

For Translation Purposes Only

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For Immediate Release

United Urban Investment Corporation
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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 (Green Loan), as set forth below.

1. Purpose of Debt Financing

United Urban has decided to undertake debt financing (Green Loan) to redeem the Series 23 of Unsecured Corporate Bonds (Green Bonds) (the “23rd Bonds”) which will mature on October 16, 2026. For an overview of the 23rd Bonds, please refer to “3. Use of Proceeds” below.

2. Details of Debt Financing

	Term Loan 77D (Green Loan (Note 1))	Term Loan 78D (Green Loan (Note 1))	Term Loan 79D (Green Loan (Note 1))
1. Lender	The Norinchukin Bank	Resona Bank, Limited	Mizuho Bank, Ltd.
2. Amount of Borrowing	¥3,000 million	¥2,000 million	¥2,000 million
3. Interest Rate	2.70147% (Fixed interest rate)	Benchmark rate + 0.14% (Note 3)	Benchmark rate + 0.12% (Note 4)
4. Drawdown Date	October 15, 2026 (Scheduled)		
5. Borrowing Method	Loan agreements with each lender to be concluded on October 13, 2026		
6. Interest Payment Date (Note 2)	December 21, 2026 as the first interest payment date, and the 20 th day of every March, June, September, and December thereafter	March 23, 2027 as the first interest payment date, and the 20 th day of every March and September thereafter	October 20, 2026 and the principal repayment date
7. Principal Repayment Date (Note 2)	September 22, 2031	September 20, 2029	October 20, 2027
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 77D through 79D) are 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.
- If the interest payment date or principal repayment date is not a business day, the business day immediately following it will be applicable.
- If certain requirements, such as obtaining and maintaining a specific green eligibility certification for the underlying assets of this loan,

(“Eligibility Requirements”) are met, the benchmark rate calculated based on the Principal Terms and Conditions of the Funds-Supplying Operations to Support Financing for Climate Change Responses defined by the Bank of Japan (“Operations for Climate Change Responses”) will be applied for each interest calculation period. However, if the Eligibility Requirements are no longer met, the benchmark rate corresponding to the relevant period calculated based on the method specified in the contract will apply. For the benchmark rate for the Operations for Climate Change Responses, please see the “Funds-Supplying Operations to Support Financing for Climate Change Responses” posted on the Bank of Japan’s website (https://www.boj.or.jp/en/mopo/measures/mkt_ope/ope_x/index.htm).

4. The benchmark rate applicable to each interest calculation period for which interest is payable on the interest payment date shall be (i) for the initial interest calculation period, the Japanese Bankers Association (“JBA”) 1-week JPY TIBOR determined two business days prior to the loan execution date, and (ii) for the final interest calculation period (up to the principal repayment date), the JBA 12-month JPY TIBOR determined two business days prior to the first interest payment date. For the JBA JPY TIBOR, please see the website of JBA TIBOR Administration (<https://www.jbatibor.or.jp/english/>).

3. Use of Proceeds

United Urban intends to allot the above borrowings to the redemption funds for the 23rd Bonds (Note 1).

Name	Issue Date	Issue Amount	Interest Rate	Term	Redemption Date	Remarks	Rating
Series 23 of Unsecured Corporate Bonds (with pari passu conditions among corporate bonds) (Green Bonds)	October 17, 2023	¥7,000 million	0.460% p.a.	3.0 years	October 16, 2026	Unsecured/ Unguaranteed	AA (JCR) (Note 2)

(Notes)

- For details of the 23rd Bonds, please refer to “Notice Concerning Issuance of Green Bonds” dated October 11, 2023.
- Japan Credit Rating Agency, Ltd.

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)	2,000	2,000	-
Long-term Borrowing (Note 3)	320,853	327,853	+7,000
Total Borrowings	322,853	329,853	+7,000
Corporate Bonds	16,100	9,100	-7,000
Total Interest-bearing Liabilities	338,953	338,953	-

(Notes)

- This shows the expected status of borrowings and other liabilities as of October 16, 2026, after the redemption of the 23rd Bonds. In addition, 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.
- “Short-term borrowing” means a borrowing lasting within one year from the drawdown date to the repayment date.
- “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-fifth fiscal period Securities Report (filed on August 26, 2026).

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