For Translation Purposes Only

For Immediate Release

September 16, 2026

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 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 72D (Green Loan (Note 1))	Term Loan 73D (Green Loan (Note 1))	Term Loan 74D
1. Lender	Sumitomo Mitsui Trust Bank, Limited	MUFG Bank, Ltd.	Resona Bank, Ltd.
2. Amount of Borrowing	¥5,000 million	¥1,500 million	¥1,000 million
3. Interest Rate	Benchmark rate (JBA 1-month JPY TIBOR) +0.26% (Note 2)	Benchmark rate (JBA 1-month JPY TIBOR) +0.20% (Note 2)	Benchmark rate (JBA 1-month JPY TIBOR) +0.16% (Note 2)
4. Drawdown Date	September 24, 2026		
5. Borrowing Method	Loan agreements with each lender to be concluded on September 16, 2026		
6. Interest Payment Date (Note 3)	October 20, 2026 as the first interest payment date, and the 20th day of every month thereafter		
7. Principal Repayment Date (Note 3)	September 23, 2032	September 22, 2031	September 20, 2030
8. Principal Repayment Method	Lump-sum repayment of unpaid principal on the principal repayment date		
9. Collateral	Unsecured/Unguaranteed		

<table>
<tr><th></th><th>Term Loan 75D</th><th>Term Loan 76D
(Green Loan (Note 1))</th></tr>
<tr><td>1. Lender</td><td>The Bank of Fukuoka, Ltd.</td><td>The Gunma Bank, Ltd.</td></tr>
<tr><td>2. Amount of Borrowing</td><td>¥700 million</td><td>¥500 million</td></tr>
<tr><td>3. Interest Rate</td><td>Benchmark rate
(JBA 1-month JPY TIBOR)
+0.16% (Note 2)</td><td>Benchmark rate
(JBA 1-month JPY TIBOR)
+0.15% (Note 2)</td></tr>
<tr><td>4. Drawdown Date</td><td colspan="2">September 24, 2026</td></tr>
<tr><td>5. Borrowing Method</td><td colspan="2">Loan agreements with each lender to be concluded on September 16, 2026</td></tr>
<tr><td>6. Interest Payment Date (Note 3)</td><td colspan="2">October 20, 2026 as the first interest payment date,
and the 20th day of every month thereafter</td></tr>
<tr><td>7. Principal Repayment Date (Note 3)</td><td>September 20, 2030</td><td>September 20, 2029</td></tr>
<tr><td>8. Principal Repayment Method</td><td colspan="2">Lump-sum repayment of unpaid principal on the principal repayment date</td></tr>
<tr><td>9. Collateral</td><td colspan="2">Unsecured/Unguaranteed</td></tr>
</table>

(Notes)

1. The green loans (term loans 72D, 73D and 76D) 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.
2. 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/).
3. If the interest payment date or principal repayment date is not a business day, the immediately following business day will be applicable.

3. Use of Proceeds

The above borrowings (total: ¥8,700 million) will be allocated to the repayments of the principals of existing borrowings (total: ¥8,700 million). An overview of the existing borrowings is provided below.

<table>
<tr><th>Title</th><th>Lender</th><th>Amount of Borrowing</th><th>Drawdown Date</th><th>Repayment Date</th><th>Disclosed Date</th></tr>
<tr><td>Term Loan 68B</td><td>MUFG Bank, Ltd.</td><td>¥1,500 million</td><td>July 4, 2017</td><td rowspan="5">September 24, 2026</td><td>June 29, 2017</td></tr>
<tr><td>Term Loan 91B</td><td>Sumitomo Mitsui Trust Bank, Limited</td><td>¥5,000 million</td><td>December 3, 2019</td><td>November 15, 2019</td></tr>
<tr><td>Term Loan 38C</td><td>The Gunma Bank, Ltd.</td><td>¥500 million</td><td>September 21, 2021</td><td>September 16, 2021</td></tr>
<tr><td>Term Loan 62C</td><td>Resona Bank, Ltd.</td><td>¥1,000 million</td><td rowspan="2">October 31, 2022</td><td rowspan="2">October 27, 2022</td></tr>
<tr><td>Term Loan 63C</td><td>The Bank of Fukuoka, Ltd.</td><td>¥700 million</td></tr>
<tr><td colspan="2">Total</td><td>¥8,700 million</td><td></td><td></td><td></td></tr>
</table>

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)	320,853	320,853	-
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 the repayment and other matters of the borrowings, there are no significant changes from "Risks Concerning Borrowings and Investment Corporate Bonds" of "Investment Risks" described in the forty-fifth fiscal period securities report (filed on August 26, 2026).

United Urban Investment Corporation's website:
https://www.united-reit.co.jp/en/