

# Property Replacement

**Supplementary material of press releases dated on March 23<sup>\*1</sup> and 27<sup>\*2</sup>, 2020**

<sup>\*1</sup> Notice Concerning Acquisition of Property (Park Axis Akatsuka)

<sup>\*2</sup> Notice Concerning Sale of Property (Pacific Marks Esaka)

Notice Concerning Acquisition of Property (Hirakata Nagao Logistics Center and three other properties)

**March 30, 2020**

**Asset Management Company**

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Registration No. 336 by Kanto Local Bureau

Member of The Investment Trust Association, Japan







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**Securities Code: 8960**

# Snapshot of Property Replacement

United Urban enhances stability and profitability of its portfolio

Annualized Estimated NOI after Depreciation*1	Estimated NOI Yield after Depreciation	Building Age*2	Estimated Gain on Sale
+ ¥110 Mn	+ 1.3 pts	Disposition 45 years vs Acquisition 14 years*3	¥170 Mn
Asset to be Sold	Asset (to be) Acquired		
			
Pacific Marks Esaka	Park Axis Akatsuka	UUR Court Shirasagi	Court Branche AP
			
	NEST HOTEL KYOTO SHIJOKARASUMA	Hirakata Nagao Logistics Center	

\*1 In calculating the Estimated NOI Yield after Depreciation, an impact of Coronavirus (COVID-19) is not considered. \*2 As of scheduled acquisition/disposition date.

\*3 Weighted average based on the scheduled acquisition price.

# Property Replacement Summary

Property Name	Disposition	Acquisition					
	Pacific Marks Esaka	Total (5 properties)	Park Axis Akatsuka*1	UUR Court Shirasagi	Court Branche AP	NEST HOTEL KYOTO SHIJOKARASUMA	Hirakata Nagao Logistics Center
(Scheduled) Sale/Acquisition Date	March 31, 2020	—	March 30, 2020	March 31, 2020			
Type of Use	Office Buildings	—	Residential Properties	Residential Properties	Residential Properties	Hotels	Others (Logistics)
Area	Osaka Area	—	23 Wards of Tokyo	23 Wards of Tokyo	6 Central Wards of Tokyo	Osaka Area	Osaka Area
(Scheduled) Acquisition Price (million yen)	<div>9,590 [Scheduled Sale Price] 10,022</div>	9,252	1,980	1,442	1,270	2,010	2,550
Appraisal Value (million yen)	10,000	10,820	2,070	1,640	1,300	3,180	2,630
Annualized Estimated NOI*2 (million yen)	437	416	85	60	55	90	125
Annualized Estimated NOI After Depreciation*2 (million yen)	248	363	75	54	49	80	106
Estimated NOI Yield	4.6%	4.5%*4	4.3%	4.2%	4.3%	4.5%	4.9%
Estimated NOI Yield After Depreciation	2.6%	3.9%*4	3.8%	3.8%	3.8%	4.0%	4.1%
Building Age*3	45.0 years	14.0 years*4	1.5 years	18.1 years	14.0 years	1.8 years	31.0 years

\*1 45% of co-ownership.

\*2 In calculating the Estimated NOI Yield and the Estimated NOI Yield after Depreciation, an impact of Coronavirus (COVID-19) is not considered.

\*3 As of scheduled acquisition/disposition date.

\*4 Weighted average based on the scheduled acquisition price.

#### <Definitions>

- Estimated NOI yield : Calculated by “Estimated NOI (annualized) / Scheduled acquisition price \* 100 (%)”  
Estimated NOI (annualized) for acquired properties is the annual estimated NOI for one year from the time of acquisition by United Urban Investment Corporation (UUR) based on the leasing conditions after the acquisition.
- Estimated NOI yield after depreciation : Calculated by “Estimated NOI after depreciation (annualized) / Scheduled acquisition price \* 100 (%)”  
Estimated NOI after depreciation (annualized) for acquired properties is the NOI amount arrived at by deducting the estimated depreciation amount (annualized) from the estimated NOI (annualized).  
Estimated depreciation amount (annualized) is the annual estimated depreciation amount for one year from the time of acquisition by UUR and is calculated, in line with UUR’s accounting policy, using the straight line depreciation rate (assumed when in the acquisition) according to the life of each acquired property.

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