

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 (Specified Money Trust))

United Urban Investment Corporation (“United Urban”) hereby announces its decisions, which was made today to undertake debt financing (Green Loan from Specified Money Trust), as set forth below.

1. Purpose of Debt Financing

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

2. Details of Debt Financing

	Term Loan 58D
	Green Loan from Specified Money Trust (Note 1) (Note 2)
1. Lender	Sumitomo Mitsui Trust Bank, Limited (Trust Account)
2. Amount of Borrowing	¥2,000 million
3. Interest Rate	Basic interest rate (JBA 3-month JPY TIBOR) + 0.26% (Note 3)
4. Drawdown Date	March 31, 2026 (Scheduled)
5. Borrowing Method	Loan agreement with a lender to be concluded on March 27, 2026
6. Interest Payment Date (Note 4)	June 30, 2026 as the first interest payment date, and the end of every March, June, September, and December thereafter
7. Principal Repayment Date (Note 4)	March 31, 2033
8. Principal Repayment Method	Lump-sum repayment of unpaid principal on the principal repayment date
9. Collateral	Unsecured/Unguaranteed

(Notes)

- The green loan 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 loan agreement is to be concluded between United Urban and the lender based on the specified money trust arranged by the lender. The lender will provide loans to United Urban by using the specified money trust collected from investors as funds.
- The basic interest rate applicable to a computation period of interest which is paid on the interest payment date (Japanese Bankers Association (“JBA”) 3-month JPY TIBOR) is determined two business days prior to the immediately preceding interest payment date. For the basic interest rate (JBA 3-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 business day immediately following it will be applicable. However, if such next business day falls in the calendar month following the relevant date, it shall be the previous business day of the relevant

date.

3. Use of Proceeds

The entire amount of the above borrowing (¥2,000 million) will be allocated to the repayment of the principals of existing borrowing. Overview of the existing borrowing is summarized in the table below.

Title	Lender	Amount of Borrowing	Drawdown Date	Repayment Date	Disclosed Date
Green Trust Loan 3 (GT03)	Sumitomo Mitsui Trust Bank, Limited (Trust Account)	¥2,000 million	March 29, 2019	March 31, 2026	March 27, 2019

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)	-	-	-
Long-term Borrowings (Note 3)	312,853	312,853	-
Total Borrowings	312,853	312,853	-
Corporate Bonds	26,100	26,100	-
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 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.

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/>