

For Translation Purposes Only

December 17, 2025

For Immediate Release

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

Asset Management Company:
Marubeni REIT Advisors Co., Ltd.
Junichi Batai
President and CEO
Inquiries:
Shuichi Kamizono
Managing Director and Executive Officer
Chief Financial Officer
TEL: +81-3-5402-3680

Notice Concerning Debt Financing (Including Green Loan) and Interest Rate Swap Transaction

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

1. Purpose of Debt Financing

United Urban has decided to undertake debt financing to fund principal repayments for its existing borrowings upon each maturity.

2. Details of Debt Financing

	Term Loan 50D (Green Loan (Note 1))	Term Loan 51D
1. Lender	Sumitomo Mitsui Trust Bank, Limited	Mizuho Bank, Ltd.
2. Amount of Borrowings	¥2,000 million	¥4,000 million
3. Interest Rate	Basic interest rate (TONA (daily compound rate)) +0.35% (Note 2)	Basic interest rate (JBA 1-month JPY TIBOR) +0.33% (Note 3)
4. Drawdown Date	December 22, 2025 (scheduled)	
5. Borrowing Method	Loan agreements with each lender to be concluded on December 17, 2025	
6. Interest Payment Date (Note 4)	March 23, 2026 as the first interest payment date, and the 20th day of every March, June, September, and December thereafter	January 20, 2026 as the first interest payment date, and the 20th day of every month thereafter
7. Principal Repayment Date (Note 4)	December 20, 2032	December 20, 2032
8. Principal Repayment Method	Lump-sum repayment of unpaid principal on the principal repayment date	
9. Collateral	Unsecured/Unguaranteed	

(Notes)

- The green loan (Term Loan 50D) is used to repay the funds to acquire assets that meet the green eligibility criteria (eligible green assets) under the sustainability finance framework formulated by United Urban.
- 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 values of TONA (or successor benchmark) on the days that are 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). Regarding non-business days in a calculation period, the final values of TONA applied on the previous business days in accordance with the above reference shall be applied on a 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.

3. 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/>).
4. If the interest payment date or principal repayment date is not a business day, the business day immediately following it will be applicable.

3. Use of Proceeds

The above borrowings (total: ¥6,000 million) will be allocated to the repayments of the principals of existing borrowings (total: ¥7,000 million). Overview of the existing borrowings is summarized in the table below.

United Urban will use cash on hand for the remaining repayments of outstanding principals.

Title	Lenders	Amount of Borrowings	Drawdown Date	Repayment Date	Disclosed Date
Term Loan 23B	Sumitomo Mitsui Trust Bank, Limited	¥2,000 million	February 5, 2016	December 22, 2025	February 3, 2016
Term Loan 81B	Mizuho Bank, Ltd.	¥4,000 million	December 28, 2018		December 25, 2018
Term Loan 19C	Tokio Marine & Nichido Fire Insurance Co., Ltd.	¥1,000 million	December 21, 2020		December 17, 2020
Total		¥7,000 million			

4. Interest Rate Swap Agreement

(1) The reason for the Interest Rate Swap Transaction

United Urban will execute an interest rate swap transaction to fix prospective interest payments regarding Term Loan 50D with an aim to offset the risk of interest rate fluctuations.

(2) Details of Interest Rate Swap Transaction

		Term Loan 50D
1. Counterparty		Sumitomo Mitsui Trust Bank, Limited
2. Notional Principal		¥2,000 million
3. Interest Rate	Payment (Fixed)	To be determined (Note 1)
	Receipt (Floating)	TONA (daily compound rate)
4. Agreement Date (scheduled)		December 18, 2025 (Note 1)
5. Agreement Period		From December 22, 2025 through December 20, 2032
6. Interest Payment Date (Note 2)		March 23, 2026 as the first interest payment date, and the 20th day of every March, June, September, and December thereafter

(Notes)

1. The fixed interest rate will be determined on December 18, 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 it 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 Borrowings (Note 2)	3,600	3,600	-
Long-term Borrowings (Note 3)	310,253	309,253	-1,000
Total Borrowings	313,853	312,853	-1,000
Corporate Bonds	26,100	26,100	-
Total Interest-bearing Liabilities	339,953	338,953	-1,000

(Notes)

1. Amounts are rounded down to the nearest million yen. Accordingly, adding or subtracting the above interest-bearing liabilities amounts, may 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 borrowings" means a borrowing lasting one year or less from the drawdown date to the repayment date.
3. "Long-term borrowings" 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).

United Urban Investment Corporation's website:

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