

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 Debt Financing (Including Green Loan)

United Urban Investment Corporation (“United Urban”) hereby announces its decisions, which was made today to undertake debt financing (including Green Loan), as set forth below.

1. Purpose of Debt Financing

United Urban has decided to undertake debt financing to redeem the Series 20 of Unsecured Corporate Bonds (the “20th Bonds”) which will mature on August 8, 2025. For an overview of the 20th Bonds, please refer to “3. Use of Proceeds” below.

2. Details of Debt Financing

	Term Loan 33D (Green Loan (Note 1))	Term Loan 34D (Green Loan (Note 1))	Term Loan 35D (Green Loan (Note 1))
1. Lender	SBI Shinsei Bank, Limited.	SBI Shinsei Bank, Limited.	Daishi Hokuetsu Bank, Ltd.
2. Amount of Borrowing	¥1,500 million	¥1,500 million	¥1,000 million
3. Interest Rate	To be determined (Fixed interest rate) (Note 2)	To be determined (Fixed interest rate) (Note 2)	To be determined (Fixed interest rate) (Note 2)
4. Drawdown Date	August 7, 2025 (Scheduled)		
5. Borrowing Method	Loan agreements with each lender to be concluded on August 4, 2025		
6. Interest Payment Date (Note 3)	September 22, 2025 as the first interest payment date, and the 20 th day of every March, June, September, and December thereafter		
7. Principal Repayment Date (Note 3)	June 21, 2032	June 20, 2028	
8. Principal Repayment Method	Lump-sum repayment of unpaid principal on the principal repayment date		
9. Collateral	Unsecured/Unguaranteed		

	Term Loan 36D	Term Loan 37D
1. Lender	Sumitomo Mitsui Trust Bank, Limited	Mizuho Bank, Ltd.
2. Amount of Borrowing	¥700 million	¥700 million
3. Interest Rate	Basic interest rate (JBA 1-month JPY TIBOR) +0.17% (Note 4)	Basic interest rate (JBA 1-month JPY TIBOR) +0.17% (Note 4)
4. Drawdown Date	August 7, 2025 (Scheduled)	
5. Borrowing Method	Loan agreements with each lender to be concluded on August 4, 2025	
6. Interest Payment Date (Note 3)	August 20, 2025 as the first interest payment date, and the 20 th day of every month thereafter	
7. Principal Repayment Date (Note 3)	July 21, 2026	
8. Principal Repayment Method	Lump-sum repayment of unpaid principal on the principal repayment date	
9. Collateral	Unsecured/Unguaranteed	

(Notes)

1. The green loans (Term Loans 33D through 35D) are the funds used to repay the funds to acquire assets that meet the green eligibility criteria (Eligible green assets) under the sustainability finance framework.
2. The interest rate will be disclosed once it is determined.
3. If the interest payment date or principal repayment date is not a business day, the immediately following business day will be applicable.
4. 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/>).

3. Use of Proceeds

United Urban intends to allot the above borrowings (¥5,400 million) to a part of the redemption funds for the 20th Bonds (¥8,000 million) (Note 1). The difference between the redemption funds for the 20th Bonds and the borrowings will be covered by a part of the 24th Series of Unsecured Corporate Bonds (the “24th Bonds”) (Note 2) and the 25th Series of Unsecured Corporate Bonds (the “25th Bonds”) (Note 2) raised on May 21, 2025.

Name	Issue Date	Issue Amount	Interest Rate	Term	Redemption Date	Remarks	Rating
Series 20 of Unsecured Corporate Bonds (with pari passu conditions among corporate bonds)	August 11, 2020	¥8,000 million	0.270% p.a.	5.0 years	August 8, 2025	Unsecured/Unguaranteed	AA (JCR) (Note 3)

(Notes)

1. For details of the 20th Bonds, please refer to “Notice Concerning Issuance of Corporate Bonds” dated August 4, 2020.
2. For details of the 24th Bonds and the 25th Bonds, please refer to “Notice Concerning Issuance of Green Bonds” dated May 15, 2025.
3. Japan Credit Rating Agency, Ltd.

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

(Millions of yen)

	Before Borrowings	After Borrowings	Change
Short-term Borrowing (Note 2)	5,200	6,600	+1,400
Long-term Borrowing (Note 3)	297,253	301,253	+4,000
Total Borrowings	302,453	307,853	+5,400
Corporate Bonds	34,100	26,100	-8,000
Total Interest-bearing Liabilities	336,553	333,953	-2,600

(Notes)

1. This shows the expected status of borrowings and other liabilities as of August 8, 2025, after the redemption of the 20th Bonds. Amounts are rounded down to the nearest million yen. Accordingly, adding or subtracting the above interest-bearing liabilities amounts may

not result in the total amount or the amount of change. 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 repayment of the borrowings, there are no significant changes from "Risks concerning Borrowings and Investment Corporate Bonds" of "Investment Risks" described in the forty-second fiscal period Securities Report (filed on February 27, 2025).