

For Translation Purposes Only

March 11, 2026

For Immediate Release

United Urban Investment Corporation
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Executive Officer
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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 36D | Term Loan 37D | Term Loan 49D |
|---|--|--|--|
| 1. Early Prepayment Date | March 23, 2026 (Scheduled) | | |
| 2. Lender | Sumitomo Mitsui Trust Bank, Limited | Mizuho Bank, Ltd. | Mizuho Bank, Ltd. |
| 3. Outstanding of the Borrowing before the Early Prepayment | ¥ 700 million | ¥ 700 million | ¥ 1,000 million |
| 4. Early Prepayment Amount | ¥ 700 million | ¥ 700 million | ¥ 1,000 million |
| 5. Outstanding of the Borrowing after the Early Prepayment | - | - | - |
| 6. Interest Rate | Basic Interest Rate (JBA 1-month JPY TIBOR) + 0.17% (Note 1) | Basic Interest Rate (JBA 1-month JPY TIBOR) + 0.17% (Note 1) | Basic Interest Rate (JBA 1-month JPY TIBOR) + 0.16% (Note 1) |
| 7. Drawdown Date | August 7, 2025 | | December 5, 2025 |
| 8. Interest Payment Date (Note 2) | August 20, 2025 as the first interest payment date, the 20 th day of every month thereafter | | December 22, 2025 as the first interest payment date, the 20 th day of every month thereafter |
| 9. Principal Repayment Date (Note 2) | July 21, 2026 | | June 22, 2026 |
| 10. Collateral | Unsecured/Unguaranteed | | |

(Notes)

- 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/>).
- 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

The underlying fund of the Early Prepayment has not been decided as of today. We will announce it later, once it is determined, by the scheduled Early Prepayment Date.

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-fifth fiscal period ending May 31, 2026 and the forty-sixth fiscal period ending November 30, 2026.

4. Balance of Borrowings and Other Interest-Bearing Liabilities after the Early Prepayment

We will announce later, once the underlying fund of the Early Prepayment is determined.

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-fourth fiscal period Securities Report (filed on February 26, 2026).

United Urban Investment Corporation’s website:

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