For Translation Purposes Only

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For Immediate Release

United Urban Investment Corporation
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Notice on Amendments to the Asset Management Guidelines

United Urban Investment Corporation ("United Urban") hereby announces that Marubeni REIT Advisors Co., Ltd., the asset management company to which United Urban entrusts asset management services, decided today to make partial amendments to its asset management guidelines ("Guidelines"), one of its internal rules.

1. Main amendments and reasons for the amendments to the Guidelines

As a diversified REIT, United Urban conducts operations to enhance the stability of profitability through its diversified investments with selective investment in diverse real estate properties. The investment target property includes mixed-use properties composed of multiple uses.

United Urban has managed its portfolio by classifying mixed-use properties whose acquisition prices exceed ¥5.0 billion into the type of use of leasable areas that occupy more than 35% of the entire property, in accordance with the type of use stipulated in the Guidelines ("type of use-based management"). United Urban had initially conducted type of use-based management for the primary purpose of precisely classifying properties in its diversified portfolio in light of its asset size as of the time of listing. At the same time, there were items of information that could be disclosed (acquisition price, occupancy rate, etc.) and ones that could not be disclosed (income/expenses, etc.) in accordance with type of use-based management.

With its asset size standing at more than ¥730.0 billion as of the time of this notice, United Urban has decided to abolish type of use-based management of mixed-use properties due to the decreasing impact on its diversified portfolio through the type of use-based management in mixed-use properties, as well as from the perspective of standardizing disclosure information.

(Note) For details on the specific amendments, please see the Appendix, "Asset Management Guidelines (Comparison Table of Amendments)" (only available in Japanese).

2. Effective date of the amendments

July 15, 2026 (from the beginning of the fiscal period ending November 2026)

3. Outlook of operating conditions

The amendments to the Guidelines will have no impact on the operating results of United Urban.

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