

For Translation Purposes Only

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For Immediate Release

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Notice Concerning Debt Financing and Interest Rate Swap Transaction

United Urban Investment Corporation (“United Urban”) hereby announces its decisions, which was made today to undertake debt financing and execution of interest rate swap transaction, as set forth below.

1. Purpose of Debt Financing

United Urban has decided to undertake debt financing to fund the payment for the acquisition of “AEON TOWN Moriya” (the “Asset to be Acquired”) (Note).

(Note) For details of Asset to be Acquired, please refer to “Notice Concerning Acquisition of Trust Beneficiary Interest in Domestic Real Estate and Domestic Real Estate (MALera Gifu (Additional acquisition) and three other properties)” announced today.

2. Details of Debt Financing

	Term Loan 45D	Term Loan 46D
1. Lender	Sumitomo Mitsui Trust Bank, Limited	MUFG Bank, Ltd.
2. Amount of Borrowing	¥4,000 million	¥3,000 million
3. Interest Rate	Basic interest rate (TONA (Daily Compound Rate)) +0.34% (Note 1)	To be determined (Fixed interest rate) (Note 2)
4. Drawdown Date	December 5, 2025 (Scheduled)	
5. Borrowing Method	Loan agreements with each lender to be concluded on November 17, 2025	
6. Interest Payment Date (Note 3)	December 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)	September 23, 2032	September 23, 2032
8. Principal Repayment Method	Lump-sum repayment of unpaid principal on the principal repayment date	
9. Collateral	Unsecured/Unguaranteed	

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	Term Loan 47D	Term Loan 48D	Term Loan 49D
1. Lender	Mizuho Bank, Ltd.	Sumitomo Mitsui Banking Corporation	Mizuho Bank, Ltd.
2. Amount of Borrowing	¥1,000 million	¥1,000 million	¥1,000 million
3. Interest Rate	Basic interest rate (JBA 1-month JPY TIBOR) +0.25% (Note 4)	Basic interest rate (JBA 1-month JPY TIBOR) +0.20% (Note 4)	Basic interest rate (JBA 1-month JPY TIBOR) +0.16% (Note 4)
4. Drawdown Date	December 5, 2025 (Scheduled)		
5. Borrowing Method	Loan agreements with each lender to be concluded on November 17, 2025		
6. Interest Payment Date (Note 3)	December 22, 2025 as the first interest payment date, and the 20 th day of every month thereafter		
7. Principal Repayment Date (Note 3)	December 20, 2030	December 20, 2029	June 22, 2026
8. Principal Repayment Method	Lump-sum repayment of unpaid principal on the principal repayment date		
9. Collateral	Unsecured/Unguaranteed		

(Notes)

- The base rate applicable to the calculation period for the interest payable on an interest payment date shall be based on the accumulated daily compounded TONA, which is calculated by referring to the final value of TONA (or successor benchmark) on the day that is 10 business days before each business day during the calculation period, published by BOJ (or successor administrator of the rate) on the next business day, and calculated by dividing such figure by the number of days in the calculation period and multiplying by 365 (rounded to the fifth decimal place). As for non-business days in a calculation period, the final value of TONA applied on the previous business day in accordance with the above reference shall be applied with non-compounded basis. TONA stands for Tokyo Over Night Average rate published by BOJ (or successor administrator of the rate) on the next business day. The base rate for each calculation period shall be calculated in accordance with the relevant contract if the calculation method above is not applicable.
- The interest rate will be disclosed once it is determined.
- If the interest payment date or principal repayment date is not a business day, the immediately following business day will be applicable.
- 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 immediately preceding 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

The above borrowings (total: ¥10,000 million) will be allocated to the acquisition funds (including acquisition costs) for AEON TOWN Moriya (scheduled acquisition price: ¥16,800 million). United Urban will use cash on hand for the remainder amounts of the acquisition.

4. Interest Rate Swap Agreement

(1) The reason for the Interest Rate Swap Transaction

United Urban will enter into the interest rate swap transaction to fix prospective interest payments regarding Term Loan 45D with an aim to offset the risk of rising interest rates.

(2) Details of Interest Rate Swap Transaction

		Term Loan 45D
1. Counterparty		To be determined (Note 1)
2. Notional Principal		¥4,000 million
3. Interest rate	Payment (Fixed)	To be determined (Note 1)
	Receipt (Floating)	TONA (Daily Compound Rate)
4. Agreement Date		December 3, 2025 (Note 1)
5. Agreement Period		From December 5, 2025 through September 23, 2032

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6. Interest Payment Date (Note 2)

December 22, 2025 as the first interest payment date, and the 20th day of every March, June, September, and December thereafter

(Notes)

1. The counterparty and the fixed interest rate will be determined on December 3, 2025, and United Urban will announce once it is determined.
2. If the interest payment date is not a business day, the business day immediately following such date will be applicable.

5. 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)	2,600	3,600	+1,000
Long-term Borrowing (Note 3)	301,253	310,253	+9,000
Total Borrowings	303,853	313,853	+10,000
Corporate Bonds	26,100	26,100	-
Total Interest-bearing Liabilities	329,953	339,953	+10,000

(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.

6. 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-third fiscal period Securities Report (filed on August 27, 2025).

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