

For Translation Purposes Only

September 17, 2020

For Immediate Release

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

Asset Management Company:  
Japan REIT Advisors Co., Ltd.  
Norimasa Gaun  
President and CEO  
Inquiries:  
Takehide Sasaki  
Chief Financial Officer  
TEL: +81-3-5402-3680

## 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 fund the repayment of its existing borrowing upon its maturity. For an overview of the existing borrowing, please refer to “3. Use of Proceeds” on page 2.

### 2. Details of Debt Financing

	Term Loan 11C	Term Loan 12C	Term Loan 13C
1. Lender	Sumitomo Mitsui Trust Bank, Limited	Shinsei Bank, Limited	The Bank of Fukuoka, Ltd.
2. Amount of Borrowing	¥7,783 million	¥2,500 million	¥500 million
3. Interest Rate	0.44984% (fixed interest rate)	0.39122% (fixed interest rate)	0.37122% (fixed interest rate)
4. Scheduled Drawdown Date	September 23, 2020		
5. Borrowing Method	Loan agreements with each lender are concluded on September 17, 2020		
6. Interest Payment Date	December 21, 2020 as the first interest payment date, and the 20th day of every March, June, September and December thereafter (Note 1)		
7. Principal Repayment Date	September 20, 2030	September 20, 2028	September 20, 2028
8. Principal Repayment Method	Lump-sum repayment of unpaid principal on the Principal Repayment Date		
9. Collateral	Unsecured, ungranted		

	Term Loan 14C	Term Loan 15C	Term Loan 16C
1. Lender	The 77 Bank, Ltd.	Nippon Life Insurance Company	The Bank of Yokohama, Ltd.
2. Amount of Borrowing	¥500 million	¥1,000 million	¥500 million
3. Interest Rate	0.41000% (fixed interest rate)	0.33000% (fixed interest rate)	Basic interest rate (JBA one-month JPY TIBOR) + 0.25% (Note 2)
4. Scheduled Drawdown Date	September 23, 2020		
5. Borrowing Method	Loan agreements with each lender are concluded on September 17, 2020		
6. Interest Payment Date	December 21, 2020 as the first interest payment date, and the 20th day of every March, June, September and December thereafter (Note 1)		From October 20, 2020 as the first interest payment date, and the 20th day of every month thereafter (Note 1)
7. Principal Repayment Date	September 20, 2028	September 22, 2025	September 22, 2025
8. Principal Repayment Method	Lump-sum repayment of unpaid principal on the Principal Repayment Date		
9. Collateral	Unsecured, ungranted		

(Notes)

1. If the interest payment date is not a business day, the immediately following business day will be applicable.
2. The basic interest rate applicable to a computation period of interest which is paid on the Interest Payment Date (Japanese Bankers Association (“JBA”) one-month JPY TIBOR) is determined two business days prior to the previous Interest Payment Date. For the basic interest rate (JBA one-month JPY TIBOR), please see the website of JBA TIBOR Administration (<http://www.jbatibor.or.jp/english/>).

### 3. Use of Proceeds

United Urban intends to allot the above borrowing (total: ¥12,783 million) to the repayment of the principal of existing borrowing (total: ¥16,183 million). An overview of the existing borrowing is summarized in the table below. The remainder of the principal of existing borrowing will be financed with a part of the United Urban Investment Corporation Series 20 of Unsecured Corporate Bonds (¥8 billion) issued on August 11, 2020.

Title	Lenders	Amount of Borrowings (Millions of yen)	Drawdown Date	Repayment Date	Disclosed Date
Term Loan 56A	Sumitomo Mitsui Trust Bank, Limited	4,500	March 15, 2013	September 23, 2020	February 22, 2013
Term Loan 60A	Sumitomo Mitsui Trust Bank, Limited	3,283	March 21, 2013		March 15, 2013
Term Loan 74A	Nippon Life Insurance Company	1,000	September 20, 2013		September 18, 2013
Term Loan 77A	Development Bank of Japan Inc.	2,400	November 1, 2013		October 29, 2013
Term Loan 78A	Shinsei Bank, Limited	2,500	November 29, 2013		November 27, 2013
Term Loan 6B	The Kagawa Bank, Ltd. The 77 Bank, Ltd. Kiraboshi Bank, Ltd. The Bank of Yokohama, Ltd.	2,000	July 8, 2015		July 3, 2015
Term Loan 17B	The Bank of Fukuoka, Ltd.	500	August 7, 2015		August 4, 2015
Total		16,183			

#### 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)	265,033	261,633	-3,400
Total	265,033	261,633	-3,400
Corporate bonds (Note 4)	35,000	35,000	-
Total interest-bearing liabilities	300,033	296,633	-3,400

(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 (UR 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-third fiscal period Securities Report (filed on August 26, 2020).