

For Translation Purposes Only

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For Immediate Release

United Urban Investment Corporation
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Notice Concerning Debt Financing (Including Green Loan)

United Urban Investment Corporation (“United Urban”) hereby announces its decisions, which was made today to undertake debt financing (including Green Loan), 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 38D (Green Loan (Note 1))	Term Loan 39D (Green Loan (Note 1))	Term Loan 40D
1. Lender	Sumitomo Mitsui Trust Bank, Limited	The Yamaguchi Bank, Ltd.	Development Bank of Japan Inc.
2. Amount of Borrowing	¥1,500 million	¥1,000 million	¥1,000 million
3. Interest Rate	Basic interest rate (JBA 1-month JPY TIBOR) +0.23% (Note 2)	To be determined (Fixed interest rate) (Note 3)	To be determined (Fixed interest rate) (Note 3)
4. Drawdown Date	September 22, 2025 (Scheduled)		
5. Borrowing Method	Loan agreements with each lender to be concluded on September 18, 2025		
6. Interest Payment Date (Note 4)	October 20, 2025 as the first interest payment date, and the 20 th day of every month thereafter	December 22, 2025 as the first interest payment date, and the 20 th day of every March, June, September, and December thereafter	
7. Principal Repayment Date (Note 4)	September 22, 2031	September 22, 2031	September 20, 2028
8. Principal Repayment Method	Lump-sum repayment of unpaid principal on the principal repayment date		
9. Collateral	Unsecured/Unguaranteed		

	Term Loan 41D	Term Loan 42D (Green Loan (Note 1))
1. Lender	THE NISHI-NIPPON CITY BANK, LTD.	Sumitomo Mitsui Trust Bank, Limited
2. Amount of Borrowing	¥1,000 million	¥1,500 million
3. Interest Rate	Basic interest rate (JBA 3-month JPY TIBOR) +0.10% (Note 2)	Basic interest rate (JBA 1-month JPY TIBOR) +0.19% (Note 2)
4. Drawdown Date	September 22, 2025 (Scheduled)	
5. Borrowing Method	Loan agreements with each lender to be concluded on September 18, 2025	
6. Interest Payment Date (Note 4)	December 22, 2025 as the first interest payment date, and the 20 th day of every March, June, September, and December thereafter	October 20, 2025 as the first interest payment date, and the 20 th day of every month thereafter
7. Principal Repayment Date (Note 4)	September 20, 2028	
8. Principal Repayment Method	Lump-sum repayment of unpaid principal on the principal repayment date	
9. Collateral	Unsecured/Unguaranteed	

	Term Loan 43D	Term Loan 44D (Green Loan (Note 1))
1. Lender	Shinkin Central Bank	The Bank of Yokohama, Ltd.
2. Amount of Borrowing	¥1,000 million	¥500 million
3. Interest Rate	Basic interest rate (JBA 1-month JPY TIBOR) +0.15% (Note 2)	Basic interest rate (JBA 1-month JPY TIBOR) +0.15% (Note 2)
4. Drawdown Date	September 22, 2025 (Scheduled)	
5. Borrowing Method	Loan agreements with each lender to be concluded on September 18, 2025	
6. Interest Payment Date (Note 4)	October 20, 2025 as the first interest payment date, and the 20 th day of every month thereafter	
7. Principal Repayment Date (Note 4)	September 20, 2028	
8. Principal Repayment Method	Lump-sum repayment of unpaid principal on the principal repayment date	
9. Collateral	Unsecured/Unguaranteed	

(Notes)

1. The green loan (Term Loan 38D, 39D, 42D, and 44D) is the funds used to repayment for the funds to acquire assets that meet the green eligibility criteria (Eligible green assets) under the sustainability finance framework.
2. The basic interest rate applicable to a computation period of interest which is paid on the interest payment date (Japanese Bankers Association ("JBA") 1-month and 3-month JPY TIBOR) is determined two business days prior to the immediately preceding interest payment date. For the basic interest rate (JBA 1-month and 3-month JPY TIBOR), please see the website of JBA TIBOR Administration (<https://www.jbatibor.or.jp/english/>).
3. The interest rate will be disclosed once it is determined.
4. 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

United Urban intends to allot the above borrowings (total: ¥7,500 million) to the repayments of the principals of existing borrowings (total: ¥7,500 million). Overview of the existing borrowings is summarized in the table below.

Title	Lenders	Amount of Borrowings	Drawdown Date	Repayment Date	Disclosed Date
Teem Loan 33B	Sumitomo Mitsui Trust Bank, Limited	¥3,000 million	April 1, 2016	September 22, 2025	March 29, 2016
Teem Loan 77B	Development Bank of Japan Inc.	¥1,000 million	November 16, 2018		November 14, 2018
Teem Loan 78B	Shinkin Central Bank	¥1,000 million			
Teem Loan 79B	THE NISHI-NIPPON CITY BANK, LTD.	¥1,000 million			
Teem Loan 15C	Nippon Life Insurance Company	¥1,000 million	September 23, 2020		September 17, 2020
Teem Loan 16C	The Bank of Yokohama, Ltd.	¥500 million			
Total		¥7,500 million			

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)	6,600	6,600	-
Long-term Borrowing (Note 3)	301,253	301,253	-
Total Borrowings	307,853	307,853	-
Corporate Bonds	26,100	26,100	-
Total Interest-bearing Liabilities	333,953	333,953	-

(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" 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-third fiscal period Securities Report (filed on August 27, 2025).