

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 additional acquiring “Logistics Higashi-Ohgishima” (the “Property”) (Note) and to fund a part of the repayment of its existing borrowing upon its maturity.

(Note) For details of acquisition of the Property, please refer to “Notice Concerning Acquisition of Property (Logistics Higashi-Ohgishima: Additional acquisition and one other property)” dated February 26, 2020.

2. Details of Debt Financing

	Term Loan 93B	Term Loan 94B	Term Loan 95B
1. Lender	The Bank of Fukuoka, Ltd.	THE NISHI-NIPPON CITY BANK, LTD.	The 77 Bank, Ltd.
2. Amount of Borrowing	¥ 1,500 million	¥1,000 million	¥ 1,000 million
3. Interest Rate	0.29000% (fixed interest rate)	0.39000% (fixed interest rate)	0.40000% (fixed interest rate)
4. Scheduled Drawdown Date	March 19, 2020		
5. Borrowing Method	Loan agreements with each lender will be concluded on March 17, 2020		
6. Interest Payment Date	June 22, 2020 as the first interest payment date, and the 20th day of every March, June, September and December thereafter (Note 2)		
7. Principal Repayment Date	March 21, 2028	March 23, 2027	March 23, 2027
8. Principal Repayment Method	Lump-sum repayment of unpaid principal on the Principal Repayment Date		
9. Collateral	Unsecured, ungranted		

	Term Loan 96B	Term Loan 97B	Term Loan 98B
1. Lender	Shinkin Central Bank	Resona Bank, Limited	MUFG Bank, Ltd.
2. Amount of Borrowing	¥ 1,000 million	¥1,000 million	¥ 8,900 million
3. Interest Rate	To be determined (fixed interest rate) (Note 1)	To be determined (fixed interest rate) (Note 1)	To be determined (fixed interest rate) (Note 1)
4. Scheduled Drawdown Date	March 19, 2020		March 23, 2020
5. Borrowing Method	Loan agreements with each lender will be concluded on March 17, 2020		Loan agreement with a lender will be concluded on March 18, 2020
6. Interest Payment Date	June 22, 2020 as the first interest payment date, and the 20th day of every March, June, September and December thereafter (Note 2)		
7. Principal Repayment Date	March 23, 2027	March 23, 2027	March 23, 2027
8. Principal Repayment Method	Lump-sum repayment of unpaid principal on the Principal Repayment Date		
9. Collateral	Unsecured, ungranted		

	Term Loan 99B	Term Loan 100B
1. Lender	Sumitomo Mitsui Banking Corporation	Mizuho Trust & Banking Co., Ltd.
2. Amount of Borrowing	¥ 1,200 million	¥1,000 million
3. Interest Rate	0.30000% (fixed interest rate)	To be determined (fixed interest rate) (Note 1)
4. Scheduled Drawdown Date	March 23, 2020	
5. Borrowing Method	Loan agreements with each lender will be concluded on March 18, 2020	
6. Interest Payment Date	June 22, 2020 as the first interest payment date, and the 20th day of every March, June, September and December thereafter (Note 2)	
7. Principal Repayment Date	March 21, 2024	March 21, 2028
8. Principal Repayment Method	Lump-sum repayment of unpaid principal on the Principal Repayment Date	
9. Collateral	Unsecured, ungranted	

(Notes)

1. The interest rate will be disclosed once it is determined.

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

3. Use of Proceeds

Of the above borrowing (total: ¥16,600 million), United Urban intends to use ¥5,500 million (from Term Loan 93B to 97B) to fund additional acquisition of the Property and ¥11,100 million (from Term Loan 98B to 100B) to fund the repayment of the principal of existing borrowing (total: ¥11,144 million). An overview of the existing borrowing is as below. Concerning the remainder of the principal of existing borrowing, United Urban will appropriate the cash on hand.

Title	Lenders	Amount of Borrowings (Millions of yen)	Drawdown Date	Repayment Date	Disclosed Date
Term Loan 58A	MUFG Bank, Ltd.	4,000	March 15, 2013	March 23, 2020	February 22, 2013
Term Loan 61A	MUFG Bank, Ltd.	2,427	March 21, 2013		March 15, 2013
Term Loan 62A	Sumitomo Mitsui Banking Corporation MUFG Bank, Ltd. Resona Bank, Limited	2,417			
Term Loan 86A	MUFG Bank, Ltd.	1,300	March 20, 2014		March 17, 2014
Term Loan 39B	Mizuho Trust & Banking Co., Ltd.	1,000	April 1, 2016		March 29, 2016
Total		11,144			

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)	255,777	261,233	+5,456
Total	255,777	261,233	+5,456
Corporate bonds (Note 4)	27,000	27,000	-
Total interest-bearing liabilities	282,777	288,233	+5,456

(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).