

For Translation Purposes Only

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For Immediate Release

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## Notice Concerning Debt Financing (Green Loan)

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

### 1. Purpose of Debt Financing

United Urban has decided to undertake debt financing to support the payment for acquisition of “OSAKA BAY TOWER” (hereinafter called the “Asset to be Acquired”) (Note).

(Note) For details of the Asset to be Acquired, please refer to “Notice Concerning Acquisition of Trust Beneficiary Interest of Domestic Real Estate Property (OSAKA BAY TOWER: Additional Acquisition)” dated July 19, 2024.

### 2. Details of Debt Financing

	Term Loan 10D Green Loan (Note 1)	Term Loan 11D Green Loan (Note 1)
1. Lender	The Joyo Bank, Ltd.	Daishi Hokuetsu Bank, Ltd.
2. Amount of Borrowing	¥1,000 million	¥900 million
3. Interest Rate	To be determined (Fixed interest rate) (Note 2)	Basic interest rate (JBA 3-month JPY TIBOR) + 0.20% (Note 4) (Note 5)
4. Drawdown Date	September 2, 2024 (Scheduled)	
5. Borrowing Method	Loan agreements with each lender to be concluded on August 29, 2024	
6. Interest Payment Date (Note 3)	September 20, 2024 as the first interest payment date, and the 20th day of every March, June, September, and December thereafter	
7. Principal Repayment Date (Note 3)	September 22, 2031	September 20, 2028
8. Principal Repayment Method	Lump-sum repayment of unpaid principal on the principal repayment date	
9. Collateral	Unsecured/Unguaranteed	

(Notes)

- 1.The green loan (Term Loan 10D to 11D) is the funds used to acquire assets that meet the green eligibility criteria (“Eligible green assets”) under the sustainability finance framework (“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”) 3-month JPY TIBOR) is determined two business days prior to the previous interest payment date. For the basic interest rate (JBA 3-month JPY TIBOR), please see the website of JBA TIBOR Administration (<https://www.jbatibor.or.jp/english/>).

5. JBA 1-month JPY TIBOR will be applied as the basic interest rate for the first interest period.

### 3. Use of Proceeds

United Urban intends to allot the above borrowings (total: ¥1,900 million) to the acquisition of the Asset to be Acquired (scheduled acquisition price: ¥21,096 million) and the associated acquisition cost. United Urban will use cash on hand for the remainder amounts to acquire the Asset to be Acquired.

### 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)	-	-	-
Long-term Borrowing (Note 3)	295,353	297,253	+1,900
Total Borrowings	295,353	297,253	+1,900
Corporate Bonds	31,500	31,500	-
Total Interest-bearing Liabilities	326,853	328,753	+1,900

(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 repayment of the borrowings, there are no significant changes from “Risks concerning Borrowings and Investment Corporate Bonds” of “Investment Risks” described in the forty-first fiscal period Securities Report (filed on August 28, 2024).