

For Translation Purposes Only

December 18, 2025

For Immediate Release

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

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Notice Concerning Execution of Interest Rate Swap Agreement

United Urban Investment Corporation (“United Urban”) hereby announces that it has executed an interest rate swap agreement regarding its borrowings announced in the press release “Notice Concerning Debt Financing (Including Green Loan) and Interest Rate Swap Transaction” dated December 17, 2025, as set forth below.

1. Reason for executing the interest rate swap agreement

United Urban executed an interest swap transaction agreement in order to offset the risk of interest rate fluctuations with regard to Term Loan 50D, which will be taken out on December 22, 2025.

2. Execution of Interest Rate Swap Agreement

		Term Loan 50D
1. Counterparty		Sumitomo Mitsui Trust Bank, Limited
2. Notional Principal		¥2,000 million
3. Interest Rate	Payment (Fixed)	1.56100%
	Receipt (Floating)	TONA (daily compound rate)
4. Agreement Date		December 18, 2025
5. Agreement Period		From December 22, 2025 through December 20, 2032
6. Interest Payment Date (Note)		March 23, 2026 as the first interest payment date, and the 20th day of every March, June, September, and December thereafter
7. Applicable Interest Rate		In accordance with this interest rate swap agreement, the interest rate for Term Loan 50D will, in effect, be fixed at 1.91100%.

(Note) If the interest payment date is not a business day, the business day immediately following it will be applicable.

United Urban Investment Corporation’s website:

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