

For Translation Purposes Only

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For Immediate Release

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## Notice Concerning Debt Financing

United Urban Investment Corporation (“United Urban”) hereby announces its decision, which was made today to undertake debt financing, as set forth below.

### 1. Purpose of Debt Financing

United Urban has decided to undertake debt financing to support the payment for acquiring “REDWOOD Narita Distribution Centre” (the “Property”) (Note).

(Note) For details of acquisition of the Property, please refer to “Notice Concerning Acquisition of Property (REDWOOD Narita Distribution Centre)” dated June 26, 2020.

### 2. Details of Debt Financing

	Term Loan 9C	Term Loan 10C
1. Lender	The Norinchukin Bank	MUFG Bank, Ltd.
2. Amount of Borrowing	¥ 1,500 million	¥1,000 million
3. Interest Rate	0.39596% (fixed interest rate)	0.36000% (fixed interest rate)
4. Scheduled Drawdown Date	June 30, 2020	
5. Borrowing Method	Loan agreements with each lender is concluded on June 26, 2020	
6. Interest Payment Date	September 23, 2020 as the first interest payment date, and the 20th day of every March, June, September and December thereafter (Note)	
7. Principal Repayment Date	June 21, 2027	
8. Principal Repayment Method	Lump-sum repayment of unpaid principal on the Principal Repayment Date	
9. Collateral	Unsecured, ungranted	

(Note)

If the interest payment date is not a business day, the immediately following business day will be applicable.

### 3. Use of Proceeds

United Urban intends to allot all the proceeds from the borrowing (total: ¥2,500 million) to the acquisition of the Property (scheduled acquisition price: ¥2,345 million) and the associated acquisition cost.

### 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)	-	-	-
Long-term borrowing (Note 3)	262,533	265,033	+2,500
Total	262,533	265,033	+2,500
Corporate bonds (Note 4)	27,000	27,000	-
Total interest-bearing liabilities	289,533	292,033	+2,500

(Notes)

1. Amounts are rounded down to the nearest million yen. Accordingly, adding or subtracting the above interest-bearing liabilities amounts, it is 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 borrowing" means a borrowing lasting within one year from the drawdown date to the repayment date.
3. "Long-term borrowing" (including debt financing by joint money trust (UUR Green Trust)) 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.
4. "Corporate bonds" include Green bonds.

### 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 thirty-second fiscal period Securities Report (filed on February 26, 2020).