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For Immediate Release

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Notice Concerning Revision to Forecasts of Financial Results for the Thirty-Fourth Fiscal Period Ending November 30, 2020, and Announcement of Forecasts of Financial Results for the Thirty-Fifth Fiscal Period Ending May 31, 2021

United Urban Investment Corporation (“United Urban”) hereby announces a revision to its forecasts of financial results for the fiscal period ending November 30, 2020 (thirty-fourth fiscal period: from June 1, 2020 to November 30, 2020), which had been announced in the financial report (*kessan tanshin*) for the fiscal period ended November 30, 2019 dated January 17, 2020 (“Previous Forecast”), as set forth below. In addition to this revision, United Urban announces its forecasts of financial results for the fiscal period ending May 31, 2021 (thirty-fifth fiscal period: from December 1, 2020 to May 31, 2021).

1. Details of Revision and Announcement

(1) Details of Revision to Forecasts of Financial Results for the Fiscal Period Ending November 30, 2020

	Operating Revenues	Operating Income	Ordinary Income	Net Income	Cash Distributions per Unit (excluding distribution in excess of earnings)	Distributions in Excess of Earnings per Unit
	(millions of yen)	(millions of yen)	(millions of yen)	(millions of yen)	(yen)	(yen)
Previous Forecast (A)	24,847	11,032	10,035	10,035	3,400 (Note)	-
	(millions of yen)	(millions of yen)	(millions of yen)	(millions of yen)	(yen)	(yen)
Revised Forecast (B)	21,918	8,109	7,095	7,095	2,300 (Note)	-
	(millions of yen)	(millions of yen)	(millions of yen)	(millions of yen)	(yen)	(yen)
Change (B-A)	-2,929	-2,923	-2,940	-2,940	-1,100	-
	(%)	(%)	(%)	(%)	(%)	(%)
Percentage of Change	-11.8	-26.5	-29.3	-29.3	-32.4	-

[Reference]

Assumed total number of investment units issued and outstanding as of the end of the fiscal period: 3,118,337 units

Assumed net income per unit for the fiscal period: 2,275 yen/unit

(2) Details of Forecasts of Financial Results for the Fiscal Period Ending May 31, 2021

	Operating Revenues	Operating Income	Ordinary Income	Net Income	Cash Distributions per Unit (excluding distribution in excess of earnings)	Distributions in Excess of Earnings per Unit
Forecast	(million yen) 23,910	(million yen) 10,580	(million yen) 9,590	(million yen) 9,589	(yen) 3,100 (Note)	(yen) -

[Reference]

Assumed total number of investment units issued and outstanding as of the end of the fiscal period: 3,118,337 units

Assumed net income per unit for the fiscal period: 3,075 yen/unit

(Note) Forecast cash distributions are amount after appropriating reserve for temporary difference adjustments (¥77 million forecasted each fiscal period) to net income respectively, so cash distributions for each forecast are different from relevant net income in each forecast.

[Notes]

1. The aforementioned revision represents our current prospects as of the date hereof. Accordingly, the actual operating revenues, operating income, ordinary income, net income and cash distribution per unit may differ from this forecast because future acquisition and disposition of properties which are not announced, trends in the real estate market and changes in other circumstances surrounding United Urban may give the effect to its business results. In addition, the forecasts set forth herein should not be construed as a guarantee of future cash distribution.
2. United Urban may revise the forecasts if a certain level of difference between our forecasts in the future and the aforementioned forecasts is expected.
3. Figures below the specified unit are rounded down and percentages are shown rounded off to one decimal place.

2. Reasons for Revision and Announcement

While there is no indication that the spread of COVID-19 is being brought under control, United Urban is receiving requests regarding rent reduction and postponement of rent payment from tenants who have been suffering significant impact of the COVID-19. In response to the state of emergency, United Urban has been providing them with financial support through closed negotiation with respective tenants, with our belief that sustainable growth of United Urban ultimately results in maximizing unitholders' value and with the requests by the Financial Services Agency ("Cash Flow Support for Business regarding Rent (Request)") in mind. It has become inevitable that United Urban estimates some risks for a certain degree of revenue decrease with considerations of the impact on operating revenues from negotiation status with tenants regarding interim rent reduction and postponement of rent payment, decline of variable rent income and rise in vacancy rate.

United Urban reviewed the forecasts of financial results for the thirty-fourth fiscal period upon the today's announcement of the financial result for the fiscal period ended May 31, 2020 (thirty-third fiscal period: from December 1, 2019 to May 31, 2020). As the result, differences of 10% or more in the operating revenues and 5% or more in the cash distribution per unit are found, compared to those previously announced. United Urban revises the Previous Forecasts and announces the new forecasts of financial results for the thirty-fifth fiscal period ending May 31, 2021.

For details of assumptions for the forecasts, please refer to the financial report (*kessan tanshin*) for the fiscal period ended May 31, 2020 dated today.