

For Translation Purposes Only

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For Immediate Release

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(Follow-up) Notice Concerning Conclusion of Land Lease Agreement (Shinsaibashi OPA Honkan)

United Urban Investment Corporation (“United Urban”) hereby announces that Marubeni REIT Advisors Co., Ltd., the asset management company to which United Urban entrusts asset management services, decided today to enter into a temporary land use lease agreement, which was announced in the press release dated September 29, 2025, “Notice Concerning Sale of Trust Beneficiary Interest in Domestic Real Estate and Land Lease Agreement (Shinsaibashi OPA Honkan).”

1. Background Leading to the Land Lease Agreement

United Urban has concluded a sale and purchase agreement of trust beneficial interest to transfer the building portion of this property in a lump sum and the land portion (“Quasi-co-ownership Interest”) in six separate installments (“Sale and Purchase Agreement”). The Sale and Purchase Agreement stipulates that Quasi-co-ownership Interest owned by United Urban will be leased to the buyer for temporary use. Now that all conditions have been agreed upon with the buyer, United Urban and the buyer are concluding a temporary land lease agreement.

2. Overview of Temporary Land Use Agreement

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|-------------------------------------|---|
| (1) Tenant Name | : Buyer (Undisclosed) (Note) |
| (2) Content of Leasehold Rights | : Lease for temporary use purposes (Article 25 of the Act on Land and Building Leases) |
| (3) Lease Term | : From June 1, 2026 to May 24, 2029 |
| (4) Leased Floor Space | : Total: 2,455.16 m ² |
| (5) Rent | : Holding period of 80% quasi co-ownership of land (From June 1, 2026 to May 24, 2027): ¥686 million
Holding period of 64% quasi co-ownership of land (From May 25, 2027 to November 23, 2027): ¥280 million
Holding period of 48% quasi co-ownership of land (From November 24, 2027 to May 24, 2028): ¥210 million
Holding period of 32% quasi co-ownership of land (From May 25, 2028 to November 23, 2028): ¥140 million
Holding period of 16% quasi co-ownership of land (From November 24, 2028 to May 24, 2029): ¥69 million |
| (6) Security Deposit | : None |
| (7) Date of Conclusion of Agreement | : April 30, 2026 |
| (8) Revision of Rent | : The rent shall not be increased or decreased during the lease period. |
| (9) Early Termination | : If the entire Sale and Purchase Agreement is cancelled or terminated, it can be terminated. |

(Note) The tenant is one of the buyers in the sale of the trust beneficiary interest. Since the buyer’s consent for disclosure has not been obtained, the tenant name is not stated due to unavoidable circumstances.

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