

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 Early Prepayment of Debt Financing

United Urban Investment Corporation (“United Urban”) hereby announces its decisions, which was made today, to make an early prepayment on debt financing (“Early Prepayment”), as outlined below.

1. Overview of the Early Prepayment

	Term Loan 32D
1. Early Prepayment Date	October 20, 2025 (Scheduled)
2. Lender	The Norinchukin Bank
3. Outstanding of the Borrowing before the Early Prepayment	¥4,000 million
4. Early Prepayment Amount	¥4,000 million
5. Outstanding of the Borrowing after the Early Prepayment	-
6. Interest Rate	Basic Interest Rate (JBA 1-month JPY TIBOR) + 0.14% (Note 1)
7. Drawdown Date	June 30, 2025
8. Interest Payment Date (Note 2)	July 22, 2025 as the first interest payment date, the 20 th day of every month and the principal repayment date.
9. Principal Repayment Date (Note 2)	December 22, 2025
10. Collateral	Unsecured/Unguaranteed

(Notes)

1. The basic interest rate applicable to a computation period of interest which is paid on the interest payment date (Japanese Bankers Association (“JBA”) 1-month JPY TIBOR) is determined two business days prior to the previous interest payment date. For the basic interest rate (JBA 1-month JPY TIBOR), please see the website of JBA TIBOR Administration (<https://www.jbatibor.or.jp/english/>).
2. If the interest payment date or principal repayment date is not a business day, the immediately following business day will be applicable.

2. Underlying Fund of the Early Prepayment

A portion of the sale proceeds of Miyamae Shopping Center (Note) that United Urban was received on September 12, 2025 will be allocated.

(Note) For details, please refer to “Notice Concerning Sale of Trust Beneficiary Interest in Domestic Real Estate Property (Miyamae Shopping Center and one more property)” dated July 10, 2025.

3. Outlook of Operation

The impact of the Early Prepayment on the business performance will be within the scope of the minor criteria of disclosure items set by the Tokyo Stock Exchange, therefore, United Urban does not make any changes to the business forecast for the forty-fourth fiscal period ending November 30, 2025 and the forty-fifth fiscal period ending May 31, 2026.

4. Balance of Borrowings and Other Interest-Bearing Liabilities after the Early Prepayment (Note 1)

(Millions of yen)

	Before Borrowings	After Borrowings	Change
Short-term Borrowing (Note 2)	6,600	2,600	-4,000
Long-term Borrowing (Note 3)	301,253	301,253	-
Total Borrowings	307,853	303,853	-4,000
Corporate Bonds	26,100	26,100	-
Total Interest-bearing Liabilities	333,953	329,953	-4,000

(Notes)

1. Amounts are rounded down to the nearest million yen. Accordingly, adding or subtracting the above interest-bearing liabilities amounts, it is not always equal to the total amount or the amount of increase or decrease. The latest information about borrowings and other interest-bearing liabilities is disclosed on United Urban's website.
2. "Short-term borrowing" means a borrowing lasting within one year from the drawdown date to the repayment date.
3. "Long-term borrowing" means a borrowing lasting over one year from the drawdown date to the repayment date and includes long-term borrowings to be repaid within one year.

5. Other

For the risks concerning the Early Prepayment, there are no significant changes from "Risks concerning Borrowings and Investment Corporate Bonds" of "Investment Risks" described in the forty-third fiscal period Securities Report (filed on August 27, 2025).