

For Translation Purposes Only

March 25, 2026

For Immediate Release

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

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Notice Concerning Acquisition of Anonymous Association Equity Interest (renga Pro No.6 Godo Kaisha)

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 to acquire the following asset (an anonymous association (tokumei kumiai) equity interest) as set forth below.

1. Overview of the Acquisition

United Urban will acquire the following anonymous association equity interest (the “Asset to be Acquired”).

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| 1. Asset to be Acquired | : Equity interest in anonymous association which invests in trust beneficial interest in real estate |
| 2. Name of the Asset | : Anonymous association equity interest in renga Pro No.6 Godo Kaisha |
| 3. Scheduled Acquisition Price
(Amount of investment) | : ¥1,225 million (40.8% of total of the anonymous association equity interest (Note)) |
| 4. Decision Date of Acquisition | : March 25, 2026 |
| 5. Agreement Date | : March 25, 2026 |
| 6. Scheduled Acquisition Date | : March 27, 2026 |
| 7. Seller (Investee) | : renga Pro No.6 Godo Kaisha |
| 8. Financing | : Cash on hand (scheduled) |
| 9. Scheduled Payment Date | : March 26, 2026 |

(Note) Percentage is rounded to the first decimal place. The same shall apply hereafter.

2. Purpose of Acquisition

In accordance with the basic asset-management policy and investment stance prescribed in its Articles of Incorporation, United Urban will acquire the Asset to be Acquired and, through investment in the above anonymous association equity interest, obtain preferential negotiation rights for the underlying assets described later. During the investment period, while enjoying dividend income based on the respective investment, we will strive to further enhance investor value by securing pipelines through the utilization of such preferential negotiation rights in the future, thereby achieving expansion of asset size and qualitative improvement of the portfolio through asset replacement.

3. Details of Asset to be Acquired

(1) Outline of Anonymous Association Investment

Name of the Asset	Anonymous association equity interest in renga Pro No.6 Godo Kaisha	
Specified Asset Type	Anonymous association equity interest	
Validated period of Anonymous Association Agreement	Valid through March 31, 2031	
Name of Operator	renga Pro No.6 Godo Kaisha	
Overview of Anonymous Association	(After acquisition on March 27, 2026)	
	renga Pro No.6 Godo Kaisha (Note 1)	
	(Assets) Trust Beneficial Interest in Real Estate (seven apartments) ¥12,230 million (Note 2)	(Liabilities) Senior loan: ¥7,050 million Mezzanine loan: ¥2,180 million (Net assets) Total amount of anonymous association investment: ¥3,000 million (Note 3) Partner's equity: ¥0.1 million
	(Notes) 1. The asset manager of the Godo Kaisha is Digital Securities Co., Ltd. 2. Trust beneficial interest in real estate, etc. include acquisition costs for the underlying assets, formation costs of the anonymous association, etc. In addition, the real estate appraisal value by Japan Real Estate Institute is ¥11,903 million 3. Of the total amount of anonymous association investment, United Urban hold ¥1,225 million (40.8%). The remaining ¥1,775 million (59.2%) is planned to be invested by multiple domestic companies. The names of these domestic companies are not disclosed as their consent could not be obtained. However, these domestic companies have no special-interest relationships with United Urban or MRA. Computation Period: Each computation period shall be from April 1 (including that day) to September 30 (including that day), and from October 1(including that day) to March 31 (including that day) of each year. However, the first computation period shall be from the initial contribution date (including that day) to September 30, 2026 (including that day), and the final computation period shall be from the day following the end date of the immediately preceding computation period (including that day) to the termination date of the agreement (including that day). Distribution of Profit and Loss: The profit or loss incurred by the operator during each computation period shall belong to the anonymous association partner on the relevant computation date in proportion to their investment ratio. However, the anonymous association partner shall not bear losses exceeding the amount of their investment, and if losses exceeding those borne by the anonymous association partner and other anonymous association partners based on the agreement and other anonymous association agreements occur, such losses shall be borne by the operator.	
Outline of Preferential Negotiation Right	<ul style="list-style-type: none"> • Exercise Period of the Preferential Negotiation Right From March 27, 2026 (scheduled) to March 31, 2031 • Content of the Preferential Negotiation Right The right to negotiate priority purchase of trust beneficial interest in real estate acquired by renga Pro No.6 Godo Kaisha. • Others This preferential negotiation right is held by United Urba as a right and does not obligate United Urban to acquire trust target real estate, etc. in the future. 	

(2) Details of the seven-trust beneficial interest in real estate that constitute the assets of the anonymous association

Property Name	DeLCCS TOKYO BAY	
Type of Specified Asset	Trust beneficial interest in real estate	
Trustee	Mizuho Trust & Banking Co., Ltd.	
Trust Agreement Period	From March 27, 2026 to March 31, 2036	
Location	Lot number (Note 1)	2-10-2 • 4 Kaigan, Minato-ku, Tokyo
	Residential address	2-3-7 Kaigan, Minato-ku, Tokyo
Access	5-minute walk from Hinode Station (YURIKAMOME Line) 11-minute walk from Mita Station (Toei Mita Line) 13-minute walk from Tamachi Station (JR Line)	
Type (Note 1)	Apartment (34 units)	
Site Area (Note 1)	Land	235.50 m ²
	Building	1,193.42 m ²

Structure and Scale (Note 1)	RC 10F	
Type of Ownership (Note 1)	Land	Proprietary ownership
	Building	Proprietary ownership
Completion Date (Note 1)	December 2019	
Building Owner	DEAR LIFE CO., LTD.	
Constructor	Mugishima General Contract Co., Ltd.	
Appraisal Value	¥1,550 million	
Date of Value Estimate	March 1, 2026	
Appraisal Agency (Appraisal Method)	Appraisal by Japan Real Estate Institute	
Probable Maximum Loss (PML)	1.0%	
Collateral	<ul style="list-style-type: none"> • A pledge is scheduled to be established with the lender of the non-recourse loan to renga Pro No.6 Godo Kaisha, the operator, as the pledgee. • A mortgage with suspensive condition subject to the termination of the trust agreement (excluding termination due to the sale of real estate, etc.) is scheduled to be established with the lender of the non-recourse loan to renga Pro No.6 Godo Kaisha, the operator, as the mortgagee. 	
Special Notations	None	
Details of Tenant (Note 2)		
Total Number of Tenants	34	
Security Deposit	Undisclosed (Note 3)	
Total Annual Rental Revenue	Undisclosed (Note 3)	
Total Leasable Floor Space	909.18 m ²	
Total Leased Floor Space	883.79 m ²	
Occupancy Ratio	97.2%	

(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. The figures under “Details of Tenant” are as of January 31, 2026.
3. Not disclosed, due to unavoidable circumstances where the operator’s consent for disclosure has not been obtained.

Property Name	DeLCCS Akatsuka	
Type of Specified Asset	Trust beneficial interest in real estate	
Trustee	Mizuho Trust & Banking Co., Ltd.	
Trust Agreement Period	From March 27, 2026 to March 31, 2036	
Location	Lot number (Note 1)	3-106-3・4, 3-107-1 Akatsuka-shinmachi, Itabashi-ku, Tokyo
	Residential address	3-3-4 Akatsuka-shinmachi, Itabashi-ku, Tokyo
Access	3-minute walk from Chikatetsu-akatsuka Station (Tokyo Metro Yurakucho Line and Fukutoshin Line) 6-minute walk from Shimo-akatsuka Station (Tobu Tojo Line)	
Type (Note 1)	Apartment (29 units)	
Site Area (Note 1)	Land	457.15 m ²
	Building	1,037.81 m ²
Structure and Scale (Note 1)	RC 5F	
Type of Ownership (Note 1)	Land	Proprietary ownership
	Building	Proprietary ownership
Completion Date (Note 1)	September 2020	
Building Owner	DEAR LIFE CO., LTD.	
Constructor	OGAWA Construction Co., Ltd.	
Appraisal Value	¥947 million	
Date of Value Estimate	March 1, 2026	

Appraisal Agency (Appraisal Method)	Appraisal by Japan Real Estate Institute
Probable Maximum Loss (PML)	9.3%
Collateral	<ul style="list-style-type: none"> • A pledge is scheduled to be established with the lender of the non-recourse loan to renga Pro No.6 Godo Kaisha, the operator, as the pledgee. • A mortgage with suspensive condition subject to the termination of the trust agreement (excluding termination due to the sale of real estate, etc.) is scheduled to be established with the lender of the non-recourse loan to renga Pro No.6 Godo Kaisha, the operator, as the mortgagee.
Special Notations	None
Details of Tenant (Note 2)	
Total Number of Tenants	29
Security Deposit	Undisclosed (Note 3)
Total Annual Rental Revenue	Undisclosed (Note 3)
Total Leasable Floor Space	761.34 m ²
Total Leased Floor Space	709.37 m ²
Occupancy Ratio	93.2%

(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. The figures under “Details of Tenant” are as of January 31, 2026.
3. Not disclosed, due to unavoidable circumstances where the operator’s consent for disclosure has not been obtained.

Property Name	Madeleine Komagome	
Type of Specified Asset	Trust beneficial interest in real estate	
Trustee	Mizuho Trust & Banking Co., Ltd.	
Trust Agreement Period	From March 27, 2026 to March 31, 2036	
Location	Lot number (Note 1)	1-49-18 Nishigahara, Kita-ku, Tokyo
	Residential address	1-49-3 Nishigahara, Kita-ku, Tokyo
Access	7-minute walk from Komagome Station (JR Line)	
Type (Note 1)	Apartment (17 units), Office (1 lot)	
Site Area (Note 1)	Land	277.35 m ²
	Building	717.71 m ²
Structure and Scale (Note 1)	RC B1/6F	
Type of Ownership (Note 1)	Land	Proprietary ownership
	Building	Proprietary ownership
Completion Date (Note 1)	August 2019	
Building Owner	M&H Asset Management Co., Ltd.	
Constructor	Shinkou Kensetsu, Inc.	
Appraisal Value	¥956 million	
Date of Value Estimate	March 1, 2026	
Appraisal Agency (Appraisal Method)	Appraisal by Japan Real Estate Institute	
Probable Maximum Loss (PML)	5.2%	
Collateral	<ul style="list-style-type: none"> • A pledge is scheduled to be established with the lender of the non-recourse loan to renga Pro No.6 Godo Kaisha, the operator, as the pledgee. • A mortgage with suspensive condition subject to the termination of the trust agreement (excluding termination due to the sale of real estate, etc.) is scheduled to be established with the lender of the non-recourse loan to renga Pro No.6 Godo Kaisha, the operator, as the mortgagee. 	
Special Notations	None	
Details of Tenant (Note 2)		

Total Number of Tenants	18
Security Deposit	Undisclosed (Note 3)
Total Annual Rental Revenue	Undisclosed (Note 3)
Total Leasable Floor Space	633.23 m ²
Total Leased Floor Space	608.14 m ²
Occupancy Ratio	96.0%

(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 figures under “Details of Tenant” are as of January 31, 2026.
- Not disclosed, due to unavoidable circumstances where the operator’s consent for disclosure has not been obtained.

Property Name	The Residence Komagome Somei	
Type of Specified Asset	Trust beneficial interest in real estate	
Trustee	Mitsubishi UFJ Trust and Banking Corporation	
Trust Agreement Period	From March 27, 2026 to March 31, 2036	
Location	Lot number (Note 1)	4-15-40 Komagome, Toshima-ku, Tokyo
	Residential address	4-10-12 Komagome, Toshima-ku, Tokyo
Access	6-minute walk from Komagome Station (JR Line) 7-minute walk from Sugamo Station (JR Line)	
Type (Note 1)	Apartment (35 units)	
Site Area (Note 1)	Land	907.80 m ²
	Building	2,384.05 m ²
Structure and Scale (Note 1)	RC 5F	
Type of Ownership (Note 1)	Land	Proprietary ownership
	Building	Proprietary ownership
Completion Date (Note 1)	March 2020	
Building Owner	HASEKO Real Estate Development Inc.	
Constructor	RAITO KOGYO Co., Ltd	
Appraisal Value	¥3,170 million	
Date of Value Estimate	March 1, 2026	
Appraisal Agency (Appraisal Method)	Appraisal by Japan Real Estate Institute	
Probable Maximum Loss (PML)	9.8%	
Collateral	<ul style="list-style-type: none"> A pledge is scheduled to be established with the lender of the non-recourse loan to renga Pro No.6 Godo Kaisha, the operator, as the pledgee. A mortgage with suspensive condition subject to the termination of the trust agreement (excluding termination due to the sale of real estate, etc.) is scheduled to be established with the lender of the non-recourse loan to renga Pro No.6 Godo Kaisha, the operator, as the mortgagee. 	
Special Notations	None	
Details of Tenant (Note 2)		
Total Number of Tenants	35	
Security Deposit	Undisclosed (Note 3)	
Total Annual Rental Revenue	Undisclosed (Note 3)	
Total Leasable Floor Space	1,904.94 m ²	
Total Leased Floor Space	1,808.10 m ²	
Occupancy Ratio	94.9%	

(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.
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- Not disclosed, due to unavoidable circumstances where the operator’s consent for disclosure has not been obtained.

Property Name	Campus Terrace Ikebukuro	
Type of Specified Asset	Trust beneficial interest in real estate	
Trustee	Mizuho Trust & Banking Co., Ltd.	
Trust Agreement Period	From March 27, 2026 to March 31, 2036	
Location	Lot number (Note 1)	1-2701-1 • 2 Kami-ikebukuro, Toshima-ku, Tokyo
	Residential address	1-22-3 Kami-ikebukuro, Toshima-ku, Tokyo
Access	13-minute walk from Ikebukuro Station (JR Line) 9-minute walk from Kita-ikebukuro Station (Tobu Tojo Line)	
Type (Note 1)	Apartment (83 units)	
Site Area (Note 1)	Land	994.08 m ²
	Building	1,902.14 m ²
Structure and Scale (Note 1)	RC 6F	
Type of Ownership (Note 1)	Land	Proprietary ownership
	Building	Proprietary ownership
Completion Date (Note 1)	February 2021	
Building Owner	Mitsui Fudosan Residential Co., Ltd. Rental Housing Division	
Constructor	ARAIGUMI CO., LTD. Tokyo Branch	
Appraisal Value	¥2,440 million	
Date of Value Estimate	March 1, 2026	
Appraisal Agency (Appraisal Method)	Appraisal by Japan Real Estate Institute	
Probable Maximum Loss (PML)	10.3%	
Collateral	<ul style="list-style-type: none"> • A pledge is scheduled to be established with the lender of the non-recourse loan to renga Pro No.6 Godo Kaisha, the operator, as the pledgee. • A mortgage with suspensive condition subject to the termination of the trust agreement (excluding termination due to the sale of real estate, etc.) is scheduled to be established with the lender of the non-recourse loan to renga Pro No.6 Godo Kaisha, the operator, as the mortgagee. 	
Special Notations	None	
Details of Tenant (Note 2)		
Total Number of Tenants	1	
Security Deposit	Undisclosed (Note 3)	
Total Annual Rental Revenue	Undisclosed (Note 3)	
Total Leasable Floor Space	1,902.14 m ²	
Total Leased Floor Space	1,902.14 m ²	
Occupancy Ratio	100.0%	

(Notes)

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2. The figures under “Details of Tenant” are as of January 31, 2026.
3. Not disclosed, due to unavoidable circumstances where the operator’s consent for disclosure has not been obtained.

Property Name	DeLCCS Itabashi North	
Type of Specified Asset	Trust beneficial interest in real estate	
Trustee	Mizuho Trust & Banking Co., Ltd.	
Trust Agreement Period	From March 27, 2026 to March 31, 2036	
Location	Lot number (Note 1)	7-17-4 • 5 Takinogawa, Kita-ku, Tokyo
	Residential address	7-17-4 Takinogawa, Kita-ku, Tokyo
Access	3-minute walk from Itabashi Station (JR Line) 6-minute walk from Kita-ikebukuro Station (Tobu Tojo Line) 10-minute walk from Shin-itabashi Station (Toei Mita Line)	

Type (Note 1)	Apartment (34 units)	
Site Area (Note 1)	Land	243.26 m ²
	Building	1,211.73 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 2021	
Building Owner	DEAR LIFE CO., LTD.	
Constructor	Sankoh Build, inc. Tokyo branch	
Appraisal Value	¥1,340 million	
Date of Value Estimate	March 1, 2026	
Appraisal Agency (Appraisal Method)	Appraisal by Japan Real Estate Institute	
Probable Maximum Loss (PML)	6.4%	
Collateral	<ul style="list-style-type: none"> • A pledge is scheduled to be established with the lender of the non-recourse loan to renga Pro No.6 Godo Kaisha, the operator, as the pledgee. • A mortgage with suspensive condition subject to the termination of the trust agreement (excluding termination due to the sale of real estate, etc.) is scheduled to be established with the lender of the non-recourse loan to renga Pro No.6 Godo Kaisha, the operator, as the mortgagee. 	
Special Notations	None	
Details of Tenant (Note 2)		
Total Number of Tenants	34	
Security Deposit	Undisclosed (Note 3)	
Total Annual Rental Revenue	Undisclosed (Note 3)	
Total Leasable Floor Space	960.20 m ²	
Total Leased Floor Space	934.19 m ²	
Occupancy Ratio	97.3%	

(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. The figures under “Details of Tenant” are as of January 31, 2026.
3. Not disclosed, due to unavoidable circumstances where the operator’s consent for disclosure has not been obtained.

Property Name	DeLCCS Itabashi South	
Type of Specified Asset	Trust beneficial interest in real estate	
Trustee	Mizuho Trust & Banking Co., Ltd.	
Trust Agreement Period	From March 27, 2026 to March 31, 2036	
Location	Lot number (Note 1)	7-21-4 Takinogawa, Kita-ku, Tokyo
	Residential address	7-21-5 Takinogawa, Kita-ku, Tokyo
Access	5-minute walk from Itabashi Station (JR Line) 5-minute walk from Kita-ikebukuro Station (Tobu Tojo Line)	
Type (Note 1)	Apartment (37 units)	
Site Area (Note 1)	Land	274.14 m ²
	Building	1,310.18 m ²
Structure and Scale (Note 1)	RC 9F	
Type of Ownership (Note 1)	Land	Proprietary ownership
	Building	Proprietary ownership
Completion Date (Note 1)	August 2021	
Building Owner	DEAR LIFE CO., LTD.	
Constructor	Sankoh Build ,inc. Tokyo branch	

Appraisal Value	¥1,500 million
Date of Value Estimate	March 1, 2026
Appraisal Agency (Appraisal Method)	Appraisal by Japan Real Estate Institute
Probable Maximum Loss (PML)	6.6%
Collateral	<ul style="list-style-type: none"> • A pledge is scheduled to be established with the lender of the non-recourse loan to renga Pro No.6 Godo Kaisha, the operator, as the pledgee. • A mortgage with suspensive condition subject to the termination of the trust agreement (excluding termination due to the sale of real estate, etc.) is scheduled to be established with the lender of the non-recourse loan to renga Pro No.6 Godo Kaisha, the operator, as the mortgagee.
Special Notations	None
Details of Tenant (Note 2)	
Total Number of Tenants	37
Security Deposit	Undisclosed (Note 3)
Total Annual Rental Revenue	Undisclosed (Note 3)
Total Leasable Floor Space	1,069.37 m ²
Total Leased Floor Space	966.77 m ²
Occupancy Ratio	90.4%

(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. The figures under “Details of Tenant” are as of January 31, 2026.
3. Not disclosed, due to unavoidable circumstances where the operator’s consent for disclosure has not been obtained.

(3) Profile of the Operator of the Anonymous Association Investment

Name	renga Pro No.6 Godo Kaisha
Address	Within Tokyo Kyodo Accounting Office, 1-4-1 Marutnouchi, Chiyoda-ku, Tokyo
Representative	Representative Employee: General Incorporated Association renga Pro No. 6 Executive Officer: Hidekazu Nakoji
Principal Businesses	<ol style="list-style-type: none"> 1. Acquisition, possession, and disposition of trust beneficial interest in real estate 2. Acquisition, possession, disposition, leasing, and management of real estate 3. Acquisition, possession, disposition of shares of companies and union's equity interest for the purpose of building management, etc. 4. Any other businesses accompanied to or associated with the preceding items.
Capital	¥100 thousand (As of March 25, 2026)
Establishment	November 18, 2025
Net Assets	Undisclosed (Note)
Total Assets	Undisclosed (Note)
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	renga Pro No.6 Godo Kaisha is not a related party of United Urban and MRA.

(Note) Not disclosed, due to unavoidable circumstances where the operator’s consent for disclosure has not been obtained.

(4) Transactions with Interested Parties and Sponsor/Shareholder

Not applicable.

(5) Outline of Intermediary

Not applicable.

4. 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 the Asset to be Acquired.

5. Outlook of Operating Conditions

The impact of this acquisition on the business performance will be 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.