

For Translation Purposes Only

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For Immediate Release

United Urban Investment Corporation
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(Securities Code: 8960)

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**Notice Concerning Determination of Number of Investment Units to be Issued for
Issuance of New Investment Units by way of Third-Party Allotment**

United Urban Investment Corporation (“United Urban”) hereby announces that the allottee, the scheduled holder of the new investment units to be issued by way of third-party allotment (“Third-Party Allotment”) resolved by United Urban’s board of directors at meetings held on November 17, 2025 and November 20, 2025, at the same time as resolutions for the issuance of new investment units by way of public offering and the secondary offering of investment units through over-allotment, notified United Urban of its intention to apply for all of the anticipated number of investment units to be issued, as set forth below.

(1) Number of investment units to be issued:	6,400 units (anticipated number of investment units: 6,400 units)
(2) Amount to be paid in (issue value):	¥169,670 per unit
(3) Total amount to be paid in (total issue value):	¥1,085,888,000
(4) Application period (Application date):	December 22, 2025 (Monday)
(5) Payment date:	December 23, 2025 (Tuesday)
(6) Allottee:	One of the Underwriters

This press release has been prepared for the purpose of announcing to the public certain matters relating to the issuance of new investment units by way of third-party allotment, and has not been prepared for the purpose of soliciting investment. This press release does not constitute an offer of securities in the United States of America. The securities referred to above have not been, and will not be, registered under the United States Securities Act of 1933, as amended (the “Securities Act”). The securities may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. The securities referred to above will not be publicly offered or sold in the United States.

[Reference]

1. This issuance of new investment units by way of Third-Party Allotment was resolved at the same time as the issuance of new investment units by way of public offering and the secondary offering of investment units through over-allotment at United Urban's board of directors' meeting held on November 17, 2025 and November 20, 2025.

For details of the Third-Party Allotment, please refer to the press release "Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units" dated November 17, 2025 and the press release "Notice Concerning Determination of Prices and Other Matters for Issuance of New Investment Units and Secondary Offering of Investment Units" dated November 20, 2025.

2. Changes in the Number of Investment Units Issued and Outstanding after the Third-Party Allotment

Number of investment units currently issued and outstanding	3,193,600 units
Increase in the number of investment units through the Third-Party Allotment	6,400 units
Number of investment units issued and outstanding after the Third-Party Allotment	3,200,000 units

3. Use of Proceeds from the Third-Party Allotment

The net proceeds from the Third-Party Allotment (¥1,085,888,000) will be appropriated to a reduction of the cash on hand by the acquisition of specified assets (as defined in Article 2, Paragraph 1 of the Act on Investment Trusts and Investment Corporations of Japan), "AEON TOWN Moriya" dated December 5, 2025 and "LIMNO Tottori (Site)" dated December 16, 2025 (acquisition price: ¥19,200 million).

(Note) For details of "AEON TOWN Moriya" and "LIMNO Tottori (Site)", please refer to the press release "Notice Concerning Acquisition of Trust Beneficiary Interest in Domestic Real Estate and Domestic Real Estate (MALera Gifu (Additional acquisition) and three other properties)" dated November 17, 2025.

※Website address of United Urban :<https://www.united-reit.co.jp/en/>

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