

For Translation Purposes Only

March 18, 2026

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

Notice Concerning Debt Financing (Including Green Loan and Social Loan)

United Urban Investment Corporation (“United Urban”) hereby announces its decisions, which were made today to undertake debt financing (including Green Loan and Social Loan), as set forth below.

1. Purpose of Debt Financing

United Urban has decided to undertake debt financing to fund principal repayments for its existing borrowings upon each maturity and early prepayments of borrowings announced in the press release “Notice Concerning Early Prepayment of Debt Financing” dated March 11, 2026.

2. Details of Debt Financing

	Term Loan 52D (Green Loan (Note 1))	Term Loan 53D	Term Loan 54D (Green Loan (Note 1))
1. Lender	MUFG Bank, Ltd.	The Joyo Bank, Ltd.	Mizuho Bank, Ltd.
2. Amount of Borrowings	¥1,400 million	¥1,000 million	¥4,500 million
3. Interest Rate	2.05934% (Fixed interest rate)	1.66684% (Fixed interest rate)	Basic interest rate (JBA 1-month JPY TIBOR) +0.29% (Note 2)
4. Drawdown Date	March 23, 2026 (scheduled)		
5. Borrowing Method	Loan agreements with each lender to be concluded on March 18, 2026		
6. Interest Payment Date (Note 3)	June 22, 2026 as the first interest payment date, and the 20 th day of every March, June, September, and December thereafter		April 20, 2026 as the first interest payment date, and the 20 th day of every month thereafter
7. Principal Repayment Date (Note 3)	March 20, 2031	March 21, 2029	March 22, 2032
8. Principal Repayment Method	Lump-sum repayment of unpaid principal on the principal repayment date		
9. Collateral	Unsecured/Unguaranteed		

	Term Loan 55D (Green Loan (Note 1))	Term Loan 56D (Green Loan (Note 1))	Term Loan 57D (Social Loan (Note 1))
1. Lender	MUFG Bank, Ltd.	The Norinchukin Bank	The Chiba Bank, Ltd.
2. Amount of Borrowings	¥2,000 million	¥1,600 million	¥1,200 million
3. Interest Rate	1.86449% (Fixed interest rate)	1.88309% (Fixed interest rate)	Basic interest rate (JBA 1-month JPY TIBOR) +0.20% (Note 2)
4. Drawdown Date	March 23, 2026 (scheduled)		
5. Borrowing Method	Loan agreements with each lender to be concluded on March 18, 2026		
6. Interest Payment Date (Note 3)	June 22, 2026 as the first interest payment date, and the 20 th day of every March, June, September, and December thereafter		April 20, 2026 as the first interest payment date, and the 20 th day of every month thereafter
7. Principal Repayment Date (Note 3)	September 20, 2029	March 21, 2030	March 20, 2031
8. Principal Repayment Method	Lump-sum repayment of unpaid principal on the principal repayment date		
9. Collateral	Unsecured/Unguaranteed		

(Notes)

- The green loan (Term Loan 52D, 54D, 55D and 56D) and the social loan (Term Loan 57D) are used to repay the funds to acquire assets that meet the green eligibility criteria (eligible green assets) or assets that meet the social eligibility criteria (eligible social assets) under the sustainability finance framework formulated by United Urban.
- The basic interest rate applicable to a computation period of interest which is paid on the interest payment date (Japanese Bankers Association (“JBA”) 1-month JPY TIBOR) is determined two business days prior to the immediately preceding interest payment date. For the basic interest rate (JBA 1-month JPY TIBOR), please see the website of JBA TIBOR Administration (<https://www.jbatibor.or.jp/english/>).
- If the interest payment date or principal repayment date is not a business day, the business day immediately following it will be applicable.

3. Use of Proceeds

The entire amount of above borrowings (total: ¥11,700 million) will be allocated to i) the repayments of the principals of existing borrowings upon their maturity on March 23, 2026 and ii) the early prepayment of borrowings announced in the press release “Notice Concerning Early Prepayment of Debt Financing” dated March 11, 2026, respectively.

Overview of the existing borrowings is summarized in the table below.

Title	Lenders	Amount of Borrowings	Drawdown Date	Repayment Date	Disclosed Date
Term Loan 53B	MUFG Bank, Ltd.	¥2,000 million	March 30, 2017	March 23, 2026	March 28, 2017
Term Loan 54B	Mizuho Bank, Ltd.	¥4,500 million			
Term Loan 86B	The Norinchukin Bank	¥1,600 million	March 20, 2019		March 13, 2019
Term Loan 27D	The Chiba Bank, Ltd.	¥1,200 million	March 31, 2025		March 18, 2025
Scheduled repayment total		¥9,300 million			
Term Loan 36D	Sumitomo Mitsui Trust Bank, Limited	¥700 million	August 7, 2025	July 21, 2026	August 4, 2025
Term Loan 37D	Mizuho Bank, Ltd.	¥700 million			
Term Loan 49D	Mizuho Bank, Ltd.	¥1,000 million	December 5, 2025	June 22, 2026	November 17, 2025
Early prepayment total		¥2,400 million			
Total		¥11,700 million			

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 Borrowings (Note 2)	3,600	-	-3,600
Long-term Borrowings (Note 3)	309,253	312,853	+3,600
Total Borrowings	312,853	312,853	-
Corporate Bonds	26,100	26,100	-
Total Interest-bearing Liabilities	338,953	338,953	-

(Notes)

1. Amounts are rounded down to the nearest million yen. Accordingly, adding or subtracting the above interest-bearing liabilities amounts, may 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 borrowings" means a borrowing lasting one year or less from the drawdown date to the repayment date.
3. "Long-term borrowings" 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 forty-fourth fiscal period Securities Report (filed on February 26, 2026).

United Urban Investment Corporation's website:

<https://www.united-reit.co.jp/en/>