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For Immediate Release

United Urban Investment Corporation  
Kenmin Asatani  
Executive Officer  
(Securities Code: 8960)

Asset Management Company:  
Marubeni REIT Advisors Co., Ltd.  
Junichi Batai  
President and CEO

Inquiries:  
Shuichi Kamizono  
Managing Director and Executive Officer  
Chief Financial Officer  
TEL: +81-3-5402-3680

### Notice Concerning Revision of the Distribution Forecast for the Forty-fourth Fiscal Period Ending November 30, 2025

United Urban Investment Corporation (“United Urban”) hereby announces that we have decided to revise the forecast of distribution per unit for the forty-fourth fiscal period ending November 30, 2025 (June 1, 2025 - November 30, 2025), which was announced on January 21, 2025 in the “SUMMARY OF FINANCIAL REPORT FOR THE FISCAL PERIOD ENDED NOVEMBER 30, 2024 (June 1, 2024 - November 30, 2024)” (the “Previous Forecast”). Details are as outlined below.

#### 1. Revision of Distribution Forecast for the Forty-fourth Fiscal Period Ending November 30, 2025 (June 1, 2025 - November 30, 2025)

	Cash distributions per Unit (Exclusive of optimal payable distribution)	Optimal payable distribution per unit
Previous Forecast (A) (January 21, 2025)	¥3,650	-
Revised forecast (B)	¥4,100	-
Change: (B) - (A)	+¥450	-
% Change	+12.3%	-

(Note 1) The projected number of units at the end of the 44<sup>th</sup> fiscal period ending November 30, 2025: 3,062,600

(Note 2) The figures in the table above are forecasts as of today and are subject to change; this forecast does not guarantee the amount of distribution to be paid.

#### 2. Reasons for the Revision

United Urban expects to record a gain on sale of real estate, etc. of approximately 800 million yen for the forty-fourth fiscal period ending November 30, 2025 due to the transfer of Miyamae Shopping Center announced in the “Notice Concerning Sale of Trust Beneficiary Interest in Domestic Real Estate (Miyamae Shopping Center and one more property)” dated July 10, 2025. Based on the above as the main reason, we are revising the forecast of distribution per unit for the forty-fourth fiscal period ending November 30, 2025 as it is expected to increase by 5% or more from the Previous Forecast.

In addition to the above impacts, for the forecasts of operating status for the forty-fourth fiscal period ending November 30, 2025 and the forty-fifth fiscal period ending May 31, 2026, which reflect reviews of the operating status of other existing properties, please refer to the “SUMMARY OF FINANCIAL REPORT FOR THE FISCAL PERIOD ENDED MAY 31, 2025 (December 1, 2024 - May 31, 2025)” and “PRESENTATION MATERIAL FOR THE FORTY-THIRD FISCAL PERIOD ENDED MAY 31, 2025” released today.