

For Translation Purposes Only

June 11, 2026

For Immediate Release

United Urban Investment Corporation
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(Securities Code: 8960)

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Notice Concerning Debt Financing (Including Green Loans)

United Urban Investment Corporation (“United Urban”) hereby announces its decisions, which was made today, to undertake debt financing (including green loans), 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 65D (Green Loan (Note 1))	Term Loan 66D (Green Loan (Note 1))	Term Loan 67D
1. Lender	Sumitomo Mitsui Trust Bank, Limited	Mizuho Bank, Ltd.	MUFG Bank, Ltd.
2. Amount of Borrowing	¥2,000 million	¥3,400 million	¥1,000 million
3. Interest Rate	Benchmark rate (JBA 1-month JPY TIBOR) +0.30% (Note 2)	Benchmark rate (JBA 1-month JPY TIBOR) +0.28% (Note 2)	Benchmark rate (JBA 1-month JPY TIBOR) +0.23% (Note 2)
4. Drawdown Date	June 22, 2026		
5. Borrowing Method	Loan agreements with each lender to be concluded on June 11, 2026		
6. Interest Payment Date (Note 3)	July 21, 2026 as the first interest payment date, and the 20th day of every month thereafter		
7. Principal Repayment Date (Note 3)	June 20, 2033	June 21, 2032	June 20, 2031
8. Principal Repayment Method	Lump-sum repayment of unpaid principal on the principal repayment date		
9. Collateral	Unsecured/Unguaranteed		

	Term Loan 68D (Green Loan (Note 1))	Term Loan 69D
1. Lender	Shinkin Central Bank	Hachijuni Nagano Bank, Ltd.
2. Amount of Borrowing	¥1,000 million	¥1,100 million
3. Interest Rate	To be determined (Fixed interest rate) (Note 4)	Benchmark rate (JBA 1-month JPY TIBOR) +0.15% (Note 2)
4. Drawdown Date	June 22, 2026	
5. Borrowing Method	Loan agreements with each lender to be concluded on June 11, 2026	
6. Interest Payment Date (Note 3)	September 24, 2026 as the first interest payment date, and the 20th day of every March, June, September, and December thereafter	July 21, 2026 as the first interest payment date, and the 20th day of every month thereafter
7. Principal Repayment Date (Note 3)	June 20, 2030	June 20, 2029
8. Principal Repayment Method	Lump-sum repayment of unpaid principal on the principal repayment date	
9. Collateral	Unsecured/Unguaranteed	

	Term Loan 70D	Term Loan 71D (Green Loan (Note 1))
1. Lender	Daishi Hokuetsu Bank, Ltd.	Mizuho Bank, Ltd.
2. Amount of Borrowing	¥1,000 million	¥2,000 million
3. Interest Rate	To be determined (Fixed interest rate) (Note 4)	Benchmark rate (JBA 1-month JPY TIBOR) +0.12% (Note 2)
4. Drawdown Date	June 22, 2026	
5. Borrowing Method	Loan agreements with each lender to be concluded on June 11, 2026	
6. Interest Payment Date (Note 3)	September 24, 2026 as the first interest payment date, and the 20th day of every March, June, September, and December thereafter	July 21, 2026 as the first interest payment date, and the 20th day of every month thereafter
7. Principal Repayment Date (Note 3)	June 20, 2029	December 21, 2026
8. Principal Repayment Method	Lump-sum repayment of unpaid principal on the principal repayment date	
9. Collateral	Unsecured/Unguaranteed	

(Notes)

- The green loans (term loans 65D, 66D, 68D, and 71D) are used to refinance the loans used to acquire assets that meet the green eligibility criteria (eligible green assets) under the sustainability finance framework formulated by United Urban.
- The benchmark rate applicable to the calculation period for the interest payable on an 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 benchmark rate (JBA 1-month JPY TIBOR), please see the website of the 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.
- The interest rate will be announced once it has been determined.

3. Use of Proceeds

The above borrowings (total: ¥11,500 million) will be allocated to the repayments of the principals of existing borrowings (total: ¥11,500 million). An overview of the existing borrowings is provided below.

Title	Lender	Amount of Borrowing	Drawdown Date	Repayment Date	Disclosed Date
Term Loan 63B	Mizuho Bank, Ltd.	¥2,400 million	April 26, 2017	June 22, 2026	April 24, 2017
Term Loan 71B	Mizuho Bank, Ltd.	¥3,000 million	June 20, 2018		June 18, 2018
Term Loan 30C	MUFG Bank, Ltd.	¥1,000 million	June 21, 2021		June 17, 2021
Term Loan 34C	Sumitomo Mitsui Trust Bank, Limited	¥2,000 million	June 30, 2021		June 28, 2021
Term Loan 35C	Daishi Hokuetsu Bank, Ltd.	¥1,000 million	August 6, 2021		August 4, 2021
Term Loan 36C	Hachijuni Nagano Bank, Ltd.	¥1,100 million			
Term Loan 54C	Shinkin Central Bank	¥1,000 million	June 20, 2022		June 22, 2026
Total		¥11,500 million			

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 Borrowings (Note 2)	-	2,000	+2,000
Long-term Borrowings (Note 3)	322,853	320,853	-2,000
Total Borrowings	322,853	322,853	-
Corporate Bonds	16,100	16,100	-
Total Interest-bearing Liabilities	338,953	338,953	-

(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 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 borrowings lasting one year or less from the drawdown date to the repayment date.
3. "Long-term borrowings" means borrowings 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-fourth fiscal period securities report (filed on February 26, 2026).

United Urban Investment Corporation's website:

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