

For Translation Purposes Only

September 3, 2025

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

(Change in Disclosed Information)
Notice Concerning Sale of Trust Beneficiary Interest in Domestic Real Estate
(Miyamae Shopping Center)

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, has consented to a change of the buyer regarding the sale of Miyamae Shopping Center (“the Sale”), which United Urban announced in “Notice Concerning Sale of Trust Beneficiary Interest in Domestic Real Estate (Miyamae Shopping Center and one more property)” dated July 10, 2025, as set forth below.

1. Reasons for the Change of the Buyer

United Urban has received a notification from the buyer with whom United Urban concluded the purchase and sale agreement of trust beneficial interest regarding Miyamae Shopping Center, a request for consent, pursuant to the provisions of the agreement, to assign all of the buyer’s status, rights and obligations to another corporation, and today MRA has decided to consent to the change.

Consequently, the buyer will be changed to “ST 17 GK.” There will be no changes to the scheduled sale price, the scheduled date of sale, or any other conditions related to the Sale. The outline of the buyer after the change is as follows.

2. Overview of the Change of Buyer

Name	ST 17 GK
Address	c/o Tokyo Kyodo Accounting Office 1-4-1 Marunouchi, Chiyoda-ku, Tokyo
Representative	Representative Employee: General Incorporated Association 17 Executive Officer: Tomoya Takayama
Principal Business	1. Acquisition, possession, disposition, leasing, and management of real estate 2. Acquisition, possession, and disposition of trust beneficiary interest in real estate 3. Any other businesses accompanied to or associated with the business above
Capital	¥150 thousand (As of August 22, 2025)
Establishment	May 20, 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	ST 17 GK is not a related party. Further, ST 17 GK falls under neither the category of “Interested Persons, etc.” under the Act on Investment Trusts and Investment Corporations of Japan (Act No. 198 of 1951, as amended) nor the category of the sponsor/stakeholder under the self-imposed rules (rules for conflicts of interest) of MRA.

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