

For Translation Purposes Only

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For Immediate Release

United Urban Investment Corporation
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Executive Officer
(Securities Code: 8960)

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Notice Concerning Acquisition of Trust Beneficiary Interest in Domestic Real Estate and Domestic Real Estate (Grand STAY Hakata Station North and three other properties)

United Urban Investment Corporation (“United Urban”) hereby announces that Marubeni REIT Advisors Co., Ltd. (“MRA”), the asset management company to which United Urban entrusts asset management services, decided today to acquire properties as set forth below.

1. Overview of the Acquisition

United Urban will acquire the following trust beneficiary interests in real estate and real estate (hereinafter individually or collectively called the “Asset to be Acquired”).

Property Number	Type of Use (Note 1)	Property Name	Location	Scheduled Acquisition Price (Note 2)	Appraisal NOI Yield (Note 3)	Appraisal NOI Yield after Depreciation (Note 4)	Scheduled Acquisition Date
C26	Hotels (Hotel)	Grand STAY Hakata Station North	Fukuoka, Fukuoka	¥1,845 million	5.2%	4.5%	June 16, 2026
C27	Hotels (Hotel)	GRIDS TOKYO UENO HOTEL + HOSTEL	Taito-ku, Tokyo	¥3,250 million	4.2%	3.8%	June 18, 2026
E28	Others (Elderly Housing)	eclasia Tachikawa Ichibancho	Tachikawa, Tokyo	¥1,260 million	5.0%	4.1%	June 17, 2026
E29	Others (Elderly Housing)	eclasia Musashimurayama	Musashi murayama, Tokyo	¥1,110 million	5.4%	4.5%	June 17, 2026
Total / Average (Note 5)				¥7,465 million	4.7%	4.1%	-

(Notes)

- The “Type of Use” determined by United Urban is shown. The description below in parentheses is the primary type of use among the uses indicated in the real estate register.
- “Scheduled Acquisition Price” is the price based on the purchase and sale agreement, and does not include acquisition costs, property taxes, city planning taxes, consumption taxes, and local consumption taxes, etc. The scheduled acquisition price is rounded to the nearest whole unit. The same shall apply hereafter.
- “Appraisal NOI Yield” is calculated as (“Annualized Appraisal NOI” / the Scheduled Acquisition Price) and expressed as a percentage rounded to the first decimal place. “NOI (Net Operating Income)” is the figure obtained by subtracting rental expenses (excluding depreciation and amortization) from rental revenues. “Annualized Appraisal NOI” refers to the one-year NOI used as the basis for the income price by the direct capitalization method stated in the appraisal report of each Asset to be Acquired.
- “Appraisal NOI Yield after Depreciation” is calculated as (i) (“Annualized Appraisal NOI” - “Estimated Depreciation and Amortization”) / (ii) the scheduled acquisition price) and is described as a percentage rounded to the first decimal place. “Estimated Depreciation and Amortization” means the estimated depreciation and amortization for one year after acquisition by United Urban, calculated by United Urban using the straight-

line method depreciation ratio according to the useful life of each depreciable asset of the Asset to be Acquired, based on the accounting policy of United Urban. “Estimated Depreciation and Amortization” remains at such an estimated value, and the actual depreciation and amortization is calculated based on the book value determined after the acquisition of the Asset to be Acquired, so it may differ from the actual depreciation and amortization after the acquisition of the Asset to be Acquired. Therefore, the “Appraisal NOI Yield after Depreciation” listed in the above table may not match the actual figures.

5. “Appraisal NOI Yield” and “Appraisal NOI Yield after Depreciation” shown in the “Total/Average” at the bottom of the table indicate a weighted average calculated based on the scheduled acquisition price of each Asset to be Acquired.

2. Details of Acquisition

In accordance with the basic asset-management policy and its investment approach prescribed in its Articles of Incorporation, United Urban decided to acquire the Asset to be Acquired for the purpose of further enhancing its portfolio.

In making the decision to acquire the Asset to be Acquired, the following aspects were recognized.

A. Grand STAY Hakata Station North

(1) Reasons for Acquisition

1) Location

The Asset to be Acquired (“Property”) is located in an excellent location about 13-minute walk from Hakata Station, the gateway to Kyushu, with good access to various transportation means including the Shinkansen and the airport. It is easy to travel to Fukuoka Airport and major tourist spots in the city, making it expected to attract a wide range of domestic and international tourists and business travelers. On the other hand, the surrounding area also has a relatively calm atmosphere, making it suitable not only for tourism purposes but also for business use and family stays.

2) Building

The Property is a 10-story apartment hotel completed in February 2021. The total number of guest rooms is 40, mainly consisting of spacious types of over 30 square meters. Each room is equipped with a bath, toilet, kitchen, and other facilities, making it suitable for medium- to long-term stays. It is expected to capture a wide range of demand corresponding to diverse stay needs.

3) Tenants, etc.

Along with the conclusion of the purchase and sale agreement of real estate, United Urban concluded a fixed-term building lease agreement with the seller for the rental period from June 16, 2026, to September 30, 2026. United Urban is already proceeding with the transition to a successor operator and aims for stable operation through further improvement of services for guests.

(2) Summary of Acquisition

- | | |
|--------------------------------|---|
| 1. Property Name | : Grand STAY Hakata Station North |
| 2. Scheduled Acquisition Price | : ¥1,845 million |
| 3. Decision of the Acquisition | : June 4, 2026 |
| 4. Agreement Date | : June 4, 2026 (Conclusion of the purchase and sale agreement of real estate, etc. and fixed-term building lease agreement) |
| 5. Scheduled Acquisition Date | : June 16, 2026 |
| 6. Seller | : Domestic company (Note 1) |
| 7. Financing | : Cash on hand (Scheduled) (Note 2) |
| 8. Scheduled Payment Date | : June 16, 2026 |
| 9. Intermediary | : Yes |

(Notes)

- Not disclosed, due to unavoidable circumstances where the seller’s consent for disclosure has not been obtained.
- Regarding financing, please refer to “3. Method of Settlement”.

(3) Overview of the Asset to be Acquired

Property Name	Grand STAY Hakata Station North	
Type of Asset	Real estate	
Location	Lot number	3-4-3 · 7 · 10 · 13 · 17 · 18 · 21, 3-6-9 · 10 · 15 Katakasu,

	(Note 1)	Hakata-ku, Fukuoka, Fukuoka
	Residential address	3-15-4 Katakasu, Hakata-ku, Fukuoka, Fukuoka
Access	13-minute walk from Hakata Station (JR Line)	
Type (Note 1)	Hotel (40 rooms)	
Site Area (Note 1)	Land	723.82 m ²
	Building	1,437.48 m ²
Structure and Scale (Note 1)	RC 10F	
Type of Ownership (Note 1)	Land	Proprietary ownership
	Building	Proprietary ownership
Completion Date (Note 1)	February 2021	
Building Owner	Fukuyo Co., Ltd.	
Constructor	SEIWA CORPORATION CO., LTD.	
Scheduled Acquisition Price	¥1,845 million	
Appraisal Value	¥2,050 million	
Date of Value Estimate	May 1, 2026	
Appraisal Agency (Appraisal Method)	Appraisal by Japan Real Estate Institute	
Probable Maximum Loss (PML)	2.6%	
Collateral	None	
Special Notations	(Boundaries) • Confirmation of the boundary with some adjacent land of the Property and the conclusion of related memorandums has not been completed.	
Details of Tenant (Note 2)		
Number of Tenants	1	
Security Deposit	Undisclosed (Note 3)	
Total Annual Rental Revenue	Undisclosed (Note 3)	
Total Leasable Floor Space	1,437.48 m ²	
Total Leased Floor Space	1,437.48 m ²	
Occupancy Rate	100.0%	

(Notes)

- Information shown in the “Location (Lot number)”, “Type”, “Site Area”, “Structure and Scale”, “Type of Ownership”, and “Completion Date” is based on the real estate register.
- Information under “Details of Tenant” is based on the fixed-term lease agreement concluded on June 4, 2026.
- Not disclosed, due to unavoidable circumstances where the tenant’s consent for disclosure has not been obtained,

(4) Seller’s Profile

The seller is a domestic company. Details of the seller are not disclosed as the relevant consent has not been obtained. As of the date hereof, the seller falls under neither the category of “interested parties, etc.” (“Interested Parties, etc.”) under the Act on Investment Trusts and Investment Corporations of Japan (Act No. 198 of 1951, as amended) nor the category of the sponsor/stakeholder (“Sponsor/Stakeholder”) under the self-imposed rules (rules for conflicts of interest) of MRA. In addition, United Urban and MRA have no significant capital ties, personal relationships or transactions with the seller, and the seller is not a related party of United Urban and MRA.

(5) Aspects of the Owner of the Asset to be Acquired

The Asset to be Acquired will not be acquired from any party with special-interest relationships with United Urban or MRA.

(6) Outline of Intermediary

1) Broker’s Profile

Name	Enchante corporation
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Address	3-2-2 Akiyama, Matsudo, Chiba
Representative	Manabu Ono, Representative Director
Principal Businesses	Consulting related to commercial real estate and investment real estate
Capital	¥300 thousand (as of today)
Establishment	May 2003
Relationship with United Urban and MRA	
Capital ties	There are no significant capital ties.
Personal relationships	There are no significant personal relationships.
Transactions	There are no significant transactions.
Standing as a related party	Enchante corporation is not a related party of United Urban and MRA.

2) Brokerage fee and breakdown

¥55,401 thousand (excluding consumption taxes, etc.)

(7) Transactions with Interested Parties, etc. and Sponsor/Stakeholder

Not applicable.

B. GRIDS TOKYO UENO HOTEL + HOSTEL

(1) Reasons for Acquisition

1) Location

The Asset to be Acquired (“Property”) is located in an extremely convenient location, about 1-minute walk from JR Ueno Station, one of Japan’s major terminal stations. It also provides immediate access to Ueno Park, and the natural scenery of the four seasons, diverse cultural facilities, and historic buildings can be enjoyed easily. Furthermore, it is easy to access airports and major places in Tokyo, making it a highly attractive accommodation base that combines convenience and comfort, suitable for tourism, shopping, and business for diverse visitors including foreign tourists to Japan.

2) Building

The Property is a 10-story hotel specializing in accommodation, completed in September 2019. The total number of guest rooms is 40, equipped with room configurations that can accommodate a wide range of guests from 2 to 6 people. In addition, some floors have hostel facilities with wet areas located in the common areas, making it a hybrid accommodation facility that combines the functions of a hotel and a hostel. On the first floor, there is a lounge space and a shared kitchen, and the lounge was renovated in 2025.

3) Tenants, etc.

The Property is operated as a hotel by AB Accommo Co., Ltd. (“Hotel Operator”). The Hotel Operator has experience and achievements in hotel management that meets diverse accommodation needs, demonstrating competitiveness through an efficient operating system and services with high customer satisfaction. Furthermore, it aims for stable occupancy through sales strategies utilizing networks both within and outside the group.

(2) Summary of Acquisition

1. Property Name : GRIDS TOKYO UENO HOTEL + HOSTEL
2. Scheduled Acquisition Price : ¥3,250 million
3. Decision of the Acquisition : June 4, 2026
4. Agreement Date : June 4, 2026 (Conclusion of the purchase and sale agreement of trust beneficiary interest)
5. Scheduled Acquisition Date : June 18, 2026
6. Seller : Domestic company (Note 1)
7. Financing : Cash on hand (Scheduled) (Note 2)
8. Scheduled Payment Date : June 18, 2026
9. Intermediary : Yes

(Notes)

1. Not disclosed, due to unavoidable circumstances where the seller's consent for disclosure has not been obtained.
2. Regarding financing, please refer to "3. Method of Settlement".

(3) Overview of the Asset to be Acquired

Property Name	GRIDS TOKYO UENO HOTEL + HOSTEL	
Type of Asset	Trust beneficiary interest in real estate (Note 2)	
Trustee	Mitsubishi UFJ Trust and Banking Corporation (Note 2)	
Trust Agreement Period	From June 18, 2026 to June 30, 2036	
Location	Lot number (Note 1)	7-67-4 Ueno, Taito-ku, Tokyo
	Residential address	7-10-4 Ueno, Taito-ku, Tokyo
Access	1-minute walk from Ueno Station (JR Line)	
Type (Note 1)	Hotel (40 rooms)	
Site Area (Note 1)	Land	160.43 m ²
	Building	996.42 m ²
Structure and Scale (Note 1)	RC 10F	
Type of Ownership (Note 1)	Land	Proprietary ownership
	Building	Proprietary ownership
Completion Date (Note 1)	September 2019	
Building Owner	THE SANKEI BUILDING CO., LTD.	
Constructor	UEKI CORPORATION Tokyo main office	
Scheduled Acquisition Price	¥3,250 million	
Appraisal Value	¥3,490 million	
Date of Value Estimate	May 1, 2026	
Appraisal Agency (Appraisal Method)	Appraisal by Japan Real Estate Institute	
Probable Maximum Loss (PML)	5.1%	
Collateral	None	
Special Notations	None	
Details of Tenant (Note 3)		
Number of Tenants	1	
Security Deposit	Undisclosed (Note 4)	
Total Annual Rental Revenue	Undisclosed (Note 4)	
Total Leasable Floor Space	997.72 m ²	
Total Leased Floor Space	997.72 m ²	
Occupancy Rate	100.0%	

(Notes)

1. Information shown in the "Location (Lot number)", "Type", "Site Area", "Structure and Scale", "Type of Ownership", and "Completion Date" is based on the real estate register.
2. While the Asset to be Acquired has not been entrusted as of today, but it will be entrusted to Mitsubishi UFJ Trust and Banking Corporation as a trustee on the scheduled acquisition date.
3. Information under "Details of Tenant" is based on expectations as of May 1, 2026.
4. Not disclosed, due to unavoidable circumstances where the tenant's consent for disclosure has not been obtained,

(4) Seller's Profile

The seller is a domestic company. Details of the seller are not disclosed as the relevant consent has not been obtained. As of the date hereof, the seller falls under neither the Interested Parties, etc. nor the Sponsor/Stakeholder. In addition, United Urban and MRA have no significant capital ties, personal relationships or transactions with the seller, and the seller is not a related party of United Urban and MRA.

(5) Aspects of the Owner of the Asset to be Acquired

The Asset to be Acquired will not be acquired from any party with special-interest relationships with United Urban or MRA.

(6) Outline of Intermediary

The broker is a domestic company. Details of the broker are not disclosed as the relevant consent has not been obtained. As of today, the broker falls under neither the Interested Parties, etc. nor the Sponsor/Stakeholder.

(7) Transactions with Interested Parties, etc. and Sponsor/Stakeholder

Not applicable.

C. eclasia Tachikawa Ichibancho

(1) Reasons for Acquisition

1) Location

The Asset to be Acquired (“Property”) is a private nursing home in northwestern part of Tachikawa City, Tokyo. It is accessible by a 15-minute walk from Musashi-Sunagawa Station on the Seibu Haijima Line. In the surrounding area, there is the Showa Memorial Park, a national park where you can enjoy a variety of flowers and plants throughout the four seasons, and the Tamagawa Aqueduct lined with cherry blossom trees, creating a lush residential environment. Furthermore, in addition to Tokyo Metropolitan Route 59, it is located in an area where major arterial roads such as Tokyo Metropolitan Route 162 (Mitsugi-Hachioji Line) heading towards Hachioji and the east-west running Itsukaichi Kaido intersect, making it highly convenient for automobile use and providing an excellent transportation access location.

2) Building

The Property is a residential-type nursing home with attached day service, consisting of 72 rooms (all single occupancy); the building was completed in February 2025. The rooms are equipped with an electric recliner bed, air conditioning equipment, warm shower toilet, cabinet, call button, etc. Common areas include a dining room, day service facilities, bathing facilities, and more. The entire building is designed to be barrier-free, making it comfortable for people with mobility impairments or those who use wheelchairs.

3) Tenants, etc.

The tenant of the Property, Eclasia Co., Ltd., primarily operates healthcare businesses centered around serviced housing for the elderly with attached day service centers, widely expanding not only in its base area of Saitama Prefecture but also in suburban areas of Chiba Prefecture, Tokyo, Kanagawa Prefecture, and Ibaraki Prefecture. The “eclasia” series has gained high support because it maintains high competitiveness by setting low move-in costs and monthly usage fees.

(2) Summary of Acquisition

1. Property Name	: eclasia Tachikawa Ichibancho
2. Scheduled Acquisition Price	: ¥1,260 million
3. Decision of the Acquisition	: June 4, 2026
4. Agreement Date	: June 4, 2026 (Conclusion of the purchase and sale agreement of real estate)
5. Scheduled Acquisition Date	: June 17, 2026
6. Seller	: JA Mitsui Leasing Tatemono Co., Ltd.
7. Financing	: Cash on hand (Scheduled) (Note)
8. Scheduled Payment Date	: June 17, 2026
9. Intermediary	: None

(Note)

Regarding financing, please refer to “3. Method of Settlement”.

(3) Overview of the Asset to be Acquired

Property Name	eclasia Tachikawa Ichibancho	
Type of Asset	Real estate	
Location	Lot number (Note 1)	4-37-8 Ichibancho, Tachikawa, Tokyo
	Residential address (Note 2)	4-37-8 Ichibancho, Tachikawa, Tokyo
Access	15-minute walk from Musashi-Sunagawa Station (Seibu Haijima Line)	
Type (Note 1)	Elderly housing	
Site Area (Note 1)	Land	1,237.32 m ²
	Building	2,515.88 m ²
Structure and Scale (Note 1)	S 4F	
Type of Ownership (Note 1)	Land	Proprietary ownership
	Building	Proprietary ownership
Completion Date (Note 1)	February 2025	
Building Owner	JA Mitsui Leasing Tatemono Co., Ltd.	
Constructor	DAIWA HOUSE INDUSTRY CO., LTD. Tokyo Head Branch	
Scheduled Acquisition Price	¥1,260 million	
Appraisal Value	¥1,450 million	
Date of Value Estimate	May 1, 2026	
Appraisal Agency (Appraisal Method)	Appraisal by Japan Real Estate Institute	
Probable Maximum Loss (PML)	5.2%	
Collateral	None	
Special Notations	None	
Details of Tenant (Note 3)		
Number of Tenants	1	
Security Deposit	Undisclosed (Note 4)	
Total Annual Rental Revenue	Undisclosed (Note 4)	
Total Leasable Floor Space	2,515.88 m ²	
Total Leased Floor Space	2,515.88 m ²	
Occupancy Rate	100.0%	

(Notes)

- Information shown in the “Location (Lot number)”, “Type”, “Site Area”, “Structure and Scale”, “Type of Ownership”, and “Completion Date” is based on the real estate register.
- The residential addressing system has not been implemented, so the location as indicated in the building’s register is shown.
- Information under “Details of Tenant” is based on expectations as of May 1, 2026.
- Not disclosed, due to unavoidable circumstances where the tenant’s consent for disclosure has not been obtained,

(4) Overview of the Tenant and Facility (Note)

(Real Estate Contract Disclosure Statement created July 1, 2025)

Operator	Eclasia Co., Ltd.	Opening Date	March 1, 2025
Type of Facility	Residential nursing home	Number of Rooms	72
Type of Residential Rights	Lease	Capacity (people)	72
Room Size	16.47-17.38 m ²	Number of Residents	Undisclosed
Conditions for Resident	Over 60, Independence, Needing some support, or needing nursing care	Occupancy Rate	Undisclosed
Average level of nursing care required by residents	Undisclosed	Average Age of Residents	Undisclosed

Methods of Service Fee Payment (for the typical plan)			
	Monthly Payments	One-time Payment	
Lump Sum at Start of Service	¥165,000 (Nontaxable)	-	
Monthly Fees	¥153,100 (Tax included)	-	
Nursing Care Staff	-	Nighttime Staff (Minimum)	One person
Cooperating Medical Facility	Aozora Clinic Tokorozawa, Medical Corporation Association Yuseikai		
Cooperating Dental Facility	Shijimi Dental Clinic		

(Note) Information above is based on what has been provided by the operator. Items in which the operator's consent for disclosure has not been obtained are shown "Undisclosed" and items which are not applicable are shown "-".

(5) Seller's Profile

Name	JA Mitsui Leasing Tatemono Co., Ltd.		
Address	Ginza Mitsui Building, 8-13-1 Ginza, Chuo-ku, Tokyo		
Representative	Masaki Kudo, President		
Principal Businesses	Real estate leasing business, etc.		
Capital	¥110 million (as of March 31, 2026)		
Establishment	March 1995		
Net Assets	Not disclosed because the Seller's consent for disclosure has not been obtained.		
Total Assets	Not disclosed because the Seller's consent for disclosure has not been obtained.		
Major Shareholder	(As of March 31, 2026)		
	Shareholder name	Investment ratio	
	JA MITSUI LEASING, LTD.	100%	
Relationship with United Urban and MRA			
Capital ties	There are no significant capital ties.		
Personal relationships	There are no significant personal relationships.		
Transactions	There are no significant transactions.		
Standing as a related party	JA Mitsui Leasing Tatemono Co., Ltd. is not a related party.		

(6) Aspects of the Owner of the Asset to be Acquired

The Asset to be Acquired will not be acquired from any party with special-interest relationships with United Urban or MRA.

(7) Transactions with Interested Parties, etc. and Sponsor/Stakeholder

Not applicable.

D. eclasia Musashimurayama

(1) Reasons for Acquisition

1) Location

The Asset to be Acquired ("Property") is a private nursing home located almost in the center of Musashimurayama City, Tokyo. It faces a public road that connects Shin-Ome Kaido and Tokyo Metropolitan Route 162 (Mitsugi Hachioji Line). From the bus stop "Mitsufuji," which is just a 1-minute walk away, buses operate to Tachikawa Station on JR Chuo Line, Akishima Station on JR Ome Line, and Seibu-Tachikawa Station on Seibu Haijima Line, ensuring convenient transportation access. Within walking distance, there are Aeon Mall, the city hall, and Musashimurayama Hospital, providing good access to convenient living facilities. The surrounding area is a quiet residential neighborhood mainly composed of detached houses, creating a pleasant living environment.

2) Building

The Property is a residential-type nursing home with attached day service, consisting of 70 rooms (all single occupancy); the building was completed in November 2024. The rooms are equipped with an electric recliner bed, air conditioning equipment, warm shower toilet, cabinet, call button, etc. Common areas include a dining room, day service facilities, bathing facilities, and more. The entire building is designed to be barrier-free, making it comfortable for people with mobility impairments or those who use wheelchairs.

3) Tenants, etc.

The tenant of the Property, Eclasia Co., Ltd., primarily operates healthcare businesses centered around serviced housing for the elderly with attached day service centers, widely expanding not only in its base area of Saitama Prefecture but also in suburban areas of Chiba Prefecture, Tokyo, Kanagawa Prefecture, and Ibaraki Prefecture. The “eclasia” series has gained high support because it maintains high competitiveness by setting low move-in costs and monthly usage fees.

(2) Summary of Acquisition

1. Property Name : eclasia Musashimurayama
2. Scheduled Acquisition Price : ¥1,110 million
3. Decision of the Acquisition : June 4, 2026
4. Agreement Date : June 4, 2026 (Conclusion of the purchase and sale agreement of real estate)
5. Scheduled Acquisition Date : June 17, 2026
6. Seller : JA Mitsui Leasing Tatemono Co., Ltd.
7. Financing : Cash on hand (Scheduled) (Note)
8. Scheduled Payment Date : June 17, 2026
9. Intermediary : None

(Note)

Regarding financing, please refer to “3. Method of Settlement”.

(3) Overview of the Asset to be Acquired

Property Name	eclasia Musashimurayama	
Type of Asset	Real estate	
Location	Lot number (Note 1)	2-42-33 Mitsufuji, Musashimurayama, Tokyo
	Residential address (Note 2)	2-42-33 Mitsufuji, Musashimurayama, Tokyo
Access	11-minutes by bus from Seibu-Tachikawa Station (Seibu Haijima Line) 1-minute walk from Mitsufuji Bus stop	
Type (Note 1)	Elderly housing	
Site Area (Note 1)	Land	2,773.82 m ²
	Building	2,368.08 m ²
Structure and Scale (Note 1)	S 3F	
Type of Ownership (Note 1)	Land	Proprietary ownership
	Building	Proprietary ownership
Completion Date (Note 1)	November 2024	
Building Owner	JA Mitsui Leasing Tatemono Co., Ltd.	
Constructor	DAIWA HOUSE INDUSTRY CO., LTD. Tokyo Head Branch	
Scheduled Acquisition Price	¥1,110 million	
Appraisal Value	¥1,330 million	
Date of Value Estimate	May 1, 2026	
Appraisal Agency (Appraisal Method)	Appraisal by Japan Real Estate Institute	

Probable Maximum Loss (PML)	5.7%
Collateral	None
Special Notations	None
Details of Tenant (Note 3)	
Number of Tenants	1
Security Deposit	Undisclosed (Note 4)
Total Annual Rental Revenue	Undisclosed (Note 4)
Total Leasable Floor Space	2,368.08 m ²
Total Leased Floor Space	2,368.08 m ²
Occupancy Rate	100.0%

(Notes)

- Information shown in the “Location (Lot number)”, “Type”, “Site Area”, “Structure and Scale”, “Type of Ownership”, and “Completion Date” is based on the real estate register.
- The residential addressing system has not been implemented, so the location as indicated in the building’s register is shown.
- Information under “Details of Tenant” is based on expectations as of May 1, 2026.
- Not disclosed, due to unavoidable circumstances where the tenant’s consent for disclosure has not been obtained,

(4) Overview of the Tenant and Facility (Note)

(Real Estate Contract Disclosure Statement created November 15, 2024)

Operator	Eclasia Co., Ltd.	Opening Date	November 15, 2024
Type of Facility	Residential nursing home	Number of Rooms	70
Type of Residential Rights	Lease	Capacity (people)	70
Room Size	16.47-17.38 m ²	Number of Residents	Undisclosed
Conditions for Resident	Over 60, Independence, Needing some support, or needing nursing care	Occupancy Rate	Undisclosed
Average level of nursing care required by residents	Undisclosed	Average Age of Residents	Undisclosed
Methods of Service Fee Payment (for the typical plan)			
	Monthly Payments	One-time Payment	
Lump Sum at Start of Service	¥165,000 (Nontaxable)	-	
Monthly Fees	¥153,100 (Tax included)	-	
Nursing Care Staff	-	Nighttime Staff (Minimum)	One person
Cooperating Medical Facility	Aozora Clinic Tokorozawa, Medical Corporation Association Yuseikai		
Cooperating Dental Facility	Shijimi Dental Clinic		

(Note) Information above is based on what has been provided by the operator. Items in which the operator’s consent for disclosure has not been obtained are shown “Undisclosed” and items which are not applicable are shown “-”.

(5) Seller’s Profile

Name	JA Mitsui Leasing Tatemono Co., Ltd.
Address	Ginza Mitsui Building, 8-13-1 Ginza, Chuo-ku, Tokyo
Representative	Masaki Kudo, President
Principal Businesses	Real estate leasing business, etc.
Capital	¥110 million (as of March 31, 2026)
Establishment	March 1995
Net Assets	Not disclosed because the Seller’s consent for disclosure has not been obtained.

Total Assets	Not disclosed because the Seller's consent for disclosure has not been obtained.	
Major Shareholder	(As of March 31, 2026)	
	Shareholder name	Investment ratio
	JA MITSUI LEASING, LTD.	100%
Relationship with United Urban and MRA		
Capital ties	There are no significant capital ties.	
Personal relationships	There are no significant personal relationships.	
Transactions	There are no significant transactions.	
Standing as a related party	JA Mitsui Leasing Tatemono Co., Ltd. is not a related party.	

(6) Aspects of the Owner of the Asset to be Acquired

The Asset to be Acquired will not be acquired from any party with special-interest relationships with United Urban or MRA

(7) Transactions with Interested Parties, etc. and Sponsor/Stakeholder

Not applicable.

3. Method of Settlement

United Urban plans to acquire the Asset to be Acquired using cash on hand and settle in a lump sum payment upon the delivery of each Asset to be Acquired, respectively. In addition, regarding Grand STAY Hakata Station North, the payment of a portion of the purchase price will be withheld until the seller fulfills the covenants after the delivery.

4. Outlook of Operating Condition

The impact of the acquisition on the business performance is minor and falls within the scope of the minor criteria of disclosure items set by the Tokyo Stock Exchange, therefore, United Urban does not make any changes to the business forecast for the forty-fifth fiscal period ending May 31, 2026 and the forty-sixth fiscal period ending November 30, 2026.

5. Summary of Appraisal Report

A. Grand STAY Hakata Station North

(Thousands of yen)

Appraisal Value	2,050,000
Appraisal Agency	Japan Real Estate Institute
Date of Value Estimate	May 1, 2026

Item	Details	Grounds
Price by Income Capitalization Method	2,050,000	-
Price by Direct Capitalization Method	2,080,000	-
(1) Total income (1+2+3+4-5-6)	Undisclosed (Note)	-
1. Rental revenues, common area maintenance fees	Undisclosed (Note)	-
2. Utility revenues	Undisclosed (Note)	-
3. Parking revenues	Undisclosed (Note)	-
4. Other revenues	Undisclosed (Note)	-
5. Losses from vacancies	Undisclosed (Note)	-
6. Bad debt losses	Undisclosed (Note)	-
(2) Total expenses (7+8+9+10+11+12+13+14)	Undisclosed (Note)	-
7. Administrative and maintenance fees	Undisclosed (Note)	-
8. Utility costs	Undisclosed (Note)	-
9. Repair costs	Undisclosed (Note)	-
10. Property and other tax	Undisclosed (Note)	-
11. Property management fees	Undisclosed (Note)	-
12. Advertising expenses for tenants, etc.	Undisclosed (Note)	-
13. Casualty insurance expenses	Undisclosed (Note)	-
14. Other expenses	Undisclosed (Note)	-
(3) Net operating income (NOI: (1)-(2))	96,515	-
(4) Operating profit of lump-sum money	Undisclosed (Note)	-
(5) Capital expenditures (including routine repairs)	Undisclosed (Note)	-
(6) Net cash flow (NCF: (3) +(4) -(5))	89,624	-
(7) Cap rate	4.3%	The assessment is made by adding or subtracting spreads arising from the location conditions, building conditions, contract conditions, and other conditions of the target real estate to the standard yield for each district set by appraisal agency, while also considering future uncertainties, transaction yields of similar real estate, etc.
Price by discounted cash flow method	2,020,000	-
Discount rate	4.1%	-
Terminal cap rate	4.4%	-
Cost approach price	1,810,000	Land ratio: 70.0% Building ratio: 29.2% (Furniture, Fixtures & Equipment (FF&E) Rate: 0.8%)

Other specific matters the appraisal agency has paid attention to in appraising the property	None
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(Note) These items have been left undisclosed based on a judgment that disclosure may impact United Urban's competitiveness and thereby harm the interests of unitholders.

B. GRIDS TOKYO UENO HOTEL + HOSTEL

(Thousands of yen)

Appraisal Value	3,490,000
Appraisal Agency	Japan Real Estate Institute
Date of Value Estimate	May 1, 2026

Item	Details	Grounds
Price by Income Capitalization Method	3,490,000	-
Price by Direct Capitalization Method	3,530,000	-
(1) Total income (1+2+3+4-5-6)	Undisclosed (Note)	-
1. Rental revenues, common area maintenance fees	Undisclosed (Note)	-
2. Utility revenues	Undisclosed (Note)	-
3. Parking revenues	Undisclosed (Note)	-
4. Other revenues	Undisclosed (Note)	-
5. Losses from vacancies	Undisclosed (Note)	-
6. Bad debt losses	Undisclosed (Note)	-
(2) Total expenses (7+8+9+10+11+12+13+14)	Undisclosed (Note)	-
7. Administrative and maintenance fees	Undisclosed (Note)	-
8. Utility costs	Undisclosed (Note)	-
9. Repair costs	Undisclosed (Note)	-
10. Property and other tax	Undisclosed (Note)	-
11. Property management fees	Undisclosed (Note)	-
12. Advertising expenses for tenants, etc.	Undisclosed (Note)	-
13. Casualty insurance expenses	Undisclosed (Note)	-
14. Other expenses	Undisclosed (Note)	-
(3) Net operating income (NOI: (1)-(2))	135,813	-
(4) Operating profit of lump-sum money	Undisclosed (Note)	-
(5) Capital expenditures (including routine repairs)	Undisclosed (Note)	-
(6) Net cash flow (NCF: (3) +(4) -(5))	130,587	-
(7) Cap rate	3.7%	The assessment is made by adding or subtracting spreads arising from the location conditions, building conditions, contract conditions, and other conditions of the target real estate to the standard yield for each district set by appraisal agency, while also considering future uncertainties, transaction yields of similar real estate, etc.
Price by discounted cash flow method	3,440,000	-
Discount rate	3.5%	-
Terminal cap rate	3.8%	-
Cost approach price	2,540,000	Land ratio: 86.3% Building ratio: 13.4% (Furniture, Fixtures & Equipment (FF&E) Rate: 0.3%)

Other specific matters the appraisal agency has paid attention to in appraising the property	None
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(Note) These items have been left undisclosed based on a judgment that disclosure may impact United Urban's competitiveness and thereby harm the interests of unitholders.

C. eclasia Tachikawa Ichibancho

(Thousands of yen)

Appraisal Value	1,450,000
Appraisal Agency	Japan Real Estate Institute
Date of Value Estimate	May 1, 2026

Item	Details	Grounds
Price by Income Capitalization	1,450,000	-
Price by Direct Capitalization Method	1,460,000	-
(1) Total income (1+2+3+4-5-6)	Undisclosed (Note)	-
1. Rental revenues, common area maintenance fees	Undisclosed (Note)	-
2. Utility revenues	Undisclosed (Note)	-
3. Parking revenues	Undisclosed (Note)	-
4. Other revenues	Undisclosed (Note)	-
5. Losses from vacancies	Undisclosed (Note)	-
6. Bad debt losses	Undisclosed (Note)	-
(2) Total expenses (7+8+9+10+11+12+13+14)	Undisclosed (Note)	-
7. Administrative and maintenance fees	Undisclosed (Note)	-
8. Utility costs	Undisclosed (Note)	-
9. Repair costs	Undisclosed (Note)	-
10. Property and other tax	Undisclosed (Note)	-
11. Property management fees	Undisclosed (Note)	-
12. Advertising expenses for tenants, etc.	Undisclosed (Note)	-
13. Casualty insurance expenses	Undisclosed (Note)	-
14. Other expenses	Undisclosed (Note)	-
(3) Net operating income (NOI: (1)-(2))	62,778	-
(4) Operating profit of lump-sum money	Undisclosed (Note)	-
(5) Capital expenditures (including routine repairs)	Undisclosed (Note)	-
(6) Net cash flow (NCF: (3) +(4) -(5))	62,646	-
(7) Cap rate	4.3%	The assessment is made by adding or subtracting spreads arising from the location conditions, building conditions, contract conditions, and other conditions of the target real estate to the standard yield for each district set by appraisal agency, while also considering future uncertainties, transaction yields of similar real estate, etc.
Price by discounted cash flow method	1,440,000	-
Discount rate	4.1%	-
Terminal cap rate	4.4%	-
Cost approach price	1,500,000	Land ratio: 61.3% Building ratio: 38.7%

Other specific matters the appraisal agency has paid attention to in appraising the property	None
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(Note) These items have been left undisclosed based on a judgment that disclosure may impact United Urban's competitiveness and thereby harm the interests of unitholders.

D. eclasia Musashimurayama

(Thousands of yen)

Appraisal Value	1,330,000
Appraisal Agency	Japan Real Estate Institute
Date of Value Estimate	May 1, 2026

Item	Details	Grounds
Price by Income Capitalization	1,330,000	-
Price by Direct Capitalization Method	1,330,000	-
(1) Total income (1+2+3+4-5-6)	Undisclosed (Note)	-
1. Rental revenues, common area maintenance fees	Undisclosed (Note)	-
2. Utility revenues	Undisclosed (Note)	-
3. Parking revenues	Undisclosed (Note)	-
4. Other revenues	Undisclosed (Note)	-
5. Losses from vacancies	Undisclosed (Note)	-
6. Bad debt losses	Undisclosed (Note)	-
(2) Total expenses (7+8+9+10+11+12+13+14)	Undisclosed (Note)	-
7. Administrative and maintenance fees	Undisclosed (Note)	-
8. Utility costs	Undisclosed (Note)	-
9. Repair costs	Undisclosed (Note)	-
10. Property and other tax	Undisclosed (Note)	-
11. Property management fees	Undisclosed (Note)	-
12. Advertising expenses for tenants, etc.	Undisclosed (Note)	-
13. Casualty insurance expenses	Undisclosed (Note)	-
14. Other expenses	Undisclosed (Note)	-
(3) Net operating income (NOI: (1)-(2))	60,204	-
(4) Operating profit of lump-sum money	Undisclosed (Note)	-
(5) Capital expenditures (including routine repairs)	Undisclosed (Note)	-
(6) Net cash flow (NCF: (3) +(4) -(5))	60,046	-
(7) Cap rate	4.5%	The assessment is made by adding or subtracting spreads arising from the location conditions, building conditions, contract conditions, and other conditions of the target real estate to the standard yield for each district set by appraisal agency, while also considering future uncertainties, transaction yields of similar real estate, etc.
Price by discounted cash flow method	1,320,000	-
Discount rate	4.3%	-
Terminal cap rate	4.6%	-
Cost approach price	1,300,000	Land ratio: 59.4% Building ratio: 40.6%

Other specific matters the appraisal agency has paid attention to in appraising the property	None
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(Note) These items have been left undisclosed based on a judgment that disclosure may impact United Urban's competitiveness and thereby harm the interests of unitholders.

【Attached Material】

Reference 1: Portfolio Summary

Reference 2: Photo and Map

Reference 1
Portfolio Summary

As of May 25, 2029 (Scheduled)

[Distribution by Type of Use]

Type of Use	Number of Properties (Note 1)	(Scheduled) Acquisition Price (Note 2)	
		Amount (millions of yen)	Ratio
Retail Properties	35	193,731	27.1%
Office Buildings	38	206,878	29.0%
Hotels	28	182,397	25.6%
Residential Properties	24	49,297	6.9%
Others	25	81,339	11.4%
Total	146	713,641	100.0%

[Distribution by Geographical Location]

Location (Note 3)	Number of Properties	(Scheduled) Acquisition Price (Note 2)	
		Amount (millions of yen)	Ratio
6 Central Wards of Tokyo	31	152,304	21.3%
23 Wards of Tokyo	15	50,753	7.1%
Tokyo Metropolitan Area	39	216,774	30.4%
Other Regions	61	293,810	41.2%
Total	146	713,641	100.0%

(Notes)

- “Maricom-ISOGO / SYSTEM PLAZA YOKOHAMA (Site)” and “OSAKA BAY TOWER” are retail property/office building complexes, while “Shin-Osaka Central Tower” and “SS30” are office building/hotel complexes. All have been included in the count for two types of use, respectively, but counted as one property in the total count. Therefore, adding up the number of properties by type of use differs from the total number of properties in the total column.
- Figures have been rounded to the nearest unit; therefore, the sum of the figures shown may differ from the total shown. Percentages in the (scheduled) acquisition price are rounded to the first decimal place; therefore, the sum of the figures shown may differ from the total shown.
- Geographical investment areas are defined as below.

Tokyo Metropolitan Area (Note a)			Other Regions (Note b)
6 Central wards of Tokyo	23 wards of Tokyo	Tokyo Metropolitan Area	Major Japanese cities including government designated cities (excluding those in the Tokyo Metropolitan Area) and their surrounding areas
Chiyoda-ku, Minato-ku, Chuo-ku, Shinjuku-ku, Shibuya-ku, and Shinagawa-ku	The 23 wards of Tokyo excluding the 6 central wards	Tokyo Metropolitan Area excluding 23 wards of Tokyo	

(Notes)

- Tokyo Metropolitan Area refers to Tokyo as well as Kanagawa, Chiba, Saitama, Ibaraki, Gunma, Tochigi, and Yamanashi prefectures.
 - Other Regions includes the Osaka Area (Osaka Prefecture, Kyoto Prefecture and Hyogo Prefecture), Nagoya Area (Aichi Prefecture, Mie Prefecture and Gifu Prefecture) and other cities (excluding the Tokyo Metropolitan Area, Osaka Area and Nagoya Area), and are referred to as “Other Regions (Osaka Area),” “Other Regions (Nagoya Area),” “Other Regions (other),” respectively. In addition, for hotels, other areas where stable income can be expected are also included in the investment area.
- Properties to be acquired included in the above charts are as follows.

Type of Use	Type	Location	Property Name	Scheduled Acquisition Date	Scheduled Acquisition Price	
					Amount (millions of yen)	Ratio
Hotels	Hotel	Other Regions	Grand STAY Hakata Station North	June 16, 2026	1,845	0.3%
Hotels	Hotel	23 Wards of Tokyo	GRIDS TOKYO UENO HOTEL + HOSTEL	June 18, 2026	3,250	0.5%
Others	Elderly Housing	Tokyo Metropolitan Area	eclasia Tachikawa Ichibancho	June 17, 2026	1,260	0.2%
Others	Elderly Housing	Tokyo Metropolitan Area	eclasia Musashimurayama	June 17, 2026	1,110	0.2%

- UUR Shinsaibashi Building (Shinsaibashi OPA Honkan changed its property name to UUR Shinsaibashi Building on May 1, 2026) has been excluded from the above table on the assumption that the sale will be carried out as scheduled as shown below. For details, please refer to the press release below.

Property Name	Scheduled Date of Sale	Scheduled Sale Price	Acquisition Price	Press Release	
		(millions of yen)		Date	Title
UUR Shinsaibashi Building	May 25, 2027	5,857	14,321	September 29, 2025	Notice Concerning Sale of Trust Beneficiary Interest in Domestic Real Estate and Land Lease Agreement (Shinsaibashi OPA Honkan)
	November 24, 2027	6,263			
	May 25, 2028	6,333			

	November 24, 2028	6,403			
	May 25, 2029	6,474			

6. The latest information on United Urban's portfolio is disclosed on United Urban's website:
<https://www.united-reit.co.jp/en/portfolio/index.html>

Reference 2

Photo and Map

A. Grand STAY Hakata Station North

【 Photo of Exterior 】



【 Map 】

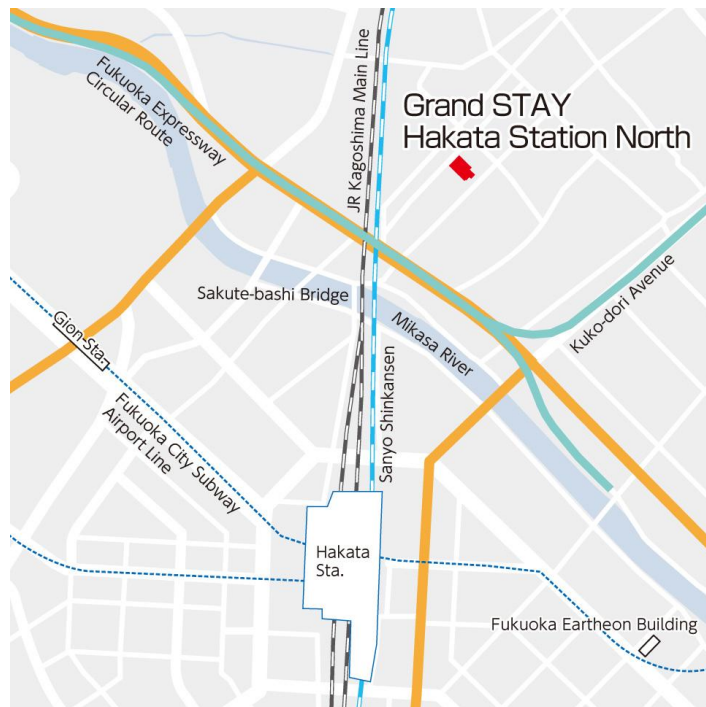


Photo and Map

B. GRIDS TOKYO UENO HOTEL + HOSTEL

【 Photo of Exterior 】



【 Map 】

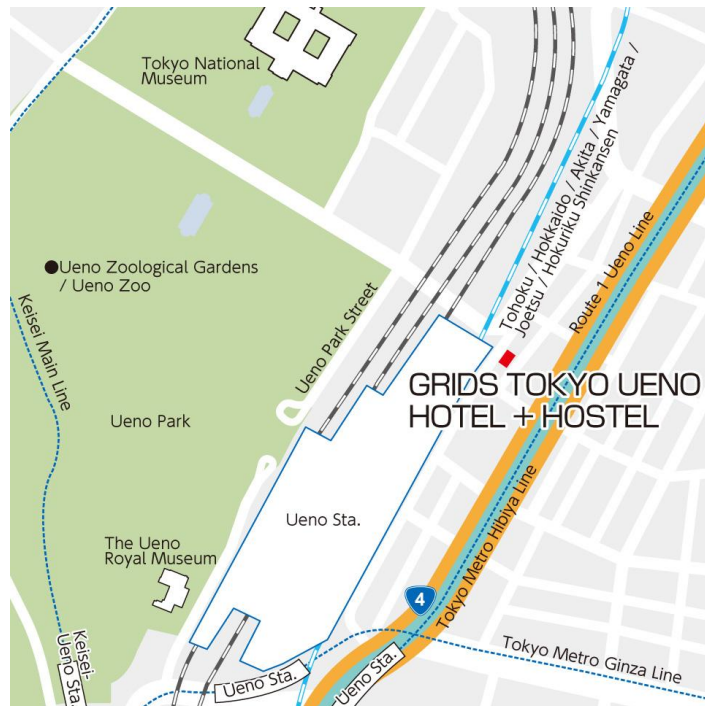


Photo and Map

C. eclasia Tachikawa Ichibancho

【 Photo of Exterior 】



【 Map 】

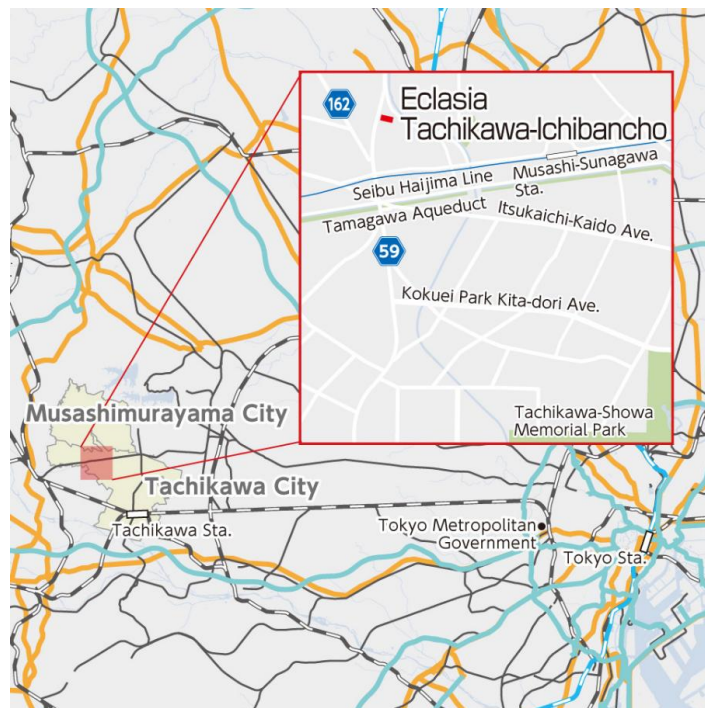


Photo and Map

D. eclasia Musashimurayama

【 Photo of Exterior 】



【 Map 】

