deposits and to other credit risks, but United Urban manages the concerned risks by diversifying the financial institutions holding the deposits and by taking other measures.

Leasehold and security deposits received including deposits in trust, are deposits from tenants and are exposed to liquidity risks arising from the tenants' vacating their properties before the expiration of lease agreements. United Urban manages the concerned risks by putting aside an amount sufficient to enable deposits to be returned without interruption and by ensuring liquidity at hand, such as through line-of-credit agreements.

#### 3. Supplemental explanation for matters concerning the fair value, etc. of financial instruments

The fair value of a financial instrument, in addition to values based on market prices, includes values based on reasonable calculations when there is no market price. Certain assumptions, etc. are adopted in the calculations of the said values and there may be cases where these values will vary when different assumptions, etc. are adopted.

### ***Matters Concerning the Fair Value, etc. of Financial Instruments***

The carrying amounts on the balance sheet, the fair values, and their differences as of November 30, 2020 and May 31, 2021 are as follows. However, the following table does not include the financial instruments whose fair values are deemed extremely difficult to measure. (Please refer to (Note 2).)

(End of 34th Fiscal Period: As of November 30, 2020)

(Thousands of yen)

	Carrying amounts on the balance sheet	Fair value (Note 1)	Differences
(1) Cash and bank deposits	¥ 41,859,947	¥ 41,859,947	-
(2) Cash and bank deposits in trust	23,623,417	23,623,417	-
Total assets	¥ 65,483,365	¥ 65,483,365	-
(3) Current portion of corporate bonds	3,000,000	2,997,600	¥ (2,400)
(4) Long-term debt due for repayment within one year	36,400,000	36,483,664	83,664
(5) Corporate bonds	32,000,000	31,629,400	(370,600)
(6) Long-term debt	225,233,000	226,061,119	828,119
Total liabilities	¥ 296,633,000	¥ 297,171,783	¥ 538,783
(7) Derivative transactions (*)	¥ (126,093)	¥ (126,093)	-
Total derivative transactions	¥ (126,093)	¥ (126,093)	-

(\*) The assets/liabilities arising from derivative transactions are shown in the net amount with liabilities on a net basis shown in parentheses.

(End of 35th Fiscal Period: As of May 31, 2021)

(Thousands of yen)

	Carrying amounts on the balance sheet	Fair value (Note 1)	Differences
(1) Cash and bank deposits	¥ 30,648,397	¥ 30,648,397	-
(2) Cash and bank deposits in trust	22,919,421	22,919,421	-
Total assets	¥ 53,567,819	¥ 53,567,819	-
(3) Current portion of corporate bonds	3,000,000	2,999,400	¥ (600)
(4) Long-term debt due for repayment within one year	27,600,000	27,663,460	63,460
(5) Corporate bonds	33,000,000	32,785,500	(214,500)
(6) Long-term debt	236,233,000	237,324,184	1,091,184
Total liabilities	¥ 299,833,000	¥ 300,772,544	¥ 939,544
(7) Derivative transactions (*)	¥ (115,880)	¥ (115,880)	-
Total derivative transactions	¥ (115,880)	¥ (115,880)	-

(\*) The assets/liabilities arising from derivative transactions are shown in the net amount with liabilities on a net basis shown in parentheses.

Notes: 1. Calculation method for the fair values of financial instruments

(1) Cash and bank deposits / (2) Cash and bank deposits in trust

As these items are settled within a short period of time and the fair value approximates the book value, the fair value stated above is the book value thereof.

(3) Current portion of corporate bonds / (5) Corporate bonds

The fair value of these is calculated based on referenced indicative prices of sale/purchase transactions by financial institutions, etc.

(4) Long-term debt due for repayment within one year / (6) Long-term debt

The fair value is calculated by discounting the total amount of principal and interest by the rate assumed as being applicable in the event of a new borrowings corresponding to the remaining loan term. As for long-term debt with floating interest rate that qualifies for the special treatment of interest rate swaps (please refer to "21. DERIVATIVE TRANSACTIONS"), the fair value is calculated by discounting the total amount of principal and interest, which are accounted for as one transaction with the interest swap, by the rate assumed as being applicable in the event of the same type of new borrowings corresponding to the remaining loan term.

(7) Derivative transactions

Please refer to "21. DERIVATIVE TRANSACTIONS".

2. Financial instruments whose fair values are deemed extremely difficult to measure

	Thousands of yen	
	End of 34th Fiscal Period (As of November 30, 2020)	End of 35th Fiscal Period (As of May 31, 2021)
Leasehold and security deposits received (*)	¥ 3,348,524	¥ 3,132,752
Leasehold and security deposits received in trust (*)	27,679,316	28,920,462

(\*) Concerning leasehold and security deposits received and leasehold and security deposits received in trust that are deposited by lessees, future cash flows cannot be estimated since there is no market price, since it is difficult to assume when such deposits will be returned due to such factors as possibility of early termination or renewal/re-contracting of the agreement even if the term of the lease agreement has been set and since trends cannot be derived based on analyses of past departures by tenants from the portfolio assets of United Urban due to the unique circumstances of each departure. Accordingly, discerning the fair value is concluded to be extremely difficult and, thus, fair value disclosure of these items is not required.

3. Amount of monetary claims to be repaid subsequent to the end of the fiscal period

(End of 34th Fiscal Period: As of November 30, 2020)

(Thousands of yen)

	Within one year	Over 1 year, less than 2 years	Over 2 years, less than 3 years	Over 3 years, less than 4 years	Over 4 years, less than 5 years	Over 5 years
Cash and bank deposits	¥ 41,859,947	-	-	-	-	-
Cash and bank deposits in trust	23,623,417	-	-	-	-	-
Total	¥ 65,483,365	-	-	-	-	-

(End of 35th Fiscal Period: As of May 31, 2021)

(Thousands of yen)

	Within one year	Over 1 year, less than 2 years	Over 2 years, less than 3 years	Over 3 years, less than 4 years	Over 4 years, less than 5 years	Over 5 years
Cash and bank deposits	¥ 30,648,397	-	-	-	-	-
Cash and bank deposits in trust	22,919,421	-	-	-	-	-
Total	¥ 53,567,819	-	-	-	-	-

4. Amount of borrowings and corporate bonds to be repaid subsequent to the end of the fiscal period

(End of 34th Fiscal Period: As of November 30, 2020)

(Thousands of yen)

	Within one year	Over 1 year, less than 2 years	Over 2 years, less than 3 years	Over 3 years, less than 4 years	Over 4 years, less than 5 years	Over 5 years
Corporate bonds	¥ 3,000,000	-	¥ 12,000,000	-	¥ 10,000,000	¥ 10,000,000
Long-term debt	36,400,000	¥ 28,900,000	41,000,000	¥ 28,050,000	27,600,000	99,683,000
Total	¥ 39,400,000	¥ 28,900,000	¥ 53,000,000	¥ 28,050,000	¥ 37,600,000	¥109,683,000

(End of 35th Fiscal Period: As of May 31, 2021)

(Thousands of yen)

	Within one year	Over 1 year, less than 2 years	Over 2 years, less than 3 years	Over 3 years, less than 4 years	Over 4 years, less than 5 years	Over 5 years
Corporate bonds	¥ 3,000,000	¥ 2,000,000	¥ 10,000,000	¥ 2,000,000	¥ 18,000,000	¥ 1,000,000
Long-term debt	27,600,000	32,900,000	31,600,000	32,450,000	28,800,000	110,483,000
Total	¥ 30,600,000	¥ 34,900,000	¥ 41,600,000	¥ 34,450,000	¥ 46,800,000	¥111,483,000

## 14. THE FAIR VALUE OF INVESTMENT AND RENTAL PROPERTIES

United Urban owns real estate assets for rent (retail properties, office buildings, hotels, residential properties and other properties (including land)) in the Tokyo Metropolitan Area, major Japanese cities including government designated cities, and surrounding areas thereof. The carrying amounts on the balance sheet, the amount of changes during the period and the fair values as of November 30, 2020 and May 31, 2021 are as follows:

(Thousands of yen)

Type of Use		34th Fiscal Period (June 1, 2020 - November 30, 2020)	35th Fiscal Period (December 1, 2020 - May 31, 2021)
Retail properties	Carrying amount on the balance sheet		
	Balance at beginning of period	¥ 183,922,094	¥ 183,461,954
	Change during period	(460,140)	(604,731)
	Balance at end of period	¥ 183,461,954	¥ 182,857,223
	Fair value at end of period	¥ 213,476,000	¥ 213,384,000
Office buildings	Carrying amount on the balance sheet		
	Balance at beginning of period	¥ 185,549,665	¥ 177,554,640
	Change during period	(7,995,025)	13,249,006
	Balance at end of period	¥ 177,554,640	¥ 190,803,647
	Fair value at end of period	¥ 236,945,000	¥ 251,831,000



(Thousands of yen)			
Type of Use		34th Fiscal Period (June 1, 2020 - November 30, 2020)	35th Fiscal Period (December 1, 2020 - May 31, 2021)
Hotels	Carrying amount on the balance sheet		
	Balance at beginning of period	¥ 161,743,935	¥ 160,953,169
	Change during period	(790,765)	(345,696)
	Balance at end of period	¥ 160,953,169	¥ 160,607,473
	Fair value at end of period	¥ 187,983,000	¥ 186,749,000
Residential properties	Carrying amount on the balance sheet		
	Balance at beginning of period	¥ 44,687,324	¥ 44,371,872
	Change during period	(315,451)	1,431,353
	Balance at end of period	¥ 44,371,872	¥ 45,803,226
	Fair value at end of period	¥ 59,971,000	¥ 62,728,000
Others	Carrying amount on the balance sheet		
	Balance at beginning of period	¥ 65,201,817	¥ 67,403,136
	Change during period	2,201,318	(243,502)
	Balance at end of period	¥ 67,403,136	¥ 67,159,633
	Fair value at end of period	¥ 84,300,000	¥ 84,340,000
Total	Carrying amount on the balance sheet		
	Balance at beginning of period	¥ 641,104,837	¥ 633,744,773
	Change during period	(7,360,063)	13,486,429
	Balance at end of period	¥ 633,744,773	¥ 647,231,203
	Fair value at end of period	¥ 782,675,000	¥ 799,032,000

- Notes: 1. The carrying amount on the balance sheet is the acquisition cost (including the expenses incidental to the acquisition) less accumulated depreciation.
2. Of the "Change during the period" for the 34th fiscal period, the amount of the increase is primarily attributable to acquisition of one property (¥2,458 million) and capital expenditures (¥1,339 million). And the amount of the decrease is primarily attributable to the sale of 50% quasi co-ownership of the existing property (¥7,150 million) and the depreciation and amortization (¥4,092 million).  
Of the "Change during the period" for the 35th fiscal period, the amount of the increase is primarily attributable to acquisition of four properties (total: ¥22,985 million) and capital expenditures (¥1,746 million). And the amount of the decrease is primarily attributable to the sale of 50% quasi co-ownership of the existing property (¥7,150 million) and the depreciation and amortization (¥4,122 million).
3. The "Fair value at end of period" stated above is the appraisal value or price resulting from a price survey by licensed real estate appraisers based on the asset valuation methods and standards set forth in United Urban's Articles of Incorporation and the rules of the Investment Trusts Association, Japan.

For the revenues and expenses concerning investment and rental properties, please refer to the aforementioned "10. OPERATING REVENUES AND EXPENSES."

## 15. TRANSACTIONS WITH RELATED PARTIES

### 1. Parent Company and Major Corporate Unitholders

(34th Fiscal Period: June 1, 2020 – November 30, 2020)

None

(35th Fiscal Period: December 1, 2020 – May 31, 2021)

None

### 2. Subsidiaries and Affiliates

(34th Fiscal Period: June 1, 2020 – November 30, 2020)

None

(35th Fiscal Period: December 1, 2020 – May 31, 2021)

None

### 3. Fellow Subsidiaries

(34th Fiscal Period: June 1, 2020 – November 30, 2020)  
None

(35th Fiscal Period: December 1, 2020 – May 31, 2021)  
None

### 4. Directors and Major Individual Unitholders

(34th Fiscal Period: June 1, 2020 – November 30, 2020)  
None

(35th Fiscal Period: December 1, 2020 – May 31, 2021)  
None

## 16. PER UNIT INFORMATION

The calculation of net assets per unit is based on the total number of investment units issued and outstanding at the period end, and the calculation of net income per unit is based on the average number of investment units during the period. Net assets per unit and net income per unit at November 30, 2020 and May 31, 2021 for the fiscal periods then ended are summarized as follows:

	34th Fiscal Period (June 1, 2020 - November 30, 2020)	35th Fiscal Period (December 1, 2020 - May 31, 2021)
	Yen	
Net assets per unit	¥ 117,263	¥ 117,305
Net income per unit	¥ 3,094	¥ 3,157
Average number of investment units during the period (units)	3,118,337	3,118,337

## 17. RESERVE FOR TEMPORARY DIFFERENCE ADJUSTMENTS

(End of 34th Fiscal Period: As of November 30, 2020)

Reasons for provision and reversal	Amount of provision and reversal	Specific method for reversal
United Urban transferred the reserve for distribution, which was the balance of amount subdivided into the gain on negative goodwill allocated in the previous periods, to reserve for temporary difference adjustments in the "statement of cash distribution" of the fiscal period ended November 30, 2016, and reversed the required amount in this system.	(Initial amount: ¥7,546,388,071) Reversal amount: ¥75,463,881	From the fiscal period ended May 31, 2017, subsequent to the fiscal period in which the reserve was allocated, United Urban will reverse more than 1% of the initial amount (more than ¥75,463,881: amount equivalent to the averaged amount for 50 years) in each fiscal period to the extent the balance of reserve for temporary difference adjustments remains and use for cash distribution.
United Urban transferred a portion of profits arising from the differences between taxable profits and accounting profit due to depreciation and amortization, etc. to reserve for temporary difference adjustments in the "statement of cash distribution," and reversed the required amount in this system.	<ul style="list-style-type: none"> <li>Fiscal period ended May 31, 2018 (Initial amount: ¥66,949,209) Reversal amount: ¥669,493</li> <li>Fiscal period ended November 30, 2018 (Initial amount: ¥76,099,699) Reversal amount: ¥760,997</li> <li>Fiscal period ended May 31, 2019 (Initial amount: ¥63,132,400) Reversal amount: ¥631,324</li> </ul>	From the fiscal period subsequent to the fiscal period in which each reserve was allocated, United Urban will reverse more than 1% of the initial amount (amount equivalent to the averaged amount for 50 years) in each fiscal period to the extent the balance of reserve for temporary difference adjustments remains and use for cash distribution.

(End of 35th Fiscal Period: As of May 31, 2021)

Reasons for provision and reversal	Amount of provision and reversal	Specific method for reversal
United Urban transferred the reserve for distribution, which was the balance of amount subdivided into the gain on negative goodwill allocated in the previous periods, to reserve for temporary difference adjustments in the "statement of cash distribution" of the fiscal period ended November 30, 2016, and reversed the required amount in this system.	(Initial amount: ¥7,546,388,071) Reversal amount: ¥75,463,881	From the fiscal period ended May 31, 2017, subsequent to the fiscal period in which the reserve was allocated, United Urban will reverse more than 1% of the initial amount (more than ¥75,463,881: amount equivalent to the averaged amount for 50 years) in each fiscal period to the extent the balance of reserve for temporary difference adjustments remains and use for cash distribution.
United Urban transferred a portion of profits arising from the differences between taxable profits and accounting profit due to depreciation and amortization, etc. to reserve for temporary difference adjustments in the "statement of cash distribution," and reversed the required amount in this system.	<ul style="list-style-type: none"> <li>Fiscal period ended May 31, 2018 (Initial amount: ¥66,949,209) Reversal amount: ¥669,493</li> <li>Fiscal period ended November 30, 2018 (Initial amount: ¥76,099,699) Reversal amount: ¥760,997</li> <li>Fiscal period ended May 31, 2019 (Initial amount: ¥63,132,400) Reversal amount: ¥631,324</li> </ul>	From the fiscal period subsequent to the fiscal period in which each reserve was allocated, United Urban will reverse more than 1% of the initial amount (amount equivalent to the averaged amount for 50 years) in each fiscal period to the extent the balance of reserve for temporary difference adjustments remains and use for cash distribution.

## 18. SUPPLEMENTAL CASH FLOW INFORMATION

Cash and cash equivalents at November 30, 2020 and May 31, 2021 were as follows:

	Thousands of yen	
	End of 34th Fiscal Period (As of November 30, 2020)	End of 35th Fiscal Period (As of May 31, 2021)
Cash and bank deposits	¥ 65,483,365	¥ 53,567,819
Cash and cash equivalents	¥ 65,483,365	¥ 53,567,819

## 19. LEASES

United Urban leases properties on which rental revenue is earned. At November 30, 2020 and May 31, 2021, future lease revenues under non-cancelable operating leases are summarized as follows:

	Thousands of yen	
	End of 34th Fiscal Period (As of November 30, 2020)	End of 35th Fiscal Period (As of May 31, 2021)
Due within one year	¥ 16,763,591	¥ 17,855,874
Due over one year	97,417,142	99,387,816
Total	¥ 114,180,733	¥ 117,243,690

## 20. SECURITIES

(End of 34th Fiscal Period: As of November 30, 2020)

None

(End of 35th Fiscal Period: As of May 31, 2021)

None

## 21. DERIVATIVE TRANSACTIONS

### 1. Derivative transactions not subject to hedge accounting

Fiscal period ended November 30, 2020: None

Fiscal period ended May 31, 2021: None

### 2. Derivative transactions subject to hedge accounting

(End of 34th Fiscal Period: As of November 30, 2020)

Hedge Accounting Method	Type	Main Hedged Item	Amount of Contract (Thousands of yen)		Fair Value (Thousands of yen)	Calculation Method of Fair Value
				over one year		
Principal method	Interest-rate swaps (fixed rate payable and floating rate receivable)	Long-term debt	¥ 11,500,000	¥ 11,500,000	¥ (126,093)	(Note 2)
Special treatment of interest-rate swaps	Interest-rate swaps (fixed rate payable and floating rate receivable)	Long-term debt	34,200,000	19,200,000	(Note 1)	-
Total			¥ 45,700,000	¥ 30,700,000	¥ (126,093)	

(End of 35th Fiscal Period: As of May 31, 2021)

Hedge Accounting Method	Type	Main Hedged Item	Amount of Contract (Thousands of yen)		Fair Value (Thousands of yen)	Calculation Method of Fair Value
				over one year		
Principal method	Interest-rate swaps (fixed rate payable and floating rate receivable)	Long-term debt	¥ 11,500,000	¥ 11,500,000	¥ (115,880)	(Note 2)
Special treatment of interest-rate swaps	Interest-rate swaps (fixed rate payable and floating rate receivable)	Long-term debt	23,400,000	10,300,000	(Note 1)	-
Total			¥ 34,900,000	¥ 21,800,000	¥ (115,880)	

Notes: 1. Since the derivative financial instruments qualifying for the special treatment of interest-rate swaps are accounted for as one transaction with the hedged item (long-term debt), the fair value is included in that of the relevant long-term debt.

2. The fair value is measured using values which are calculated based on market interest rates by the counterparty to the transaction.

## 22. SEGMENT INFORMATION

[Segment Information]

Disclosure is omitted because the business of United Urban is comprised of a single segment engaged in the real estate leasing business.

[Related Information]

(34th Fiscal Period: June 1, 2020 – November 30, 2020)

1. Information by product and service

Disclosure is omitted because the operating revenues for external customers in a single product/service category are excess of 90% of the operating revenues on Statement of Income and Retained Earnings.

2. Information by region

(1) Operating revenues

Disclosure is omitted because the operating revenues for external customers in Japan are in excess of 90% of the operating revenues on Statement of Income and Retained Earnings.

(2) Property and equipment

Disclosure is omitted because the amount of property and equipment located in Japan are in excess of 90% of property and equipment on Balance Sheet.

3. Information by major customers

Disclosure is omitted because the operating revenues for a single external customer are less than 10% of the operating revenues on Statement of Income and Retained Earnings.

(35th Fiscal Period: December 1, 2020 – May 31, 2021)

1. Information by product and service

Disclosure is omitted because the operating revenues for external customers in a single product/service category are excess of 90% of the operating revenues on Statement of Income and Retained Earnings.

2. Information by region

(1) Operating revenues

Disclosure is omitted because the operating revenues for external customers in Japan are in excess of 90% of the operating revenues on Statement of Income and Retained Earnings.

(2) Property and equipment

Disclosure is omitted because the amount of property and equipment located in Japan are in excess of 90% of property and equipment on Balance Sheet.

3. Information by major customers

Disclosure is omitted because the operating revenues for a single external customer are less than 10% of the operating revenues on Statement of Income and Retained Earnings.

## 23. UNAPPLIED ACCOUNTING STANDARD, etc.

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- “Accounting Standard for Revenue Recognition” (Corporate Accounting Standards No. 29 issued by Accounting Standards Board of Japan (“ASBJ”) on March 31, 2020)
- “Implementation Guidance on Accounting Standard for Revenue Recognition” (Implementation Guidance of Corporate Accounting Standards No. 30 issued by ASBJ on March 26, 2021)
- “Implementation Guidance on Disclosure about Fair Value of Financial Instruments” (Implementation Guidance of Corporate Accounting Standards No. 19 issued by ASBJ on March 31, 2020)

(1) Overview

The International Accounting Standard Board (“IASB”) and the Financial Accounting Standards Board (“FASB”) have jointly developed the comprehensive accounting standard for revenue recognition, and have published “Revenue from Contracts with Customers” (International Financial Reporting Standards (“IFRS”) 15 issued by IASB and Topic 606 issued by FASB) in May 2014. As IFRS 15 is effective for annual periods beginning on or after January 1, 2018 and Topic 606 is effective for annual periods beginning after December 15, 2017, ASBJ has developed and published the comprehensive accounting standard and implementation guidance for revenue recognition accordingly.

As the basic policy of ASBJ for the development of accounting standard for revenue recognition, the accounting standard in Japan have been established while adopting the basic principal of IFRS 15 from the point of view of the comparability between the financial statements based on IFRS or U.S. GAAP and Japanese GAAP as a benefit for the consistency with IFRS 15. In addition, in the case that there is an item that the actual practice conducted in Japan is considered, the alternate treatments are added within the scope not to fail the comparability.

(2) Scheduled date of the application

United Urban will adopt the accounting standard, etc. from the beginning of the period ending November 30, 2021.

(3) Impact of the application of the respective accounting standard, etc.

United Urban is currently evaluating the effect on its financial statements by applying the “Accounting Standard for Revenue Recognition”, etc.

- “Accounting Standard for Fair Value Measurement” (Corporate Accounting Standards No. 30 issued by ASBJ on July 4, 2019)
- “Accounting Standard for Financial Instruments” (Corporate Accounting Standards No. 10 issued by ASBJ on July 4, 2019)
- “Implementation Guidance on Accounting Standard for Fair Value Measurement” (Implementation Guidance of Corporate Accounting Standards No. 31 issued by ASBJ on June 17, 2021)
- “Implementation Guidance on Disclosure about Fair Value of Financial Instruments” (Implementation Guidance of Corporate Accounting Standards No. 19 issued by ASBJ on March 31, 2020)

(1) Overview

IASB and FASB have established detailed guidance for fair value measurement (IFRS 13 “Fair Value Measurement” by IFRS and Topic 820 “Fair Value Measurement” by FASB). In order to improve the comparability between the international accounting standard and Japanese accounting standard, ASBJ has mainly considered guidance and disclosure on fair value of financial instruments and published the accounting standard and implementation guidance for fair value measurement accordingly.

As the basic policy of ASBJ for the development of accounting standard for fair value measurement, ASBJ basically adopted all provisions of IFRS 13 by using a unified calculation method, from the point of view of improving the comparability between the financial statements based on IFRS or U.S. GAAP and Japanese GAAP. Moreover, in consideration of the actual practice conducted in Japan, other treatments for individual items are established within the scope not to fail the comparability.

(2) Scheduled date of the application

United Urban will adopt the accounting standard, etc. from the beginning of the period ending November 30, 2021.

(3) Impact of the application of the respective accounting standard, etc.

United Urban is currently evaluating the effect on its financial statements by applying the “Accounting Standard for Fair Value Measurement”, etc.

## 24. SUBSEQUENT EVENTS

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None

## 25. ADDITIONAL INFORMATION

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(Impact related to the Spread of COVID-19)

While the Japanese government is urging people to receive a vaccination for the COVID-19, there is considerable uncertainty surrounding the normalization of the Japanese economy due to repeated declarations and lifting or postponement of the state of emergency as well as the semi-emergency coronavirus measures. It is imperative to achieve herd immunity, but new variants of the COVID-19 have developed around the world. The effectiveness of the COVID-19 vaccination currently being distributed must be validated. It will take some time to ascertain when the spread of COVID-19 will end, and harsh conditions are expected to continue in the Japanese economy going forward.

The financial condition and cash flows of some tenants of United Urban have continued to be affected due to this situation. Therefore, United Urban has approved reductions in rents for some tenants in this fiscal period, in consideration of the stable asset management over the medium to long term and as a social response.

As for the effect of the spread of the COVID-19, there might be signs of a recovery from the second half of 2021 to the first half of 2022. Therefore, the business environment is expected to recover fully from the second half of 2022.

## Independent Auditor's Report

The Board of Directors  
United Urban Investment Corporation

### Opinion

We have audited the accompanying financial statements of United Urban Investment Corporation (the Company), which comprise the balance sheet as at May 31, 2021, and the statements of income and retained earnings, changes in unitholders' equity, and cash flows for the six-month period then ended, and notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at May 31, 2021, and its financial performance and its cash flows for the six-month period then ended in accordance with accounting principles generally accepted in Japan.

### Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in Japan. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in Japan, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Responsibilities of Management and Supervisory Director for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in Japan, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern and disclosing, as required by accounting principles generally accepted in Japan, matters related to going concern.

The Supervisory Director is responsible for overseeing the Company's financial reporting process.

### Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with auditing standards generally accepted in Japan, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.



- Consider internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances for our risk assessments, while the purpose of the audit of the financial statements is not expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation in accordance with accounting principles generally accepted in Japan.

We communicate with the Executive Director regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Executive Director with a statement that we have complied with the ethical requirements regarding independence that are relevant to our audit of the financial statements in Japan, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

#### **Interest Required to Be Disclosed by the Certified Public Accountants Act of Japan**

Our firm and its designated engagement partners do not have any interest in the Company which is required to be disclosed pursuant to the provisions of the Certified Public Accountants Act of Japan.

Ernst & Young ShinNihon LLC  
Tokyo, Japan

August 31, 2021

向井 誠   
Makoto Mukai  
Designated Engagement Partner  
Certified Public Accountant

小堀 浩徳   
Hironori Ogawa  
Designated Engagement Partner  
Certified Public Accountant



## Corporate Data

Set out below is certain corporate data of United Urban Investment Corporation (“United Urban”) as of May 31, 2021:

Corporate Name:	United Urban Investment Corporation
Corporate Office:	Shiroyama Trust Tower 18F, 4-3-1 Toranomon, Minato-ku, Tokyo 105-6018, Japan
Date of Incorporation:	November 4, 2003
Paid-in Capital:	¥319,973,305,251
Number of Unitholders:	21,376
Transfer Agent:	Sumitomo Mitsui Trust Bank, Limited 1-4-1 Marunouchi, Chiyoda-ku, Tokyo 100-8233, Japan
Business Office of the Transfer Agent:	Stock Transfer Agency Department of Sumitomo Mitsui Trust Bank, Limited 2-8-4 Izumi, Suginami-ku, Tokyo 168-0063, Japan
Independent Auditor:	ERNST & YOUNG SHINNIHON LLC Tokyo Midtown Hibiya, Hibiya Mitsui Tower, 1-1-2 Yuraku-cho, Chiyoda-ku, Tokyo 100-0006, Japan
Stock Listing:	Tokyo Stock Exchange (Securities Code: 8960)
Fiscal Period:	Fiscal periods are the six months ending on May 31 and November 30
Investor Relations:	For further information, please contact our asset management company: Japan REIT Advisors Co., Ltd. Chief Financial Officer Shiroyama Trust Tower 18F, 4-3-1 Toranomon, Minato-ku, Tokyo 105-6018, Japan Tel: +81-3-5402-3680

## About Our Website

<https://www.united-reit.co.jp/en/>

United Urban’s website offers various contents such as investment policies, basic structure, ESG initiatives, portfolio information, financial information and press releases, etc. We intend to enhance our website to provide useful information to our unitholders.



## Disclaimer

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The financial statements of United Urban have been prepared in accordance with generally accepted accounting principles in Japan “Japanese GAAP,” which may materially differ in certain respects from generally accepted accounting principles in other jurisdictions.

This semiannual report contains forward-looking statements. These statements appear in a number of places in this semiannual report and include statements regarding the intent, belief, or current and future expectations of United Urban or JRA with respect to its business, financial condition and results of operations. In some cases, you can identify forward-looking statements by terms such as may, will, should, would, expect, plan, anticipate, believe, estimate, predict, potential, or the negative of these terms or other similar terminology. These statements are not guarantees of future performance and are subject to various risks and uncertainties. Actual results, performance or achievements, or those of the industries in which we operate, may differ materially from any future results, performance or achievements expressed or implied by these forward-looking statements. In addition, these forward-looking statements are necessarily dependent upon assumptions, estimates and data that may be incorrect or imprecise and involve known and unknown risks and uncertainties. Forward-looking statements regarding operating revenues, operating income, net income or profitability from portfolio are particularly subject to a variety of assumptions, some or all of which may not be realized. Accordingly, readers of this document should not interpret the forward-looking statements included herein as predictions or representations of future events or circumstances.

Potential risks and uncertainties also include those identified and discussed in this document. Given these risks and uncertainties, readers of this document are cautioned not to place undue reliance on forward-looking statements, which speak only as of the date of information produced herein. We disclaim any obligation to update or, except in the limited circumstances required by the Tokyo Stock Exchange, announce publicly any revisions to any of the forward-looking statements contained in this document.



**United Urban Investment Corporation**

4-3-1 Toranomom, Minato-ku, Tokyo

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