

For Translation Purposes Only

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For Immediate Release

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(Securities Code: 8960)

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## Notice Concerning Debt Financing

United Urban Investment Corporation (“United Urban”) hereby announces its decisions, 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 support the payment for the acquisition of “Randor Hotel Hiroshima Prestige” (hereafter called the “Asset to be Acquired”) (Note).

(Note) For details of the acquisition of Asset to be Acquired, please refer to “Notice Concerning Acquisition of Trust Beneficiary Interest of Domestic Real Estate Property (Randor Hotel Hiroshima Prestige)” dated April 26, 2024.

### 2. Details of Debt Financing

	Term Loan 03D
1. Lender	The Hiroshima Bank, Ltd.
2. Amount of Borrowing	¥1,000 million
3. Interest Rate	1.25057% p.a. (Fixed interest rate)
4. Drawdown Date	June 3, 2024 (Scheduled)
5. Borrowing Method	Loan agreement with a lender concluded on May 30, 2024
6. Interest Payment Date (Note 4)	June 20, 2024 as the first interest payment date, and the 20 <sup>th</sup> day of every March, June, September, and December thereafter
7. Principal Repayment Date (Note 4)	June 20, 2031
8. Principal Repayment Method	Lump-sum repayment of unpaid principal on the principal repayment date
9. Collateral	Unsecured/Unguaranteed

(Notes) If the interest payment date or principal repayment date is not a business day, the immediately following business day will be applicable.

### 3. Use of Proceeds

United Urban intends to allot the above borrowings (total: ¥1,000 million) to the acquisition of the Asset to be Acquired (acquisition price: ¥2,580 million) and the associated acquisition cost. United Urban will use cash on hand for the remainder amounts to acquire the Asset to be Acquired.

### 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)	3,000	3,000	-
Long-term Borrowing (Note 3)	294,353	295,353	+1,000
Total Borrowings	297,353	298,353	+1,000
Corporate Bonds	31,500	31,500	-
Total Interest-bearing Liabilities	328,853	329,853	+1,000

(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" 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 fortieth fiscal period Securities Report (filed on February 28, 2024).