

For Translation Purposes Only

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For Immediate Release

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(Follow-up) Notice Concerning Tenant Change at the Property (Kawasaki Toshiba Building)

United Urban Investment Corporation (“United Urban”) hereby announces that it has received a cancellation notice of the fixed-term building lease agreement (“Lease Agreement”) from the tenant at Kawasaki Toshiba Building (the “Property”). As for the tenant, United Urban announced the change of the termination date in the press release “(Change) Notice Concerning Tenant Change at the Property (Kawasaki Toshiba Building)” dated December 23, 2022.

1. Overview of the Tenant Change (Cancellation of Lease Agreement)

- | | | |
|---------------------------------|---|--|
| (1) Tenant Name | : | Toshiba Electronic Devices & Storage Corporation |
| (2) Leased Area | : | 36,142.30 m ² |
| (3) Cancelled Area | : | 36,142.30 m ² |
| | | (Cancelled Area as a Percentage of the Property’s Total Leasable Area: 100%) |
| | | (Cancelled Area as a Percentage of United Urban’s Total Leasable Area: 2.21% (Note 1)) |
| (4) Rental Revenues (Annual) | : | Undisclosed (Note 2) |
| (5) Security Deposit | : | Undisclosed (Note 2) |
| (6) Scheduled Cancellation Date | : | June 1, 2024 |
- (Notes)

1. The total leasable area of all assets managed by United Urban is 1,628,973.85 m² as of April 30, 2023.
2. Not disclosed, as the consent for the disclosure has not been obtained from the tenant.

2. Outlook of Operating Condition

Since the cancellation is scheduled on June 1, 2024, there is no effect on the United Urban’s business forecast for the thirty-ninth fiscal period ended May 31, 2023 and the fortieth fiscal period ending November 30, 2023, which were released on January 19, 2023.

Based on the market conditions related to the Property, United Urban has been considering various potential options including disposition, leasing, and reconstruction. United Urban will decide the management strategy for the Property by keeping our sustainable growth and the maximization of our unitholder value in mind.