

For Translation Purposes Only

May 18, 2026

For Immediate Release

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

Asset Management Company:
Marubeni REIT Advisors Co., Ltd.
Junichi Batai
President and CEO

Inquiries:
Shuichi Kamizono
Managing Director and Executive Officer
Chief Financial Officer
TEL: +81-3-5402-3680

Notice Concerning Debt Financing (Green Loan)

United Urban Investment Corporation (“United Urban”) hereby announces its decisions, which was made today to undertake debt financing (Green Loan), as set forth below.

1. Purpose of Debt Financing

United Urban has decided to undertake debt financing (Green Loan) to redeem the Series 19 of Unsecured Corporate Bonds (Green Bonds) (the “19th Bonds”) which will mature on May 22, 2026. For an overview of the 19th Bonds, please refer to “3. Use of Proceeds” below.

2. Details of Debt Financing

	Term Loan 59D (Green Loan (Note 1))	Term Loan 60D (Green Loan (Note 1))	Term Loan 61D (Green Loan (Note 1))
1. Lender	SBI Shinsei Bank, Limited	SBI Shinsei Bank, Limited	Daishi Hokuetsu Bank, Ltd.
2. Amount of Borrowing	¥2,000 million	¥2,000 million	¥1,000 million
3. Interest Rate	2.51039% (Fixed interest rate)	2.12037% (Fixed interest rate)	1.96570% (Fixed interest rate)
4. Drawdown Date	May 20, 2026 (Scheduled)		
5. Borrowing Method	Loan agreements with each lender to be concluded on May 18, 2026		
6. Interest Payment Date (Note 2)	June 22, 2026 as the first interest payment date, and the 20 th day of every March, June, September, and December thereafter		
7. Principal Repayment Date (Note 2)	March 22, 2032	March 21, 2030	March 21, 2029
8. Principal Repayment Method	Lump-sum repayment of unpaid principal on the principal repayment date		
9. Collateral	Unsecured/Unguaranteed		

	Term Loan 62D (Green Loan (Note 1))	Term Loan 63D (Green Loan (Note 1))	Term Loan 64D (Green Loan (Note 1))
1. Lender	Resona Bank, Limited	Resona Bank, Limited	Kansai Mirai Bank, Limited
2. Amount of Borrowing	¥2,000 million	¥2,000 million	¥1,000 million
3. Interest Rate	Basic interest rate +0.23% (Note 3)	Basic interest rate +0.12% (Note 3)	Basic interest rate (JBA 1-month JPY TIBOR) +0.20% (Note 4)
4. Drawdown Date	May 20, 2026 (Scheduled)		
5. Borrowing Method	Loan agreements with each lender to be concluded on May 18, 2026		
6. Interest Payment Date (Note 2)	June 22, 2026 as the first interest payment date, and the 20 th day of every March, June, September, and December thereafter		June 22, 2026 as the first interest payment date, and the 20 th day of every month thereafter
7. Principal Repayment Date (Note 2)	March 20, 2031	March 21, 2028	September 20, 2030
8. Principal Repayment Method	Lump-sum repayment of unpaid principal on the principal repayment date		
9. Collateral	Unsecured/Unguaranteed		

(Notes)

- The green loans (Term Loans 59D through 64D) are used to repay the funds to acquire assets that meet the green eligibility criteria (eligible green assets) under the sustainability finance framework formulated by United Urban.
- If the interest payment date or principal repayment date is not a business day, the business day immediately following it will be applicable.
- If certain requirements, such as obtaining and maintaining a specific green eligibility certification for the underlying assets of this loan, (“Eligibility Requirements”) are met, the basic interest rate calculated based on the Principal Terms and Conditions of the Funds-Supplying Operations to Support Financing for Climate Change Responses defined by the Bank of Japan (“Operations for Climate Change Responses”) will be applied for each interest calculation period. However, if the Eligibility Requirements are no longer met, the basic interest rate corresponding to the relevant period calculated based on the method specified in the contract will apply. For the basic interest rate for the Operations for Climate Change Responses, please see the “Funds-Supplying Operations to Support Financing for Climate Change Responses” posted on the Bank of Japan’s website (https://www.boj.or.jp/en/mopo/measures/mkt_ope/ope_x/index.htm).
- 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 JPY TIBOR) is determined two business days prior to the immediately preceding interest payment date. For the basic interest rate (JBA 1-month JPY TIBOR), please see the website of JBA TIBOR Administration (<https://www.jbatibor.or.jp/english/>).

3. Use of Proceeds

United Urban intends to allot the above borrowings to the redemption funds for the 19th Bonds (Note 1).

Name	Issue Date	Issue Amount	Interest Rate	Term	Redemption Date	Remarks	Rating
Series 19 of Unsecured Corporate Bonds (with pari passu conditions among corporate bonds) (Green Bonds)	May 23, 2019	¥10,000 million	0.448% p.a.	7.0 years	May 22, 2026	Unsecured/Unguaranteed	AA (JCR) (Note 2)

(Notes)

- For details of the 19th Bonds, please refer to “Notice Concerning Issuance of Retail Green Bonds” dated May 8, 2019.
- Japan Credit Rating Agency, Ltd.

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)	312,853	322,853	+10,000
Total Borrowings	312,853	322,853	+10,000
Corporate Bonds	26,100	16,100	-10,000
Total Interest-bearing Liabilities	338,953	338,953	-

(Notes)

1. This shows the expected status of borrowings and other liabilities as of May 22, 2026, after the redemption of the 19th Bonds. In addition, amounts are rounded down to the nearest million yen. Accordingly, adding or subtracting the above interest-bearing liabilities amounts may 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-fourth fiscal period Securities Report (filed on February 26, 2026).

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