

# Semiannual Report

Thirty-eighth Fiscal Period

From June 1, 2022 to November 30, 2022

38<sup>th</sup>

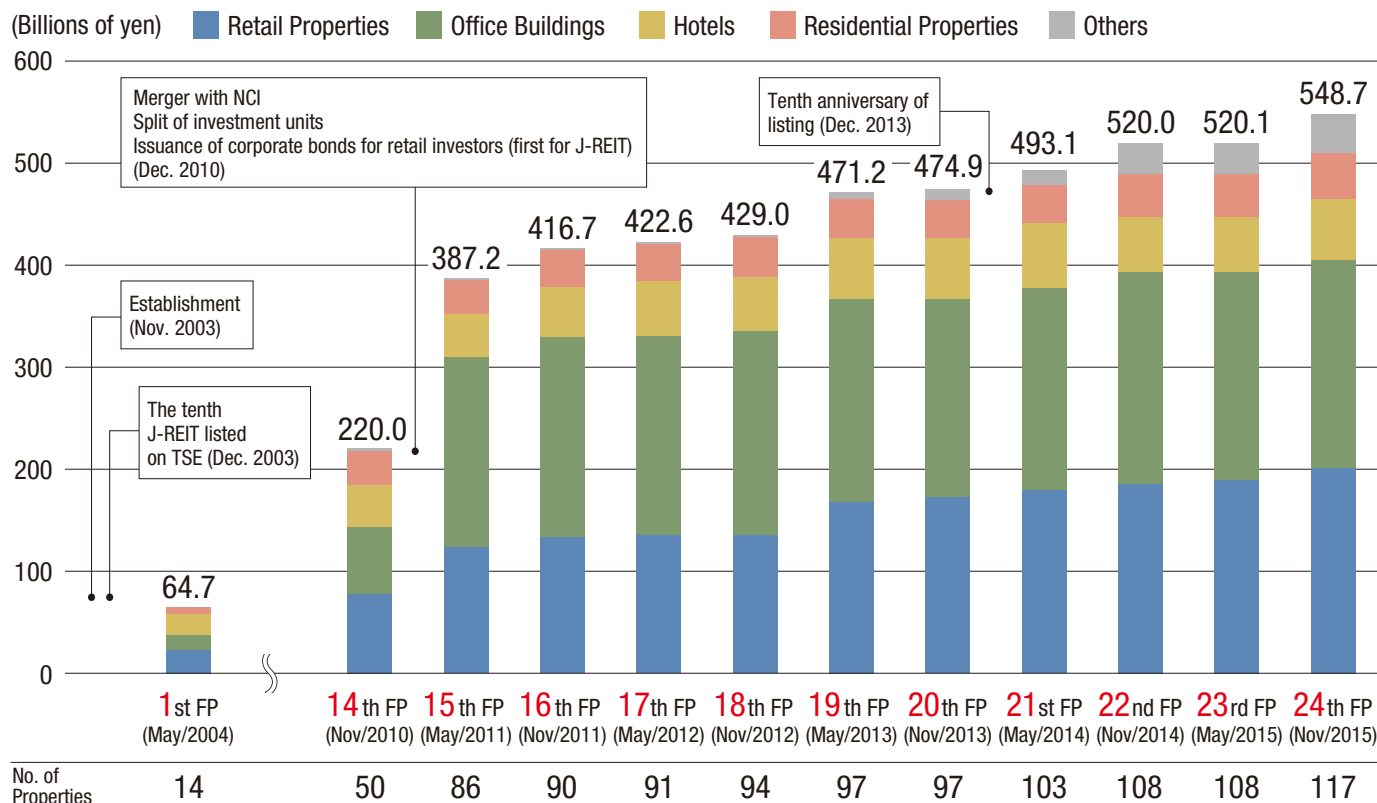


# Profile

United Urban Investment Corporation (“United Urban”) was incorporated on November 4, 2003, under the Act on Investment Trusts and Investment Corporations of Japan. On December 22, 2003, United Urban was listed on the real estate investment trust (“J-REIT”) section of the Tokyo Stock Exchange (Securities Code: 8960), and United Urban has been growing steadily since listing. In addition, through the merger with Nippon Commercial Investment Corporation (“NCI”) in December 2010, United Urban considerably expanded the size of assets.

In order to obtain stable earnings over the medium to long term, United Urban intends to form an optimal portfolio that is diversified both in terms of the types of use and areas of location, which is thought to cope with economic and real estate market fluctuations. And United Urban will conduct asset management aiming to both improve revenues and mitigate risk through property management and enhancement of property values based on a bottom-up approach.

## Growth of Assets <sup>(Note 1)</sup>



Notes: 1. The total acquisition prices of properties owned by United Urban at the end of each fiscal period are shown above, and figures are rounded to the units stated.  
 2. Unless otherwise indicated, in principle, all figures in this report are rounded down to the nearest unit.  
 3. In this document, J-REIT refers to a real-estate investment trust listed on a Japanese stock exchange.



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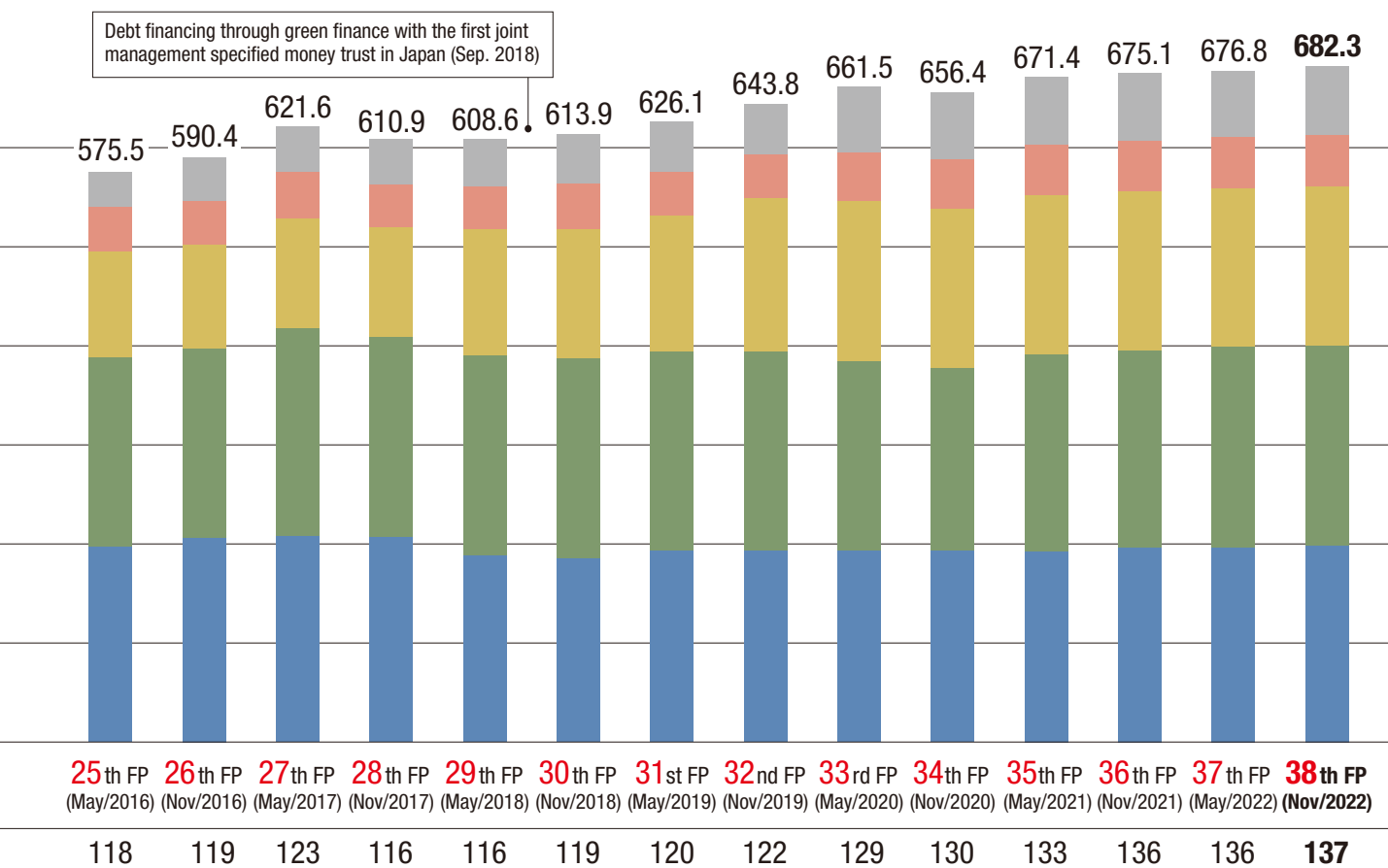
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The shareholder of Japan REIT Advisors Co., Ltd. (“JRA”), the asset management company that United Urban entrusts with asset management services, is the general trading company Marubeni Corporation (“Marubeni”). United Urban takes full advantage of the functions and the wide-ranging information network and support provided by Marubeni and its affiliated companies to execute property acquisition and sales, tenant leasing, and to reduce costs, etc. Furthermore, United Urban aims to develop and manage a stable portfolio of properties over the medium to long term.

**Marubeni**



Japan REIT Advisors Co.,Ltd.



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# Key Figures (As of November 30, 2022)

## Cash Distribution per Unit for the 38th Fiscal Period

¥3,144

## Total Acquisition Price

¥682 billion

## Number of Properties

137

## Occupancy Ratio

98.9%

## Loan-to-Value Ratio (LTV) (total assets basis) (Note)

43.8%

Note: LTV (total assets basis) = Interest-bearing liabilities  
(including corporate bonds) / Total assets

## Ratings (As of December 31, 2022)



Long-term issuer rating

AA

Rating outlook: Stable

## Total Amount of Retained Earnings (Note)

¥9,976 million

Note: Reserve for temporary difference adjustments and reserve retained for distribution.

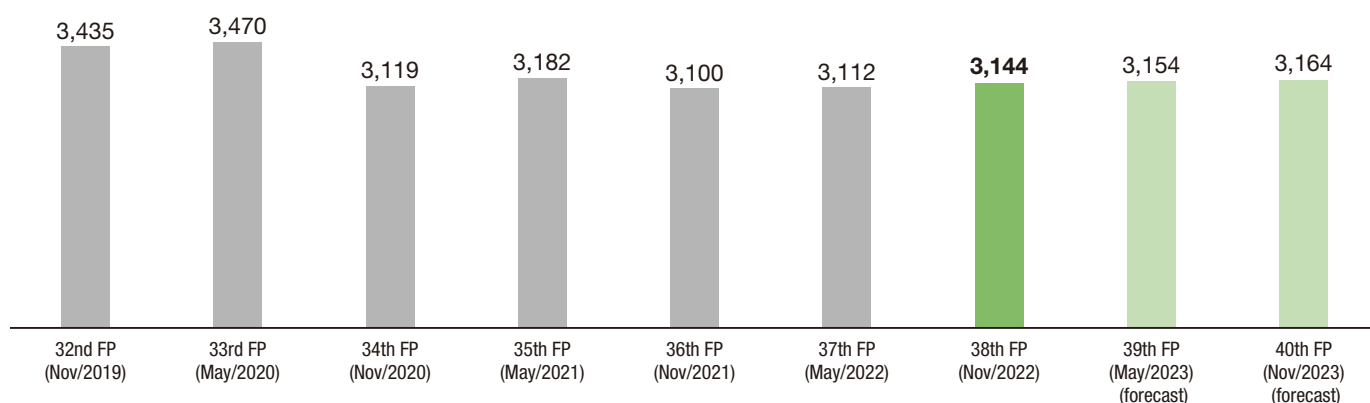
# Financial Highlights

## Financial Indicators

(Millions of yen, except per unit information)

	36th Fiscal Period June 1, 2021– November 30, 2021	37th Fiscal Period December 1, 2021– May 31, 2022	38th Fiscal Period June 1, 2022– November 30, 2022	39th Fiscal Period December 1, 2022– May 31, 2023 (forecast)	40th Fiscal Period June 1, 2023– November 30, 2023 (forecast)
Operating revenues	¥ 22,806	¥ 24,184	¥ 24,433	¥ 24,613	¥ 24,677
Operating income	8,256	10,553	10,627	10,307	10,379
Ordinary income	7,326	9,628	9,666	9,307	9,313
Net income	7,326	9,628	9,666	9,306	9,312
Total cash distribution	9,666	9,704	9,741	9,772	9,803
Cash distribution per unit (Yen)	3,100	3,112	3,144	3,154	3,164
Total assets	707,548	715,568	714,899	—	—
Total net assets	363,257	363,291	360,338	—	—
Net assets per unit (Yen)	116,490	116,501	116,291	—	—

## Cash distribution per unit (Yen)



Cash distribution per unit forecast for the 39th Fiscal Period:

(From December 1, 2022 to May 31, 2023)

¥ 3,154

Cash distribution per unit forecast for the 40th Fiscal Period:

(From June 1, 2023 to November 30, 2023)

¥ 3,164

Note: Cash distribution per unit forecast is our current expectations produced as of January 19, 2023, based on certain assumptions. Accordingly, the actual cash distributions per unit may differ from forecasts because of future acquisitions and sales of properties, real estate market trends and changes in other circumstances around United Urban. In addition, the forecasts are not guarantees of payment of any cash distributions by United Urban. For the latest information of forecasts, please refer to United Urban's website.

# To Our Unitholders

We would like to express our sincere gratitude for your support and patronage of United Urban Investment Corporation (“United Urban”).

United Urban announced the financial results for the 38th fiscal period ended November 30, 2022 on January 19, 2023. We have been honored by your support.

Under our diversified investment policy, in this fiscal period United Urban acquired three properties: one logistics facility, one retail facility and one residential property (total acquisition price: ¥7.52 billion). At the same time, after comprehensively evaluating the real estate investment market and the potential of existing properties, we sold two properties: one dental clinic and one residential property (total sale price: ¥2.25 billion). As a result, we improved the quality and the profitability of our property portfolio. Moreover, United Urban has worked to improve asset efficiency through the acquisition and cancellation of approximately ¥3 billion of our own investment units.

For the 38th fiscal period, although the influence of a global surge in energy prices began to surface, United Urban posted operating revenues of ¥24,433 million (an increase of ¥249 million from the previous fiscal period) and net income of ¥9,666 million (an increase of ¥38 million from the previous fiscal period). These increases were due to more opportunities for people to go out, a recovery in demand for eating out and travel associated with relaxed incoming travel restrictions, as well as improved profitability for each type of property and field, and a gain on the sale of properties. As a result, the cash distribution per unit for the 38th fiscal period became ¥3,144 (an increase of ¥44 compared with the initial forecast released in July 2022).

United Urban, together with our asset manager, Japan REIT Advisors Co., Ltd. (“JRA”), will focus on stable management over the medium to long term with a view to enhancing added value.

Your continuing support and kind attention are highly appreciated.

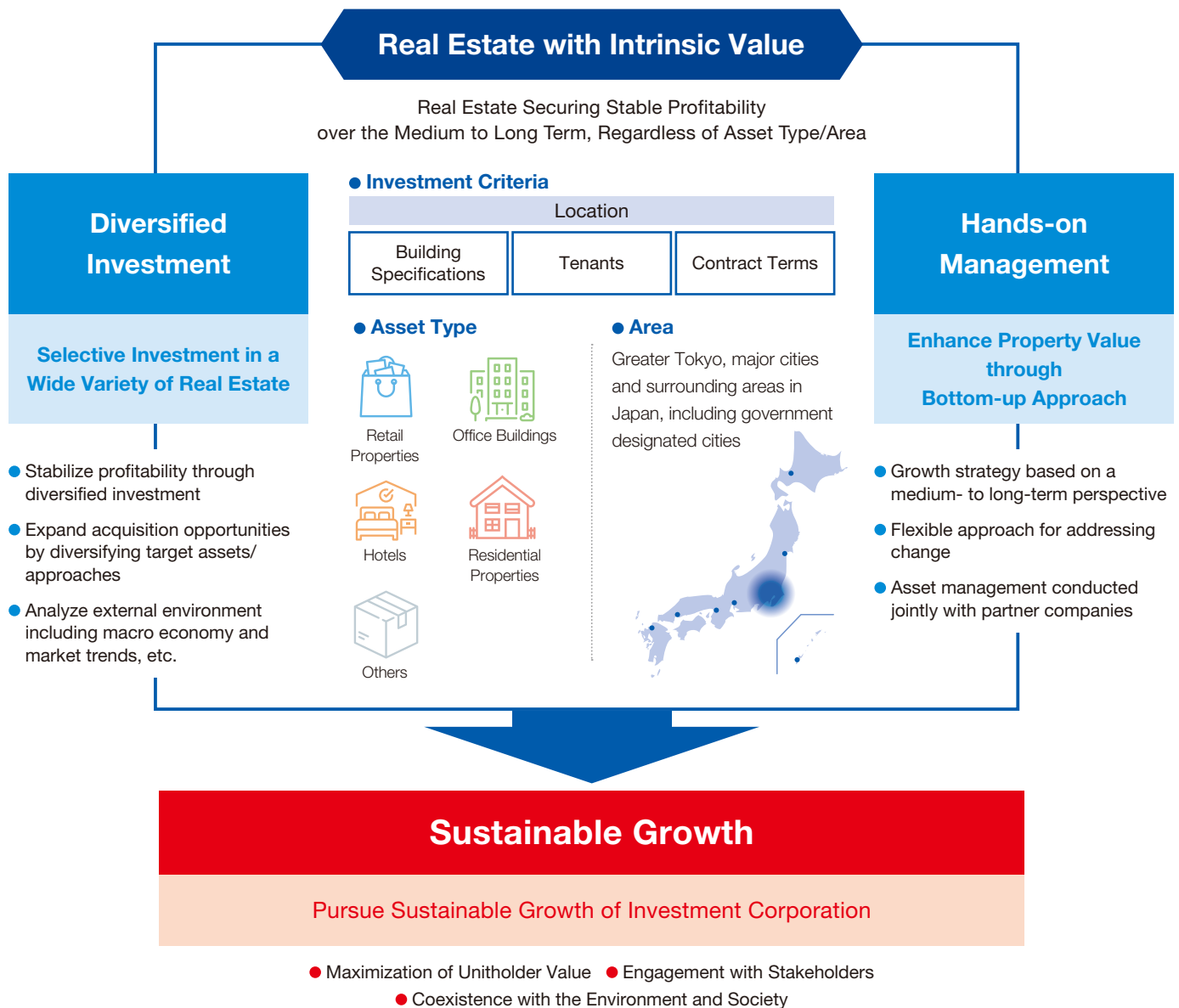
**Toshiaki Emon** (left)  
Executive Officer  
United Urban Investment Corporation

**Norimasa Gaun**  
President and CEO  
Japan REIT Advisors Co., Ltd.



# Distinctive Features of United Urban

A J-REIT Pursuing **Sustainable Growth** by Identifying **Real Estate with Intrinsic Value**



### Diversified Investment

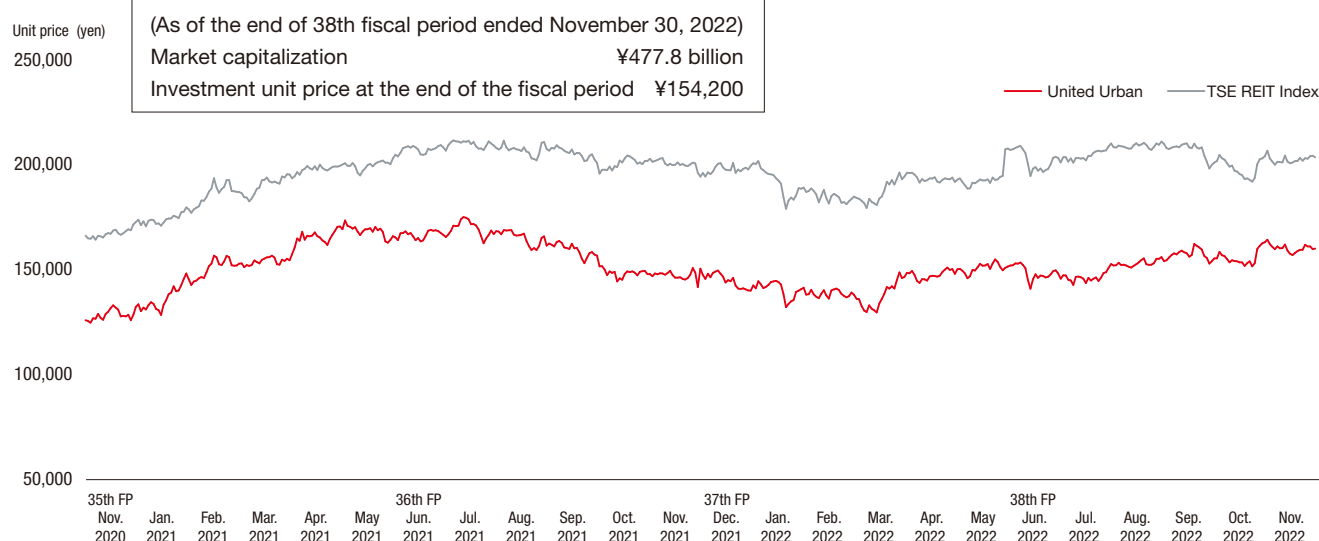
- Regardless of specific asset types and locations, United Urban pursues various real estate investment opportunities with superior potential and acquires properties with intrinsic value.
- United Urban makes investments in properties deemed to be the most advantageous by carefully eyeing the market conditions for asset types and locations. This enables us to focus on reasonable acquisitions amid fierce investment competition and to continue acquiring properties at the target yield.

### Hands-on Management

- United Urban takes a bottom-up approach and prioritizes communications with tenants and strategic business partners to maximize the potential of every property. Through strategic investments, including large renewal/expansion to capitalize on anticipated change in customer needs and market trends, United Urban keeps and raises the value of every property.
- By proactive leasing and reducing operating costs, United Urban also aims to increase the profitability of every property.

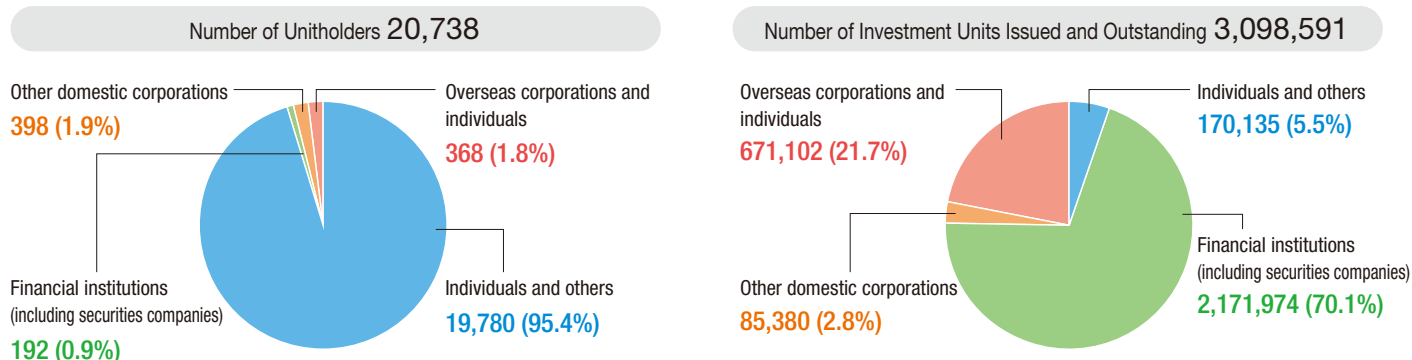
# Investment Unit Information

## Change in Unit Price



Note: TSE REIT Index is shown indexed based on the unit price of United Urban as of December 1, 2010 (the effective date of the merger with NCI).

## Breakdown of Unitholders (As of November 30, 2022)



Note: Percentage figures are rounded to the nearest one decimal place. Therefore, the sum of the figures does not always add up to 100%.

## Policy of Retained Earnings Utilization <sup>(Note)</sup>

United Urban aims to enhance unitholders' value over medium to long term through the utilization of retained earnings, considering the stability of distribution per unit ("DPU").

- Promotion of external growth with the flexible equity-raise**  
 United Urban will use retained earnings to mitigate the influence in such cases as the dilution of DPU arising from the issuance of new investment units. Flexibility of equity-finance corresponding to the economic and financial markets and promotion of external growth can be expected through these initiatives.
- Portfolio management from a medium- to long-term perspective**  
 United Urban will use retained earnings to maintain DPU levels in such cases as losses on the sale of properties or sudden decreases in revenues (major tenants' leaving, etc.). This will enable us to build the optimum portfolio and asset management from a medium- to long-term perspective.
- Coping with difference between accounting and taxation**  
 United Urban will mitigate the risk of large amount of corporate tax by adding the retained earnings to the cash distribution, when there are concerns over the difference between accounting and taxation such as impairment losses.
- Response to state of emergency**  
 In case that an unforeseen circumstance arises, and this is expected to give a significant impact on the United Urban's asset management, United Urban will clearly state its policy to utilize retained earnings in an effort to stabilize distributions.

Note: Reserve for temporary difference adjustments and reserve retained for distribution.

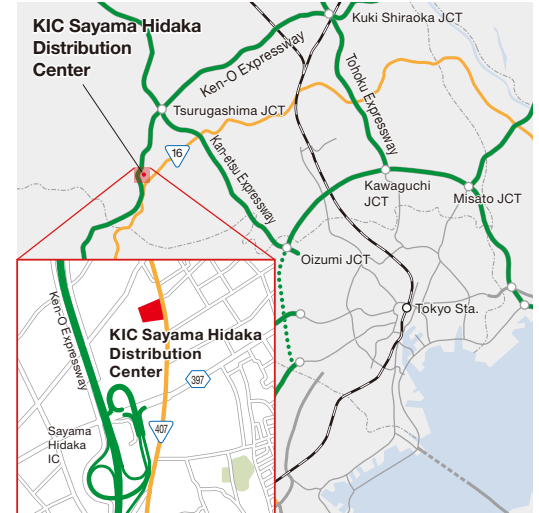


# Acquisitions and Sales of Properties

## New Acquisition during the 38th Fiscal Period

### E21 KIC Sayama Hidaka Distribution Center

OTHERS 

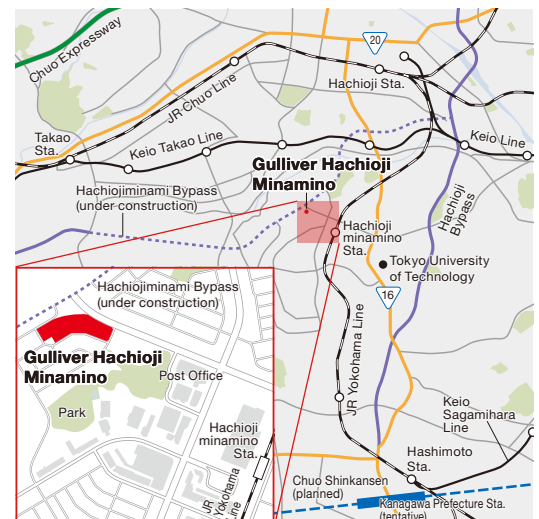


■ Location	Hidaka, Saitama
■ Structure and Scale	S 4F
■ Completed	April 2022
■ Acquisition Date	June 30, 2022
■ Acquisition Price	¥4,450 million

- About 1 km to the Sayama Hidaka Interchange (IC) on the Ken-O Expressway, and about 3.5 km to National Highway No. 16.
- Easy access to the Kan-etsu Expressway and Tohoku Expressway from Sayama Hidaka IC.
- Highly versatile specifications for 3PL companies and others with over 5 m ceiling height, 1.5 t/m<sup>2</sup> floor load capacity, 11.5 m x 12 m standard pillar span.

### A44 Gulliver Hachioji Minamino | Sponsor Support

RETAIL PROPERTIES 



■ Location	Hachioji, Tokyo
■ Structure and Scale	S 1F
■ Completed	August 2018
■ Acquisition Date	June 30, 2022
■ Acquisition Price	¥1,500 million

- Located in Hachioji New Town ("Hachioji Minamino City") in Hachioji City, the western part of Tokyo where residential developments are ongoing.
- Site area is about 8,000 m<sup>2</sup> and located on the corner of the Hachioji Minami Bypass Road (under construction). Easy entry and exit of vehicles from the front road.
- The area around Hashimoto Station (6 minutes' train ride from Hachiojiminamino Station, the nearest station to the property), is being developed for Kanagawa Prefecture Station (tentative name) on the Linear Chuo Shinkansen (maglev ultrahigh-speed train line).

# Acquisitions and Sales of Properties

## New Acquisition during the 38th Fiscal Period

### D35 Amour Yokohama

RESIDENTIAL PROPERTIES



- **Location** Yokohama, Kanagawa
- **Structure and Scale** RC 10F
- **Completed** March 2003
- **Acquisition Date** October 31, 2022
- **Acquisition Price** ¥1,570 million

- Located close to Yokohama Station where 12 lines including JR and private railway lines are available. Large-scale retail properties are concentrated in the west of the station.
- There are multiple parks, nursery schools, elementary, junior high and high schools, supermarkets and convenience stores within walking distance.
- Residential units consist mainly of 3LDK (three bedrooms) units (approx. 62–66 m<sup>2</sup>/unit).



## Progress of Development Project

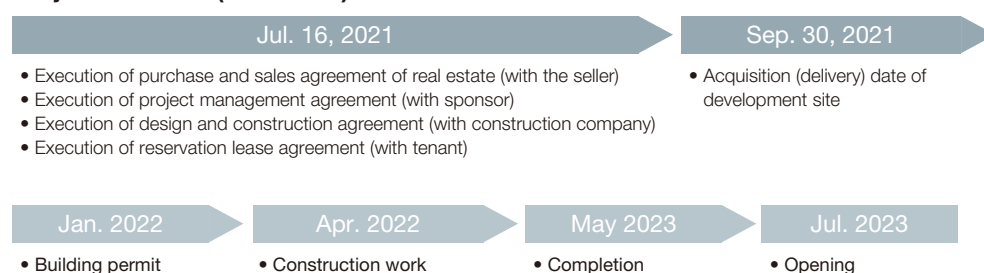
### E20 Miyanomori Nijo Development Site | Sponsor Support

OTHERS



- Utilizing the function and network of sponsor, United Urban acquired a development site in Sapporo City for in-demand housing for the elderly.
- The first project that United Urban leads as a business owner. Also, the first initiative for investing in housing for the elderly.
- Estimated NOI yield under normal operation: 5.8%

### Project Schedule (scheduled)



### Property Overview after Completion (scheduled) (Note 2)

Building	Structure and scale	RC 5F
	Completion date	May 2023
	Building area	911.13 m <sup>2</sup>
	Total floor space	3,914.73 m <sup>2</sup>
	Type	Housing for the elderly (62 units)

#### Miyanomori Area

- Rich in nature, close to Maruyama Park
- A high-class residential area centered on single-family housing in Sapporo

### Property Overview

■ <b>Type of Asset</b>	Real estate		
■ <b>Location</b>	6-35 Miyanomori Nijo, Chuo-ku, Sapporo, Hokkaido		
■ <b>Access</b>	9-minute walk from Nishi nijuhatsumae Station (Tozai Subway Line)		
■ <b>Site Area</b>	1,441.46 m <sup>2</sup>		
■ <b>Type of Ownership</b>	Proprietary ownership		
■ <b>Acquisition Price</b>	Land	¥370 million	
	Building (Note 1)	¥1,033 million (Assumed)	
	Total	¥1,403 million (Assumed)	
■ <b>Timing of Acquisition</b>	Land	September 2021	
	Building	May 2023 (Scheduled)	



Notes: 1. The building price includes the estimated amount of construction cost and design cost of the building (excluding consumption tax and local consumption tax). It does not include other expenses related to the construction of the building.  
2. Information as of July 15, 2021, and subject to change depending on a progress of the Project.

## Sales of Properties in the 38th Fiscal Period


### E10 Asuto Nagamachi Dental Clinic

OTHERS 


■ Location	Sendai, Miyagi	■ Date of Sale	June 1, 2022
■ Completed	October 2014	■ Sale Price	¥1,650 million
■ Acquisition Date	August 2016	■ Book Value <sup>(Note 2)</sup>	¥1,189 million
■ Acquisition Price	¥1,200 million	■ Gain or loss on Sale of Property	+¥444 million
■ Appraisal Value <sup>(Note 1)</sup>	¥1,330 million		

● As of the date of sale, the tenant (medical corporation group) rented the entire building.

### D20 UUR Court Sapporo Shinoro Ichibankan

RESIDENTIAL PROPERTIES 


■ Location	Sapporo, Hokkaido	■ Date of Sale	July 4, 2022
■ Completed	September 2008	■ Sale Price	¥600 million
■ Acquisition Date	November 2008	■ Book Value <sup>(Note 2)</sup>	¥568 million
■ Acquisition Price	¥870 million	■ Gain or loss on Sale of Property	+¥5 million
■ Appraisal Value <sup>(Note 1)</sup>	¥708 million		

● Sapporo City, the tenant of residential section, subleases to occupiers as Municipality Rented Housing <sup>(Note 3)</sup>.

● Under the policy <sup>(Note 4)</sup>, Sapporo City will move out in November 2028, the end of the lease agreement.

Notes: 1. As of May 31, 2022.

2. As of the date of sale. About UUR Court Sapporo Shinoro Ichibankan, the book value was reduced with the impairment in the 37th FP (Building: -¥38.3 million, Land: -¥29.7 million).

3. Public housings that Sapporo City leases from private building owners for a period of 20 years.

4. Sapporo City Housing Master Plan 2018

## Hands-on Management

### ► Stabilize profitability with strategic tenant mix

### A37 UUR Tenjin Nishi-dori Building

RETAIL PROPERTIES 

- Change building specifications in view of multi tenancy after a departure of tenant renting the entire building.
- Improve probability by securing new tenants after existing tenants move out.
- 100% occupancy by renewal/ switching industries, eyeing transitions in society (as of the end of 38th fiscal period).



4F  
3F  
2F  
1F

Fashion

Before



4F  
3F  
2F  
1F

Clinic  
Clinic  
Beauty goods

After



# Acquisitions and Sales of Properties

## Hands-on Management

### ► Drive Profitability through Digital Transformation (DX)

Better parking lot operation through big data

Sponsor Support

**Marubeni**  
Network Solutions

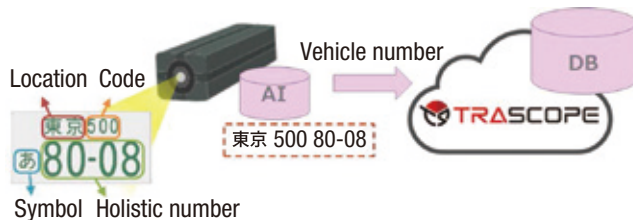
RETAIL PROPERTIES



#### A21 Mallage Kashiwa

##### Step 1

- Collect vehicle number data at each parking lot entrance/exit



##### Steps 2 and 3

- Formulate and verify hypothesis for a better parking lot operation
- Optimize the flow of people and vehicles

What helps mitigate vehicle congestions and ease visitors' stress?



##### Step 4

- Construction work for a better flow of people and vehicles

With congestion mitigation of parking lot and separation of paths for people and vehicles  
Visitors' more safety & convenience



Sign showing parking availability (red box)

- Reduce costs related to security by reviewing security guard system

−¥10 million/per annum  
Security related cost

- Reduce land rent by cancelling leasehold for annex parking lot

−¥49 million/per annum  
Land rent



With cost reduction measures

**NOI +15%**

(Compared to 36th FP ended November 2021)

NOI: net operating income, calculated by subtracting rental expenses (excluding depreciation and amortization) from rental revenues.

### ► Deeper Focus on Energy Cost Control

Continue to reduce energy use. Made capital expenditure to control energy cost and to respond to climate change.

- Switch to LED lighting in exclusive areas

In addition to common areas, replace with LED lighting in exclusive areas (including banquet halls at hotels, signs at retail properties) in a planned way with a green lease in mind.

Logistics Higashi-Ohgishima (Logistics facility)

- Switch to LED lightings at United Urban's expense upon a lease renewal.
- Share the benefits of reduced electricity costs with a tenant by increasing contracted rents.



− 38%

Annual electricity consumption



+ 2.9%

Monthly rent

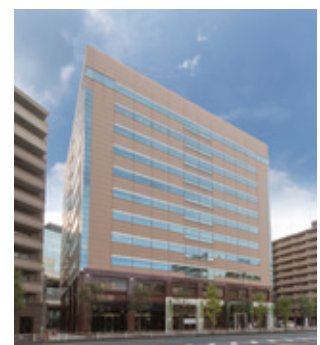


- Upgrade to high efficient air-conditioning equipment

Replace with energy-efficient air-conditioning equipment by reducing GHG emission.

Received Yokohama Climate Change Award

- Since fiscal 2012, United Urban has continued to install energy saving facilities including air-conditioning equipment at six properties in Yokohama.
- With successive planned initiatives being assessed, six entities including United Urban were awarded in June 2022.

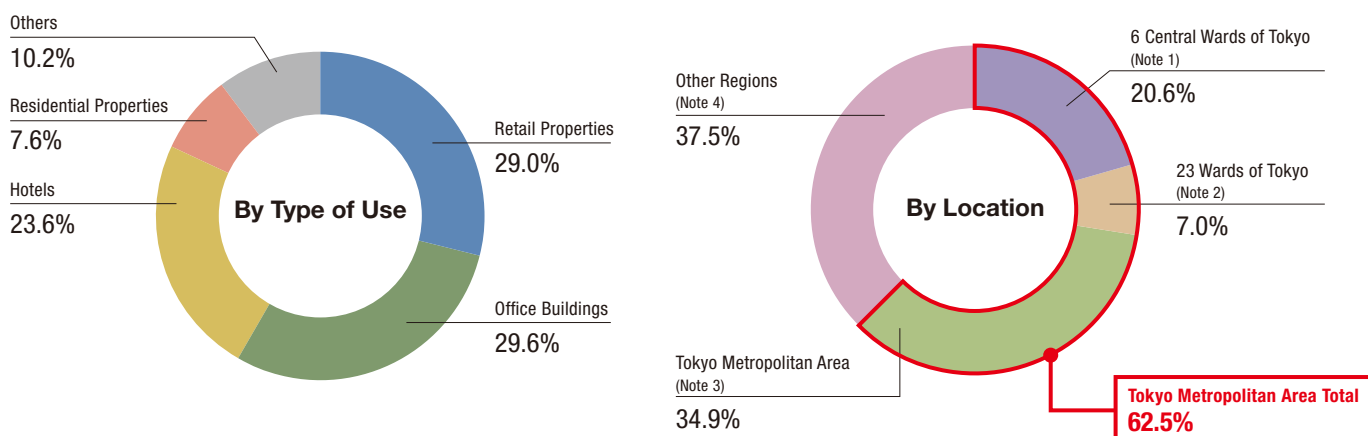


Major awarded property: Pacific Marks Yokohama East

# Portfolio Properties

## Portfolio Data

**Portfolio Breakdown (Based on acquisition prices)** (As of the end of 38th fiscal period ended November 30, 2022)



Notes: 1. The "6 Central Wards of Tokyo" are Chiyoda, Minato, Chuo, Shinjuku, Shibuya, and Shinagawa.

2. The "23 Wards of Tokyo" are all 23 wards excluding the 6 central wards of Tokyo.

3. The "Tokyo Metropolitan Area" refers to the capital region (Tokyo Metropolis, Kanagawa Prefecture, Chiba Prefecture, Saitama Prefecture, Ibaraki Prefecture, Gunma Prefecture, Tochigi Prefecture, and Yamanashi Prefecture) excluding the 23 wards of Tokyo.

4. "Other Regions" refers to other major cities in Japan including government designated cities (excluding cities located in the capital region) and surrounding areas. In addition, "Other Regions" includes "Osaka Area: Osaka Prefecture, Kyoto Prefecture, and Hyogo Prefecture," "Nagoya Area: Aichi Prefecture, Mie Prefecture, and Gifu Prefecture," and "Other Area: a general term for areas excluding the capital region, Osaka Area or Nagoya Area."

## Occupancy Ratio

	2022					
	End of June	End of July	End of August	End of September	End of October	End of November
Retail Properties	98.8%	98.9%	99.0%	98.9%	98.9%	99.0%
Office Buildings	96.4%	96.7%	96.8%	96.8%	96.7%	97.3%
Hotels	99.3%	99.3%	99.2%	99.2%	99.1%	99.8%
Residential Properties	97.5%	97.2%	97.3%	97.8%	97.8%	97.6%
Others	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Total	98.5%	98.6%	98.6%	98.7%	98.6%	98.9%

# Portfolio Properties

## Portfolio Roster (As of the end of 38th fiscal period ended November 30, 2022)

No.	Property Name	Location	Type of Asset	Completion Date (Notes 1 & 4)	Acquisition Date (Note 2)	
<b>Retail Properties</b>						
A2	Joy Park Izumigaoka	Sakai, Osaka	Trust beneficial interest in real estate	Nov. 2000	Dec. 22, 2003	
A4	Luz Funabashi	Funabashi, Chiba	Trust beneficial interest in real estate	Mar. 1998	Sep. 17, 2004	
A6	TENJIN LUCE	Fukuoka, Fukuoka	Trust beneficial interest in real estate	Nov. 2005	Apr. 14, 2006	
A7	Tecc LAND Sakai Honten <sup>(Note 16)</sup>	Sakai, Osaka	Real estate	May 2002	Apr. 28, 2006	
A8	Miyamae Shopping Center	Kawasaki, Kanagawa	Trust beneficial interest in real estate	Oct. 1993	Feb. 19, 2007	
A9	KONAMI SPORTS CLUB Korigaoka	Hirakata, Osaka	Trust beneficial interest in real estate	Dec. 2006	Jun. 29, 2007	
A10	ACTIOLE Minami-ikebukuro	Toshima-ku, Tokyo	Trust beneficial interest in real estate	Nov. 2006	Sep. 27, 2007	
A11	Tip's Machida Building	Machida, Tokyo	Trust beneficial interest in real estate	Jun. 1992	Dec. 27, 2007	
A12	Daei Takarazuka Nakayama	Takarazuka, Hyogo	Trust beneficial interest in real estate	Nov. 1997	Jan. 30, 2008	
A13	maricom-ISOGO / SYSTEM PLAZA YOKOHAMA (Site) (retail portion) <sup>(Note 5)</sup>	Yokohama, Kanagawa	Trust beneficial interest in real estate	-	Feb. 18, 2008	
A14	ACTIOLE Kannai	Yokohama, Kanagawa	Real estate	Sep. 2007	Jun. 30, 2008	
A15	Shinsaibashi OPA Honkan	Osaka, Osaka	Trust beneficial interest in real estate	Nov. 1994	Dec. 1, 2010	
A19	Albore Jingumae	Shibuya-ku, Tokyo	Trust beneficial interest in real estate	Feb. 2006	Dec. 1, 2010	
A20	Albore Sendai	Sendai, Miyagi	Trust beneficial interest in real estate	Mar. 1997	Dec. 1, 2010	
A21	Mallage Kashiwa	Kashiwa, Chiba	Trust beneficial interest in real estate	Jun. 2004	Dec. 1, 2010	
A23	Ito-Yokado Owariasahi	Owariasahi, Aichi	Real estate	Oct. 1998	Dec. 1, 2010	
A24	Yokohama Kariba Shopping Center	Yokohama, Kanagawa	Trust beneficial interest in real estate	Sep. 2007	Dec. 1, 2010	
A25	Luz Jiyugaoka	Meguro-ku, Tokyo	Trust beneficial interest in real estate	May 2009	Jun. 15, 2011	
A26	ACTIOLE Ichikawa	Ichikawa, Chiba	Trust beneficial interest in real estate	Apr. 2010	Jun. 15, 2011	
A27	Yokohama Aoba Shopping Center (Site)	Yokohama, Kanagawa	Real estate	-	Oct. 31, 2011	
A28	Yamada Denki Tecc Land Aoba (Site)	Yokohama, Kanagawa	Real estate	-	May 18, 2012	
A29	Yodobashi Camera Multimedia Kichijoji	Musashino, Tokyo	Trust beneficial interest in real estate	May 1974	Mar. 18, 2013	
A30	Kaden Sumairu-kan YAMADA Matsudo Honten	Matsudo, Chiba	Trust beneficial interest in real estate	Aug. 2009	Mar. 18, 2013	
A31	Tenjin Loft Building	Fukuoka, Fukuoka	Trust beneficial interest in real estate	Mar. 1989	Nov. 29, 2013	
A32	Narumi Shopping Center (Site)	Nagoya, Aichi	Real estate	-	Apr. 8, 2014	
A33	Plussing Wave Enoshima	Fujisawa, Kanagawa	Trust beneficial interest in real estate	Dec. 2007	Aug. 29, 2014	
A34	LIFE Nishikujo (Site)	Osaka, Osaka	Trust beneficial interest in real estate	-	Mar. 2, 2015	
A35	LIFE Tamatsukuri (Site)	Osaka, Osaka	Trust beneficial interest in real estate	-	Mar. 2, 2015	
A36	Granbell Ginza Building	Chuo-ku, Tokyo	Trust beneficial interest in real estate	Oct. 2006	Jun. 30, 2015	
A37	UUR Tenjin Nishi-dori Building	Fukuoka, Fukuoka	Trust beneficial interest in real estate	Mar. 2010	Jul. 15, 2015	
A38	Luz Shonan Tsujido	Fujisawa, Kanagawa	Trust beneficial interest in real estate	Aug. 2010	Sep. 30, 2015	
A39	ACTIOLE Ueno	Taito-ku, Tokyo	Trust beneficial interest in real estate	Sep. 1984	Dec. 4, 2015	
A40	KURURU	Fuchu, Tokyo	Trust beneficial interest in real estate	Feb. 2005	Sep. 1, 2016	
A41	K's Denki Nagoya-kita	Nishikasugai-gun, Aichi	Trust beneficial interest in real estate	Jun. 2000	Dec. 1, 2016	
A42	Luz Musashikosugi	Kawasaki, Kanagawa	Trust beneficial interest in real estate	May 2008	Dec. 28, 2018	
A43	LEVEN Otakanomori	Nagareyama, Chiba	Trust beneficial interest in real estate	Jul. 2017	Jun. 30, 2021	
A44	Gulliver Hachioji Minamino	Hachioji, Tokyo	Trust beneficial interest in real estate	Aug. 2018	Jun. 30, 2022	
<b>Office Buildings</b>						
B1	T&G Hamamatsucho Building	Minato-ku, Tokyo	Trust beneficial interest in real estate	Dec. 1988	Dec. 26, 2003	
B3	Fukuoka Eartheon Building	Fukuoka, Fukuoka	Trust beneficial interest in real estate	Sep. 1998	Dec. 26, 2003	
B4	Kojimachi Center Place <sup>(Note 17)</sup>	Chiyoda-ku, Tokyo	Trust beneficial interest in real estate	Sep. 1989	Mar. 29, 2004	
B6	Shin-Osaka Central Tower (office portion) <sup>(Note 6)</sup>	Osaka, Osaka	Trust beneficial interest in real estate	Jun. 1989	Dec. 2, 2004	
B7	Kawasaki Toshiba Building	Kawasaki, Kanagawa	Trust beneficial interest in real estate	Apr. 1987	Dec. 20, 2004	
(A13)	maricom-ISOGO / SYSTEM PLAZA YOKOHAMA (Site) (office portion) <sup>(Note 5)</sup>	Yokohama, Kanagawa	Trust beneficial interest in real estate	-	Feb. 18, 2008	
B8	UUR Toyoko Building	Koto-ku, Tokyo	Real estate	Nov. 1990	Jun. 30, 2008	
B9	FOUR SEASONS BLDG	Shinjuku-ku, Tokyo	Trust beneficial interest in real estate	Oct. 1994	Dec. 25, 2009	
B11	Pacific Marks Shinjuku Parkside	Shinjuku-ku, Tokyo	Trust beneficial interest in real estate	Mar. 1989	Dec. 1, 2010	
B13	Pacific Marks Tsukishima	Chuo-ku, Tokyo	Real estate	Mar. 1990	Dec. 1, 2010	
B14	Pacific Marks Yokohama East	Yokohama, Kanagawa	Trust beneficial interest in real estate	Oct. 1992	Dec. 1, 2010	
B17	Akasaka Hikawa Building	Minato-ku, Tokyo	Trust beneficial interest in real estate	Apr. 1984	Dec. 1, 2010	
B18	Pacific Marks Shibuya Koen-dori	Shibuya-ku, Tokyo	Trust beneficial interest in real estate	Aug. 1996	Dec. 1, 2010	
B20	Pacific Marks Akasaka-mitsuke	Minato-ku, Tokyo	Real estate	Mar. 1994	Dec. 1, 2010	
B22	Pacific Marks Shin-Yokohama	Yokohama, Kanagawa	Trust beneficial interest in real estate	Oct. 1991	Dec. 1, 2010	
B25	Pacific Marks Kawasaki	Kawasaki, Kanagawa	Real estate	Aug. 2004	Dec. 1, 2010	
B26	Hamamatsucho 262 Building <sup>(Note 7)</sup>	Minato-ku, Tokyo	Trust beneficial interest in real estate	Feb. 1993	Dec. 1, 2010	
B27	Lila Hijirizaka	Minato-ku, Tokyo	Real estate	Nov. 1991	Dec. 1, 2010	
B29	Otsuka HT Building	Toshima-ku, Tokyo	Real estate	Mar. 1990	Dec. 1, 2010	
B30	Pacific Marks Shinjuku South-gate	Shinjuku-ku, Tokyo	Real estate	Aug. 1985	Dec. 1, 2010	
B31	Pacific Marks Nishi-Umeda	Osaka, Osaka	Trust beneficial interest in real estate	Mar. 1997	Dec. 1, 2010	
B32	Pacific Marks Higobashi	Osaka, Osaka	Trust beneficial interest in real estate	Oct. 1983	Dec. 1, 2010	
B35	Pacific Marks Sapporo Kita-Ichijo	Sapporo, Hokkaido	Trust beneficial interest in real estate	Feb. 1993	Dec. 1, 2010	
B36	Shin-Sapporo Center Building	Sapporo, Hokkaido	Trust beneficial interest in real estate	Sep. 1991	Dec. 1, 2010	
B37	ARENA TOWER	Yokohama, Kanagawa	Trust beneficial interest in real estate	May 2008	Jun. 16, 2011	
B38	Yushima First Building	Bunkyo-ku, Tokyo	Trust beneficial interest in real estate	Feb. 1989	Aug. 29, 2012	
B39	Dogenzaka Square	Shibuya-ku, Tokyo	Trust beneficial interest in real estate	Oct. 2004	Nov. 22, 2012	
B40	GRAND-SQUARE Shin-Sakae	Nagoya, Aichi	Trust beneficial interest in real estate	May 2009	Feb. 28, 2014	
B41	GRAND-SQUARE Meieki-minami	Nagoya, Aichi	Trust beneficial interest in real estate	Feb. 2009	Feb. 28, 2014	
B42	Shiba 520 Building	Minato-ku, Tokyo	Trust beneficial interest in real estate	Jul. 1994	Mar. 28, 2014	
B43	Hirose-dori SE Building	Sendai, Miyagi	Trust beneficial interest in real estate	Nov. 2007	Jun. 13, 2014	
B44	SS30 (office portion) <sup>(Notes 6 &amp; 8)</sup>	Sendai, Miyagi	Trust beneficial interest in real estate	Mar. 1989	Mar. 30, 2017	
B45	LOOP-X・M <sup>(Note 9)</sup>	Minato-ku, Tokyo	Trust beneficial interest in real estate	Nov. 1991	Apr. 26, 2017	
B46	Toranomon Hills Mori Tower	Minato-ku, Tokyo	Real estate	May 2014	Dec. 1, 2020	
B47	Toranomon PF Building	Minato-ku, Tokyo	Trust beneficial interest in real estate	Mar. 1986	Dec. 1, 2020	
B48	UUR Kyobashi East Building	Chuo-ku, Tokyo	Trust beneficial interest in real estate	Apr. 2017	Mar. 31, 2021	
B49	IIDABASHI PLANO <sup>(Note 7)</sup>	Chiyoda-ku, Tokyo	Trust beneficial interest in real estate	Feb. 2009	Mar. 31, 2022	

	Acquisition Price (Millions of yen) (Note 3)	Share in Total Acquisition Price	Site Area (m <sup>2</sup> ) (Note 1)	Total Floor Space (m <sup>2</sup> ) (Note 1)	Structure (Notes 1 & 4)	Number of Floors (Notes 1 & 4)	Type of Ownership	
							Land	Building
	6,770	1.0%	10,368.45	29,250.71	RC/S	5F	Proprietary Ownership	Proprietary Ownership
	5,200	0.8%	5,198.20	12,944.65	SRC	B2/5F	Proprietary Ownership	Proprietary Ownership
	6,500	1.0%	1,138.66	5,458.81	RC	B1/7F	Proprietary Ownership	Proprietary Ownership
	3,210	0.5%	10,702.86	8,637.63	S	3F	Proprietary Ownership	Proprietary Ownership
	5,312	0.8%	6,937.54	17,338.54	RC	4F	Proprietary Ownership	Proprietary Ownership
	2,040	0.3%	4,120.00	6,381.40	S	4F	Proprietary Ownership	Proprietary Ownership
	3,760	0.6%	320.39	2,265.15	RC	B1/8F	Proprietary Ownership	Proprietary Ownership
	4,100	0.6%	1,596.82	8,075.04	SRC	B1/7F	Proprietary Ownership	Proprietary Ownership
	4,284	0.6%	16,330.14	16,729.60	S	B1/3F	Proprietary Ownership and Leasehold Rights	Proprietary Ownership
	6,883	1.0%	53,363.57	—	—	—	Proprietary Ownership (Co-ownership)	—
	2,410	0.4%	375.17	2,238.82	S/RC	B1/9F	Proprietary Ownership	Proprietary Ownership
	22,800	3.3%	2,430.23	25,895.78	S/RC	B3/12F	Proprietary Ownership	Proprietary Ownership
	1,580	0.2%	308.02	816.60	S/RC	B1/4F	Proprietary Ownership	Proprietary Ownership
	2,590	0.4%	736.01	4,082.94	S/SRC	B1/7F	Proprietary Ownership	Proprietary Ownership
	7,040	1.0%	63,755.15	54,689.28	S	2F	Proprietary Ownership and Leasehold Rights	Proprietary Ownership
	4,840	0.7%	34,612.39	56,371.77	S	6F	Proprietary Ownership and Leasehold Rights	Proprietary Ownership
	2,500	0.4%	7,093.66	10,628.44	S	5F	Proprietary Ownership	Proprietary Ownership
	5,090	0.7%	828.70	2,771.59	S/SRC	B1/8F	Proprietary Ownership	Proprietary Ownership
	3,350	0.5%	749.42	4,452.39	S/RC	B1/7F	Proprietary Ownership	Proprietary Ownership
	2,600	0.4%	9,193.00	—	—	—	Proprietary Ownership	—
	2,150	0.3%	7,594.00	—	—	—	Proprietary Ownership	—
	28,000	4.1%	3,582.39	37,932.95	S/SRC	B4/9F	Proprietary Ownership	Proprietary Ownership
	5,150	0.8%	7,311.98	17,461.22	S/SRC	4F	Proprietary Ownership	Proprietary Ownership
	4,350	0.6%	1,947.80	10,594.19	SRC	B1/9F	Proprietary Ownership	Proprietary Ownership
	6,460	0.9%	60,747.02	—	—	—	Proprietary Ownership	—
	1,800	0.3%	2,450.62	3,471.69	S	4F	Proprietary Ownership	Proprietary Ownership
	1,760	0.3%	3,252.76	—	—	—	Proprietary Ownership	—
	1,880	0.3%	2,391.44	—	—	—	Proprietary Ownership	—
	2,621	0.4%	231.00	1,646.50	RC	B1/9F	Leasehold Rights	Proprietary Ownership
	5,500	0.8%	466.76	1,506.45	S	B1/4F	Proprietary Ownership	Proprietary Ownership
	3,938	0.6%	3,658.25	17,889.43	S/RC	B2/6F	Proprietary Ownership	Proprietary Ownership
	3,000	0.4%	159.59	1,234.99	SRC	10F	Surface Right	Proprietary Ownership
	9,285	1.4%	7,266.41	59,361.08	SRC/RC/S	B3/28F	Right of Site (Co-ownership)	Compartmentalized Ownership
	1,750	0.3%	7,461.97	4,733.74	S	2F	Proprietary Ownership	Proprietary Ownership
	12,151	1.8%	6,104.63	12,223.72	SRC/S/RC	B1/5F	Proprietary Ownership	Proprietary Ownership
	3,800	0.6%	12,432.58	5,793.15	S	2F	Proprietary Ownership	Proprietary Ownership
	1,500	0.2%	8,278.27	231.10	S	1F	Proprietary Ownership	Proprietary Ownership
	2,257	0.3%	453.81	3,296.58	SRC	B1/9F	Proprietary Ownership	Proprietary Ownership
	2,080	0.3%	1,358.91	6,079.35	SRC	7F	Proprietary Ownership	Proprietary Ownership
	2,350	0.3%	703.24	5,218.55	SRC/RC	B1/9F	Proprietary Ownership (Co-ownership)	Compartmentalized Ownership
	14,279	2.1%	7,265.79	58,882.64	SRC	B1/23F	Proprietary Ownership	Proprietary Ownership
	19,200	2.8%	8,615.20	51,254.06	S/RC/SRC	B2/14F	Proprietary Ownership	Proprietary Ownership
	5,021	0.7%	(53,363.57)	(—)	—	—	Proprietary Ownership (Co-ownership)	—
	8,500	1.2%	3,262.50	10,768.11	SRC	B1/6F	Proprietary Ownership	Proprietary Ownership
	4,200	0.6%	690.93	6,318.81	S/RC	B1/10F	Proprietary Ownership	Proprietary Ownership
	12,100	1.8%	3,201.80	19,802.22	SRC/RC	B2/7F	Proprietary Ownership	Proprietary Ownership
	6,080	0.9%	3,302.07	14,507.92	SRC	B2/13F	Proprietary Ownership	Proprietary Ownership
	7,050	1.0%	2,525.41	15,387.49	SRC	B1/12F	Proprietary Ownership	Proprietary Ownership
	3,290	0.5%	1,328.93	4,795.06	RC	B1/6F	Proprietary Ownership	Proprietary Ownership
	2,570	0.4%	428.62	1,972.43	S	7F	Proprietary Ownership	Proprietary Ownership
	2,210	0.3%	390.86	1,895.87	SRC	B1/7F	Proprietary Ownership	Proprietary Ownership
	1,710	0.3%	475.00	4,141.89	SRC	B1/10F	Proprietary Ownership	Proprietary Ownership
	9,890	1.4%	1,183.52	10,694.91	S/SRC	B1/13F	Proprietary Ownership (Co-ownership)	Compartmentalized Ownership
	6,840	1.0%	1,401.61	8,331.90	S/RC	B2/8F	Right of Site (Co-ownership)	Compartmentalized Ownership
	2,750	0.4%	1,474.05	6,598.52	SRC	B1/7F	Right of Site (Co-ownership)	Compartmentalized Ownership
	1,160	0.2%	455.94	2,317.67	SRC	7F	Leasehold Rights	Proprietary Ownership
	2,460	0.4%	257.87	2,038.70	SRC	10F	Proprietary Ownership	Proprietary Ownership
	6,860	1.0%	2,053.30	16,142.54	S/SRC	B1/18F	Proprietary Ownership	Proprietary Ownership
	4,570	0.7%	1,284.23	9,596.62	SRC	B1/9F	Proprietary Ownership	Proprietary Ownership
	1,790	0.3%	987.04	6,048.97	SRC	B1/8F	Proprietary Ownership	Proprietary Ownership
	987	0.1%	1,940.15	3,725.13	SRC	B1/6F	Proprietary Ownership	Proprietary Ownership
	9,500	1.4%	2,733.00	24,412.67	S/SRC	B1/15F	Proprietary Ownership	Proprietary Ownership
	2,100	0.3%	1,120.85	6,165.88	SRC	B1/8F	Proprietary Ownership	Proprietary Ownership
	2,300	0.3%	488.93	3,227.62	SRC	B1/9F	Right of Site (Co-ownership)	Compartmentalized Ownership
	1,480	0.2%	1,294.88	5,333.51	S	7F	Proprietary Ownership	Proprietary Ownership
	1,220	0.2%	1,012.06	5,017.30	S	8F	Proprietary Ownership	Proprietary Ownership
	2,100	0.3%	727.86	3,781.22	SRC/S	7F	Proprietary Ownership	Proprietary Ownership
	3,600	0.5%	2,146.31	10,396.94	S	9F	Proprietary Ownership	Proprietary Ownership
	11,521	1.7%	15,542.84	110,955.68	(1)SRC/S (2)RC (3)SRC	(1)B3/31F (2)B1/2F (3)B2/12F	Proprietary Ownership	Compartmentalized Ownership, Proprietary Ownership
	11,200	1.6%	5,491.44	31,583.38	(1)S/SRC (2)SRC/RC	(1)B1/17F (2)B1/18F	Proprietary Ownership	Proprietary Ownership
	10,000	1.5%	17,068.95	241,581.95	S/SRC	B5/52F	Right of Site (Co-ownership)	Compartmentalized Ownership
	3,435	0.5%	1,071.65	4,829.15	RC	B2/5F	Proprietary Ownership	Proprietary Ownership
	7,280	1.1%	608.84	4,707.44	S/RC	B1/9F	Proprietary Ownership	Proprietary Ownership
	5,950	0.9%	7,812.45	70,055.06	RC	B2/38F	Right of Site (Co-ownership)	Compartmentalized Ownership



# Portfolio Properties

No.	Property Name	Location	Type of Asset	Completion Date (Notes 1 & 4)	Acquisition Date (Note 2)	
<b>Hotels</b>						
C1	Shinjuku Washington Hotel Honkan <sup>(Note 7)</sup>	Shinjuku-ku, Tokyo	Trust beneficial interest in real estate	Oct. 1983	Dec. 22, 2003	
(B6)	Shin-Osaka Central Tower (hotel portion) <sup>(Note 8)</sup>	Osaka, Osaka	Trust beneficial interest in real estate	Jun. 1989	Dec. 2, 2004	
C2	Toyoko Inn Shinagawa-eki Takanawa-guchi	Minato-ku, Tokyo	Real estate	Oct. 1999	Feb. 18, 2005	
C3	MZ BLD.	Hachioji, Tokyo	Trust beneficial interest in real estate	Apr. 2007	Apr. 10, 2008	
C4	HOTEL ROUTE-INN Yokohama Bashamichi	Yokohama, Kanagawa	Real estate	Jul. 2007	Jun. 30, 2008	
C5	Hotel JAL City Naha <sup>(Note 7)</sup>	Naha, Okinawa	Trust beneficial interest in real estate	May 2006	Oct. 25, 2011	
C6	UUR Yotsuya Sanchome Building	Shinjuku-ku, Tokyo	Trust beneficial interest in real estate	Jan. 1997	Dec. 26, 2011	
C7	Yotsuya 213 Building	Shinjuku-ku, Tokyo	Trust beneficial interest in real estate	Apr. 2001	Mar. 18, 2013	
C9	Comfort Inn Tokyo Roppongi <sup>(Note 7)</sup>	Minato-ku, Tokyo	Trust beneficial interest in real estate	(1)Jan. 2001 (2)Dec. 2018	May 1, 2014	
C10	Toyoko Inn Kawasaki Ekimae Shiyakusho-dori	Kawasaki, Kanagawa	Trust beneficial interest in real estate	Sep. 2005	Aug. 31, 2015	
C11	Toyoko Inn Hiroshima Heiwa-odori	Hiroshima, Hiroshima	Trust beneficial interest in real estate	Mar. 2004	Aug. 31, 2015	
C12	Toyoko Inn Naha Kokusai-dori Miehashi-eki	Naha, Okinawa	Trust beneficial interest in real estate	Apr. 2002	Aug. 31, 2015	
C13	Loisir Hotel & Spa Tower Naha <sup>(Note 10)</sup>	Naha, Okinawa	Trust beneficial interest in real estate	(1)Oct. 1992 (2)Jun. 2009	Feb. 5, 2016	
C14	Royal Pines Hotel Urawa	Saitama, Saitama	Trust beneficial interest in real estate	Aug. 1999	Apr. 1, 2016	
(B44)	SS30 (hotel portion) <sup>(Notes 6 &amp; 8)</sup>	Sendai, Miyagi	Trust beneficial interest in real estate	Mar. 1989	Mar. 30, 2017	
C15	RIHGA Royal Hotel Kokura・ARUARU City <sup>(Note 11)</sup>	Kitakyushu, Fukuoka	Trust beneficial interest in real estate	(1)Mar. 1993 (2)Mar. 1993 (3)Aug. 1992	Jan. 26, 2018	
C16	Comfort Inn Fukuoka Tenjin	Fukuoka, Fukuoka	Trust beneficial interest in real estate	May 2017	Sep. 27, 2018	
C17	Henn na Hotel Tokyo Hamamatsucho	Minato-ku, Tokyo	Trust beneficial interest in real estate	Mar. 2018	May 15, 2019	
C18	Hotel Hewitt Koshien	Nishinomiya, Hyogo	Trust beneficial interest in real estate	Aug. 1992	Jun. 25, 2019	
C19	Smile Hotel Premium Sapporo Susukino	Sapporo, Hokkaido	Trust beneficial interest in real estate	Dec. 2017	Jun. 28, 2019	
C20	the square hotel KANAZAWA	Kanazawa, Ishikawa	Trust beneficial interest in real estate	Sep. 2018	Dec. 3, 2019	
C21	NEST HOTEL KYOTO SHUOKARASUMA	Kyoto, Kyoto	Trust beneficial interest in real estate	Jun. 2018	Mar. 31, 2020	
<b>Residential Properties</b>						
D1	T&G Higashi-ikebukuro Mansion	Toshima-ku, Tokyo	Trust beneficial interest in real estate	Dec. 2001	Dec. 26, 2003	
D4	Komazawa Court	Setagaya-ku, Tokyo	Trust beneficial interest in real estate	Oct. 1998	Dec. 26, 2003	
D6	UUR Court Shiba-Daimon	Minato-ku, Tokyo	Trust beneficial interest in real estate	Apr. 2003	Oct. 15, 2004	
D9	Aprile Shin-Ohgi Ichibankan	Kobe, Hyogo	Trust beneficial interest in real estate	Sep. 1997	Apr. 13, 2005	
D10	UUR Court Sapporo Kita-Sanjo	Sapporo, Hokkaido	Trust beneficial interest in real estate	Feb. 2006	Mar. 16, 2006	
D15	CLIO Bunkyo Koishikawa	Bunkyo-ku, Tokyo	Trust beneficial interest in real estate	Feb. 2005	Apr. 28, 2006	
D16	GRAND-ROUGE Sakae	Nagoya, Aichi	Trust beneficial interest in real estate	Mar. 2006	Nov. 30, 2006	
D17	GRAND-ROUGE Sakae II	Nagoya, Aichi	Trust beneficial interest in real estate	Feb. 2007	Dec. 26, 2007	
D18	MA Sendai Building	Sendai, Miyagi	Trust beneficial interest in real estate	Feb. 2008	Sep. 24, 2008	
D19	UUR Court Nagoya Meieki	Nagoya, Aichi	Trust beneficial interest in real estate	Aug. 2008	Sep. 30, 2008	
D21	Park Site IZUMI	Nagoya, Aichi	Trust beneficial interest in real estate	Sep. 2002	Nov. 21, 2008	
D22	UUR Court Osaka Juso-honmachi	Osaka, Osaka	Trust beneficial interest in real estate	Jan. 2009	Feb. 26, 2009	
D23	UUR Court Kinshicho	Koto-ku, Tokyo	Real estate	Feb. 1998	Jun. 15, 2011	
D24	UUR Court Sapporo Minami-Sanjo Premier Tower	Sapporo, Hokkaido	Trust beneficial interest in real estate	Sep. 2006	Jun. 28, 2012	
D25	GRAND-ROUGE Nakanoshima-minami	Osaka, Osaka	Trust beneficial interest in real estate	Aug. 2009	Jun. 25, 2013	
D26	Glenpark Umeda-kita	Osaka, Osaka	Trust beneficial interest in real estate	Aug. 2007	Aug. 29, 2014	
D27	UUR Court Shiki	Shiki, Saitama	Trust beneficial interest in real estate	Mar. 1999	Sep. 18, 2015	
D28	GRAND-ROUGE Tanimachi Rokuchome	Osaka, Osaka	Trust beneficial interest in real estate	Jul. 2010	Dec. 1, 2016	
D29	Chatle Otemachi S・N <sup>(Note 12)</sup>	Kitakyushu, Fukuoka	Real estate	Aug. 2008	Jul. 3, 2018	
D30	GRAN FONTE	Nerima-ku, Tokyo	Trust beneficial interest in real estate	Oct. 1998	Apr. 1, 2019	
D31	Park Axis Akatsuka	Itabashi-ku, Tokyo	Real estate	Sep. 2018	Mar. 30, 2020	
D32	UUR Court Shirasagi	Nakano-ku, Tokyo	Trust beneficial interest in real estate	Feb. 2002	Mar. 31, 2020	
D33	Court Branche AP	Shinagawa-ku, Tokyo	Trust beneficial interest in real estate	Mar. 2006	Mar. 31, 2020	
D34	UUR Court Ibaraki Higashi-Chujo	Ibaraki, Osaka	Trust beneficial interest in real estate	Feb. 2009	Dec. 1, 2020	
D35	Amour Yokohama	Yokohama, Kanagawa	Real estate	Mar. 2003	Oct. 31, 2022	
<b>Others</b>						
E1	Lilycolor Tohoku Branch	Sendai, Miyagi	Trust beneficial interest in real estate	Apr. 1996	May 29, 2006	
E2	Fuchu Building <sup>(Note 13)</sup>	Fuchu, Tokyo	Trust beneficial interest in real estate	-	May 16, 2013	
E3	Tsubogawa Square Building	Naha, Okinawa	Trust beneficial interest in real estate	Jun. 2009	Nov. 1, 2013	
E4	THE PLACE OF TOKYO	Minato-ku, Tokyo	Trust beneficial interest in real estate	Oct. 1964	May 1, 2014	
E5	Logistics Higashi-Ohgishima <sup>(Note 7)</sup>	Kawasaki, Kanagawa	Trust beneficial interest in real estate	May 2008	Oct. 2, 2014	
E6	MT Ariake Center Building I&II <sup>(Note 13)</sup>	Koto-ku, Tokyo	Trust beneficial interest in real estate	(1)Apr. 1989 (2)Jun. 1992	Nov. 25, 2014	
E8	Shin-Narashino Logistics Center	Narashino, Chiba	Trust beneficial interest in real estate	Jun. 1991	Aug. 7, 2015	
E9	Kawagoe Logistics Center	Kawagoe, Saitama	Trust beneficial interest in real estate	Aug. 2007	Jun. 17, 2016	
E11	Shin-Narashino Logistics Center II	Narashino, Chiba	Trust beneficial interest in real estate	Jan. 1990	Jan. 31, 2017	
E12	Yoshikawa Logistics Center	Yoshikawa, Saitama	Trust beneficial interest in real estate	Apr. 1997	Jul. 27, 2017	
E13	Musashimurayama Logistics Center	Musashimurayama, Tokyo	Trust beneficial interest in real estate	Oct. 2001	Oct. 30, 2018	
E14	Chibaminato Logistics Center (Site)	Chiba, Chiba	Real estate	-	Feb. 28, 2020	
E15	Hirakata Nagao Logistics Center	Hirakata, Osaka	Trust beneficial interest in real estate	Mar. 1989	Mar. 31, 2020	
E16	Kobe Toyahama Logistics Center	Kobe, Hyogo	Trust beneficial interest in real estate	Jan. 1989	Apr. 17, 2020	
E17	REDWOOD Narita Distribution Centre	Sanbu, Chiba	Trust beneficial interest in real estate	Dec. 2016	Jun. 30, 2020	
E18	Kazo Logistics Center I・II <sup>(Note 14)</sup>	Kazo, Saitama	Trust beneficial interest in real estate	(1)Jan. 1997 (2)Jan. 1999	Jun. 30, 2021	
E19	Kobe Seishin Logistics Center	Kobe, Hyogo	Trust beneficial interest in real estate	Dec. 1995	Aug. 6, 2021	
E20	Miyanomori Nijo Development Site	Sapporo, Hokkaido	Real estate	-	Sep. 30, 2021	
E21	KIC Sayama Hidaka Distribution Center	Hidaka, Saitama	Trust beneficial interest in real estate	Apr. 2022	Jun. 30, 2022	
Total						

Notes: 1. Each piece of information in the "Completion Date," "Site Area," "Total Floor Space," "Structure," and "Number of Floors" is described as it appears on the real estate register unless otherwise stated in this footnote or other footnotes. Some information may differ from the current situations. In regard to the "Site Area" for properties where a part of the site space is for leasehold land, total site area including the site space for leasehold is described. In regard to the "Site Area" and "Total Floor Space" of properties held in co-ownership with other entities, total figures are described.

2. The "Acquisition Date" of properties owned by NCI (the "Former NCI Properties") is described as of December 1, 2010, the effective date of the merger.

3. The "Acquisition Price" is an amount (the amount stated in each purchase and sale agreement, excluding consumption taxes) that does not include the expenses (e.g. agency fees, public taxes and impositions) necessary for making the relevant acquisitions and is rounded to the nearest million yen. The "Acquisition Price" of the Former NCI Properties is the acceptance price at the time of the merger.

4. For properties consisting of several buildings, some information in the "Completion Date," "Structure," and "Number of Floors" applies to the main building, unless otherwise indicated.

5. maricom-ISOGO / SYSTEM PLAZA YOKOHAMA (Site) includes the retail portion and the office portion.

6. Shin-Osaka Central Tower and SS30 include the office portion and the hotel portion.

7. For Hamamatsucho 262 Building, IDABASHI PLANO, Shinjuku Washington Hotel Honkan, Hotel JAL City Naha, Comfort Inn Tokyo Roppongi, and Logistics Higashi-Ohgishima, the additional acquisitions were executed, respectively. The acquisition prices in the above table are the total amount of the existing possession and the additional acquisition. Furthermore, the "Acquisition Date" above is the initial acquisition date by United Urban.

8. The property comprises three buildings: an office building, a fitness club building, and a hotel building, and some of the information are shown for the office building as (1), fitness club building as (2), and hotel building as (3). In addition, because the completion date of the office building and hotel building disappears on the real estate register, the completion date of the fitness club building is described.



	Acquisition Price (Millions of yen) (Note 3)	Share in Total Acquisition Price	Site Area (m <sup>2</sup> ) (Note 1)	Total Floor Space (m <sup>2</sup> ) (Note 1)	Structure (Notes 1 & 4)	Number of Floors (Notes 1 & 4)	Type of Ownership	
							Land	Building
	21,140	3.1%	6,215.31	59,985.37	S/SRC	B4/25F	Proprietary Ownership (partly Co-ownership)	Compartmentalized Ownership (partly, Co-ownership)
	9,721	1.4%	(7,265.79)	(58,882.64)	SRC	B1/23F	Proprietary Ownership	Proprietary Ownership
	1,884	0.3%	482.10	2,928.94	SRC	14F	Proprietary Ownership	Proprietary Ownership
	3,800	0.6%	1,304.44	7,708.88	S	13F	Proprietary Ownership and Leasehold Rights	Proprietary Ownership
	4,720	0.7%	970.83	6,610.51	SRC	11F	Proprietary Ownership	Proprietary Ownership
	7,666	1.1%	3,573.31	13,655.23	SRC/RC	B1/14F	Proprietary Ownership and Leasehold Rights	Proprietary Ownership
	4,200	0.6%	1,053.16	7,682.82	SRC/RC	B1/13F	Proprietary Ownership	Proprietary Ownership
	5,020	0.7%	1,264.94	7,884.53	SRC	14F	Proprietary Ownership	Compartmentalized Ownership
	4,488	0.7%	551.39	4,154.72	SRC/S	B2/9F	Proprietary Ownership	Proprietary Ownership
	2,655	0.4%	639.19	4,785.93	SRC	B1/14F	Proprietary Ownership	Proprietary Ownership
	2,113	0.3%	660.40	4,345.24	SRC	14F	Proprietary Ownership	Proprietary Ownership
	745	0.1%	384.93	1,566.12	S/RC	9F	Proprietary Ownership	Proprietary Ownership
	20,000	2.9%	11,850.24	45,731.16	(1)SRC/RC (2)SRC	(1)B1/12F (2)13F	Right of Site (Co-ownership), Proprietary Ownership	Compartmentalized Ownership (partly Co-ownership), Proprietary Ownership
	17,500	2.6%	7,418.83	51,071.32	SRC/S	B3/20F	Proprietary Ownership, Right of Site	Compartmentalized Ownership
	6,679	1.0%	(15,542.84)	(110,955.68)	(1)SRC/S (2)RC (3)SRC	(1)B3/31F (2)B1/2F (3)B2/12F	Proprietary Ownership	Compartmentalized Ownership, Proprietary Ownership
	16,600	2.4%	22,799.65	114,117.54	(1)SRC/RC/S (2)SRC (3)SRC/RC	(1)B1/30F (2)B1/7F (3)B1/11F	Proprietary Ownership	Proprietary Ownership
	3,000	0.4%	496.79	3,567.22	S	10F	Proprietary Ownership	Proprietary Ownership
	4,456	0.7%	365.81	2,293.64	S	14F	Proprietary Ownership	Proprietary Ownership
	13,520	2.0%	14,997.27	29,537.39	SRC/S	B1/14F	Proprietary Ownership	Proprietary Ownership
	4,233	0.6%	958.37	7,762.50	S	13F	Proprietary Ownership	Proprietary Ownership
	4,802	0.7%	1,632.92	6,253.86	S	13F	Proprietary Ownership	Proprietary Ownership
	2,010	0.3%	609.28	2,358.25	RC	5F	Proprietary Ownership	Proprietary Ownership
	2,021	0.3%	398.82	3,300.18	SRC	B1/14F	Proprietary Ownership	Proprietary Ownership
	1,680	0.2%	2,943.33	3,580.44	RC	3F	Proprietary Ownership	Proprietary Ownership
	1,175	0.2%	233.66	1,486.38	SRC	12F	Proprietary Ownership	Proprietary Ownership
	3,031	0.4%	3,329.45	12,700.44	SRC	14F	Proprietary Ownership	Proprietary Ownership
	1,278	0.2%	1,249.45	6,588.72	RC	B1/14F	Proprietary Ownership	Proprietary Ownership
	3,170	0.5%	814.54	5,871.77	SRC	B1/15F	Right of Site	Compartmentalized Ownership
	1,570	0.2%	1,009.16	3,912.49	RC	10F	Proprietary Ownership	Proprietary Ownership
	1,300	0.2%	674.34	3,172.34	RC	11F	Proprietary Ownership	Proprietary Ownership
	3,440	0.5%	3,656.44	12,642.98	SRC/RC	B1/14F	Leasehold Rights	Proprietary Ownership
	1,473	0.2%	639.17	3,207.39	RC	15F	Proprietary Ownership	Proprietary Ownership
	900	0.1%	336.55	2,196.97	S	12F	Proprietary Ownership	Proprietary Ownership
	1,570	0.2%	1,266.32	4,166.73	RC	11F	Proprietary Ownership	Proprietary Ownership
	2,900	0.4%	924.27	6,890.13	SRC	B1/14F	Proprietary Ownership	Proprietary Ownership
	2,050	0.3%	1,078.42	10,224.31	RC	B1/17F	Proprietary Ownership	Proprietary Ownership
	1,380	0.2%	405.74	3,741.79	RC	15F	Proprietary Ownership	Proprietary Ownership
	5,150	0.8%	2,156.35	14,340.44	RC	B1/15F	Proprietary Ownership	Proprietary Ownership
	2,730	0.4%	6,132.03	9,885.83	SRC/RC	13F	Proprietary Ownership	Proprietary Ownership
	1,300	0.2%	817.52	3,607.14	RC	13F	Proprietary Ownership	Proprietary Ownership
	3,398	0.5%	3,516.04	12,599.91	(1)SRC (2)SRC	(1)15F (2)15F	Proprietary Ownership	Proprietary Ownership
	2,700	0.4%	4,132.97	6,983.30	RC	11F	Proprietary Ownership	Proprietary Ownership
	1,980	0.3%	1,137.49	5,433.60	RC/S	13F	Right of Site (Co-ownership)	Compartmentalized Ownership (Co-ownership)
	1,442	0.2%	2,849.08	2,978.00	RC	7F	Proprietary Ownership	Proprietary Ownership
	1,270	0.2%	599.07	1,786.90	SRC	8F	Proprietary Ownership	Proprietary Ownership
	1,665	0.2%	2,064.56	4,137.00	RC	8F	Proprietary Ownership	Proprietary Ownership
	1,570	0.2%	652.03	2,572.11	RC	10F	Proprietary Ownership	Proprietary Ownership
	2,050	0.3%	5,457.02	8,693.79	RC/S	4F	Proprietary Ownership	Proprietary Ownership
	2,863	0.4%	5,479.15	—	—	—	Proprietary Ownership (Co-ownership)	—
	4,150	0.6%	5,294.63	14,742.80	S	11F	Proprietary Ownership	Proprietary Ownership
	3,500	0.5%	645.87	3,105.31	SRC	B3/7F	Surface Right	Proprietary Ownership
	9,525	1.4%	28,351.30	41,949.12	S	4F	Proprietary Ownership	Proprietary Ownership
	8,000	1.2%	8,307.86	22,917.94	(1)S/SRC (2)S	(1)5F (2)5F	Proprietary Ownership	Proprietary Ownership
	2,555	0.4%	6,968.26	13,268.65	S	6F	Proprietary Ownership	Proprietary Ownership
	7,550	1.1%	32,665.82	47,284.22	RC/S	4F	Proprietary Ownership	Proprietary Ownership
	2,590	0.4%	7,870.01	12,578.45	S	4F	Proprietary Ownership	Proprietary Ownership
	1,960	0.3%	5,705.63	10,806.37	S	5F	Proprietary Ownership	Proprietary Ownership
	1,800	0.3%	5,770.53	9,207.73	S	4F	Proprietary Ownership	Proprietary Ownership
	6,600	1.0%	24,467.78	—	—	—	Proprietary Ownership	—
	2,550	0.4%	5,951.88	11,374.78	RC/SRC	4F	Proprietary Ownership	Proprietary Ownership
	1,300	0.2%	5,158.42	9,046.80	S	4F	Proprietary Ownership	Proprietary Ownership
	2,345	0.3%	12,105.00	22,079.22	S	4F	Proprietary Ownership	Proprietary Ownership
	3,259	0.5%	20,242.48	12,205.78	(1)S (2)S	(1)2F (2)1F	Proprietary Ownership	Proprietary Ownership
	1,923	0.3%	5,489.57	8,564.44	S	4F	Proprietary Ownership	Proprietary Ownership
	370	0.1%	1,441.46	—	—	—	Proprietary Ownership	—
	4,450	0.7%	8,052.10	15,113.11	S	4F	Proprietary Ownership	Proprietary Ownership
	682,279	100.0%	784,327.42	2,029,920.06				

9. The property comprises two buildings: LOOP-X (office building) and LOOP-M (residential building), and some of the information are shown for LOOP-X as (1) and LOOP-M as (2).

10. The property comprises two buildings: Main Building and the Annex, and some of the information are shown for the Main Building as (1) and the Annex as (2).

11. The property comprises three buildings: a hotel building, a retail building I, and a retail building II, and some of the information are shown for the hotel building as (1), retail building I as (2), and retail building II as (3).

12. The property comprises two buildings: S Building and N Building, and some of the information are shown for S Building as (1) and N Building as (2).

13. The property comprises two buildings: MT Ariake Center Building I (the "Building I") and MT Ariake Center Building II (the "Building II"), and some of the information are shown for the Building I as (1) and the Building II as (2).

14. The property comprises two buildings: Kazo Logistics Center I and Kazo Logistics Center II, and some of the information are shown for Kazo Logistics Center I as (1) and Kazo Logistics Center II as (2).

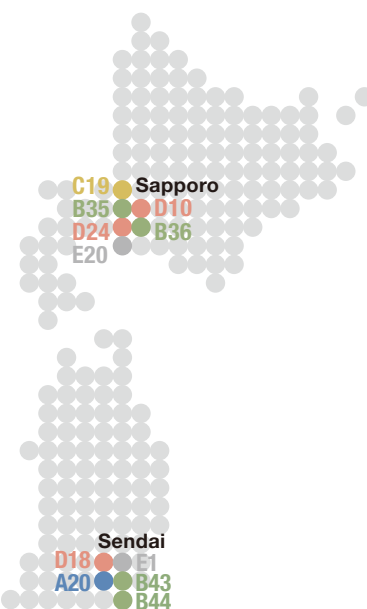
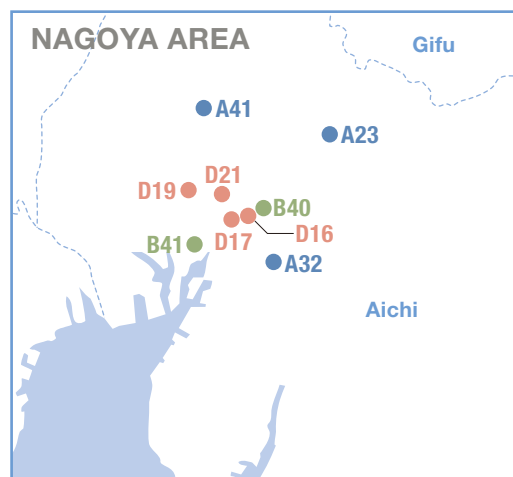
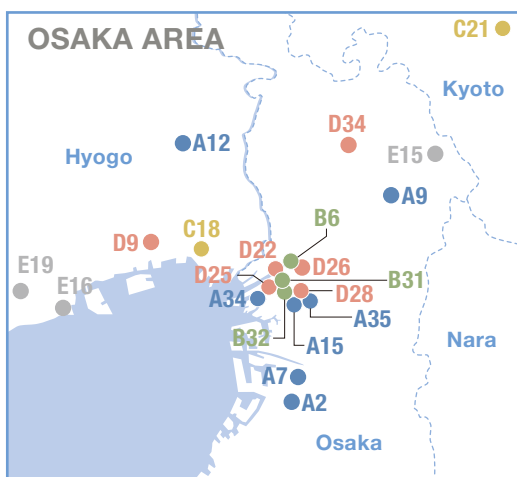
15. For the Fuchu Building, United Urban sold the building on the property on March 31, 2022 and holds only land at the end of the 38th fiscal period. In addition, the land will be transferred on January 31, 2024.

16. The property name was changed from Kaden Sumairu-kan YAMADA Sakai Honten to Tecc LAND Sakai Honten on July 30, 2022.

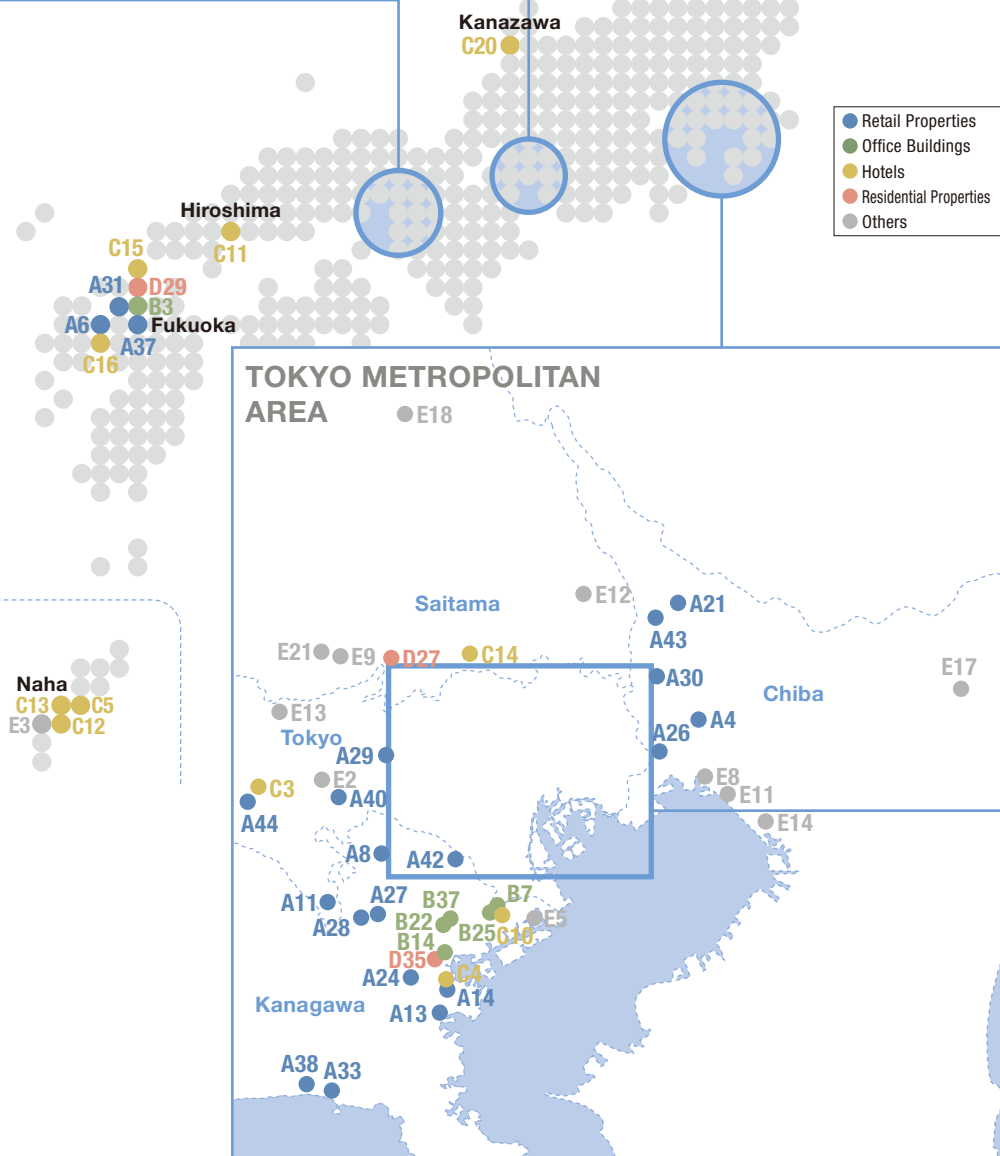
17. The property name was changed from Marumasu Kojimachi Building to Kojimachi Center Place on December 1, 2022.

# Portfolio Properties

## Portfolio Map

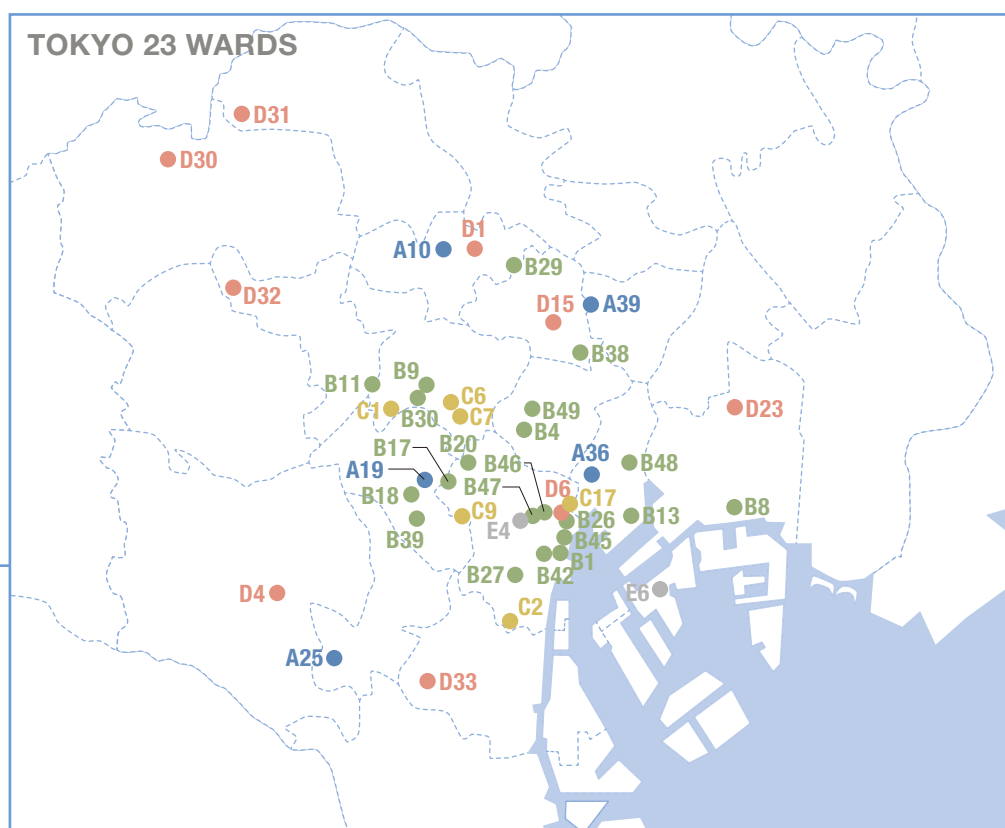


- A2 Joy Park Izumigaoka
- A4 Luz Funabashi
- A6 TENJIN LUCE
- A7 Tecc LAND Sakai Honten
- A8 Miyamae Shopping Center
- A9 KONAMI SPORTS CLUB Korigaoka
- A10 ACTIOLE Minami-ikebukuro
- A11 Tip's Machida Building
- A12 Daiei Takarazuka Nakayama
- A13 maricom-ISOGO / SYSTEM PLAZA YOKOHAMA (Site) <sup>(Note 1)</sup>
- A14 ACTIOLE Kannai
- A15 Shinsaibashi OPA Honkan
- A19 Albore Jingumae
- A20 Albore Sendai
- A21 Mallage Kashiwa
- A23 Ito-Yokado Owariasahi
- A24 Yokohama Kariba Shopping Center
- A25 Luz Jiyugaoka
- A26 ACTIOLE Ichikawa
- A27 Yokohama Aoba Shopping Center (Site)
- A28 Yamada Denki Tecc Land Aoba (Site)
- A29 Yodobashi Camera Multimedia Kichijoji
- A30 Kaden Sumairu-kan YAMADA Matsudo Honten
- A31 Tenjin Loft Building
- A32 Narumi Shopping Center (Site)
- A33 Plussing Wave Enoshima
- A34 LIFE Nishikujo (Site)
- A35 LIFE Tamatsukuri (Site)
- A36 Granbell Ginza Building
- A37 UUR Tenjin Nishi-dori Building
- A38 Luz Shonan Tsujido
- A39 ACTIOLE Ueno
- A40 KURURU
- A41 K's Denki Nagoya-kita
- A42 Luz Musashikosugi
- A43 LEVEN Otakanomori
- A44 Gulliver Hachioji Minamino
- B1 T&G Hamamatsucho Building
- B3 Fukuoka Eartheon Building
- B4 Kojimachi Center Place
- B6 Shin-Osaka Central Tower <sup>(Note 2)</sup>
- B7 Kawasaki Toshiba Building
- B8 UUR Toyochō Building
- B9 FOUR SEASONS BLDG
- B11 Pacific Marks Shinjuku Parkside



- Retail Properties
- Office Buildings
- Hotels
- Residential Properties
- Others

B13	Pacific Marks Tsukishima	C4	HOTEL ROUTE-INN Yokohama Bashamichi	D25	GRAND-ROUGE Nakanoshima-minami
B14	Pacific Marks Yokohama East	C5	Hotel JAL City Naha	D26	Glenpark Umeda-kita
B17	Akasaka Hikawa Building	C6	UUR Yotsuya Sanchome Building	D27	UUR Court Shiki
B18	Pacific Marks Shibuya Koen-dori	C7	Yotsuya 213 Building	D28	GRAND-ROUGE Tanimachi Rokuhome
B20	Pacific Marks Akasaka-mitsuke	C9	Comfort Inn Tokyo Roppongi	D29	Chatle Otemachi S-N
B22	Pacific Marks Shin-Yokohama	C10	Toyoko Inn Kawasaki Ekimae Shiyakusho-dori	D30	GRAN FONTE
B25	Pacific Marks Kawasaki	C11	Toyoko Inn Hiroshima Heiwa-odori	D31	Park Axis Akatsuka
B26	Hamamatsucho 262 Building	C12	Toyoko Inn Naha Kokusai-dori Miehashi-eki	D32	UUR Court Shirasagi
B27	Lila Hijirizaka	C13	Loisir Hotel & Spa Tower Naha	D33	Court Branche AP
B29	Otsuka HT Building	C14	Royal Pines Hotel Urawa	D34	UUR Court Ibaraki Higashi-Chujo
B30	Pacific Marks Shinjuku South-gate	C15	RIHGA Royal Hotel Kokura-ARUARU City	D35	Amour Yokohama
B31	Pacific Marks Nishi-Umeda	C16	Comfort Inn Fukuoka Tenjin	E1	Lilycolor Tohoku Branch
B32	Pacific Marks Higobashi	C17	Henn na Hotel Tokyo Hamamatsucho	E2	Fuchu Building
B35	Pacific Marks Sapporo Kita-Ichijo	C18	Hotel Hewitt Koshien	E3	Tsubogawa Square Building
B36	Shin-Sapporo Center Building	C19	Smile Hotel Premium Sapporo Susukino	E4	THE PLACE of TOKYO
B37	ARENA TOWER	C20	the square hotel KANAZAWA	E5	Logistics Higashi-Ohgishima
B38	Yushima First Building	C21	NEST HOTEL KYOTO SHIJOKARASUMA	E6	MT Ariake Center Building I&II
B39	Dogenzaka Square	D1	T&G Higashi-ikebukuro Mansion	E8	Shin-Narashino Logistics Center
B40	GRAND-SQUARE Shin-Sakae	D4	Komazawa Court	E9	Kawagoe Logistics Center
B41	GRAND-SQUARE Meieki-minami	D6	UUR Court Shiba-Daimon	E11	Shin-Narashino Logistics Center II
B42	Shiba 520 Building	D9	Aprile Shin-Ohgi Ichibankan	E12	Yoshikawa Logistics Center
B43	Hirose-dori SE Building	D10	UUR Court Sapporo Kita-Sanjo	E13	Musashimurayama Logistics Center
B44	SS30 (Note 2)	D15	CLIO Bunkyo Koishikawa	E14	Chibaminato Logistics Center (Site)
B45	LOOP-X-M	D16	GRAND-ROUGE Sakae	E15	Hirakata Nagao Logistics Center
B46	Toranomon Hills Mori Tower	D17	GRAND-ROUGE Sakae II	E16	Kobe Toyahama Logistics Center
B47	Toranomon PF Building	D18	MA Sendai Building	E17	REDWOOD Narita Distribution Centre
B48	UUR Kyobashi East Building	D19	UUR Court Nagoya Meieki	E18	Kazo Logistics Center I・II
B49	IIDABASHI PLANO	D21	Park Site IZUMI	E19	Kobe Seishin Logistics Center
C1	Shinjuku Washington Hotel Honkan	D22	UUR Court Osaka Juso-honmachi	E20	Miyanomori Nijo Development Site
C2	Toyoko Inn Shinagawa-eki Takanawa-guchi	D23	UUR Court Kinshicho	E21	KIC Sayama Hidaka Distribution Center
C3	MZ BLD.	D24	UUR Court Sapporo Minami-Sanjo Premier Tower		



Notes: 1. maricom-ISOGO / SYSTEM PLAZA YOKOHAMA (Site) includes the retail portion and the office portion.  
 2. Shin-Osaka Central Tower and SS30 include the office portion and the hotel portion.



# Portfolio Properties

## Major Properties

Office Buildings

**B37** ARENA TOWER



Hotels

**C1** Shinjuku Washington Hotel Honkan



Retail Properties

**A15** Shinsaibashi OPA Honkan



Office Buildings

**B46** Toranomon Hills Mori Tower



Office Buildings/Hotels

**B6** Shin-Osaka Central Tower





Hotels

**C14** Royal Pines Hotel Urawa



Residential Properties

**D26** Glenpark Umeda-kita



Retail Properties

**A29** Yodobashi Camera Multimedia Kichijoji



Retail Properties

**A40** KURURU



Retail Properties

**A42** Luz Musashikosugi





# Portfolio Properties

Office Buildings/Hotels

**B44** **SS30**



Residential Properties

**D31** **Park Axis Akatsuka**



Hotels

**C13** **Loisir Hotel & Spa Tower Naha**



Others

**E5** **Logistics Higashi-Ohgishima**



Others

**E4** **THE PLACE of TOKYO**



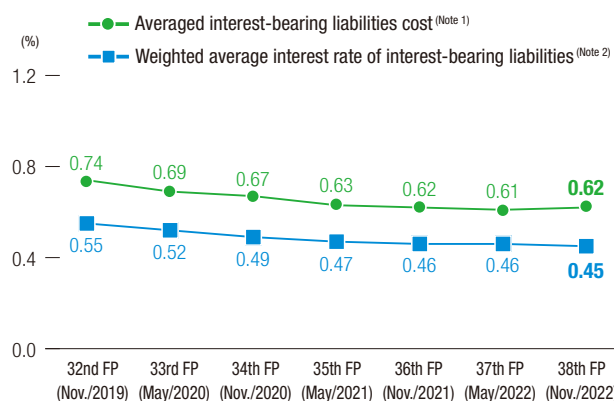
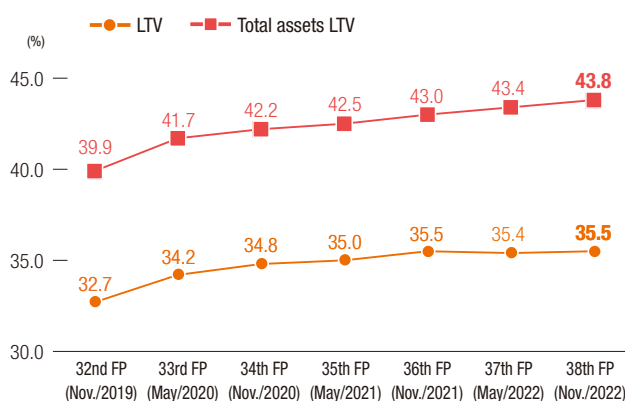
Others

**E6** **MT Ariake Center Building I&II**



# Financial Status

## Changes in LTV Performance (end of each fiscal period) and Averaged Interest-Bearing Liabilities Cost, etc.



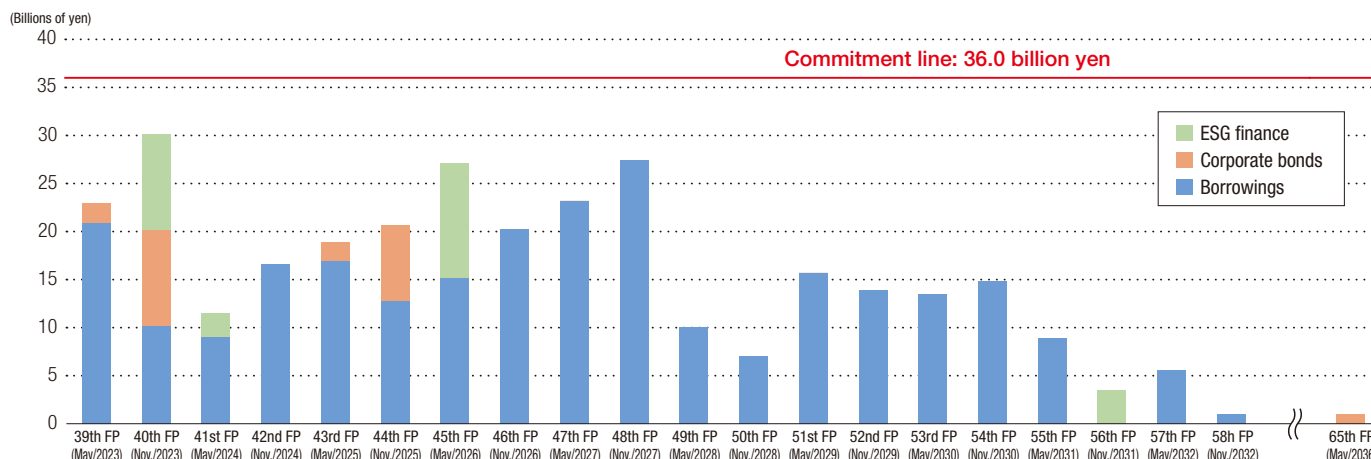
Notes: 1. Averaged interest-bearing liabilities cost is calculated as (interest expenses + loan-related expenses + interest expenses on corporate bonds + corporate bonds issuance expenses) / outstanding balance of interest-bearing liabilities at the end of each fiscal period × 365 / number of operating days.  
2. Weighted average interest rate represents a weighted average efficiency of the nominal interest rate of total interest-bearing liabilities at the end of each fiscal period (excluding loan-related expenses, etc.).

## Changes in Financial Indices

(Billions of yen, unless otherwise indicated)

	End of 37th Fiscal Period (As of May 31, 2022)	End of 38th Fiscal Period (As of November 30, 2022)
Total amount of interest-bearing liabilities	310.7	313.4
Borrowings	274.2	276.9
Corporate bonds	36.5	36.5
Weighted average life	4.2 years	4.0 years
Weighted average interest rate	0.46%	0.45%
Long-term ratio of interest-bearing liabilities	100% (contract base)	
Ratio of fixed interest rate	92.6%	90.5%
Commitment line	36.0 (no borrowing record)	
Total assets LTV	43.4%	43.8%
(Reference) ESG Finance	28.0	28.0

## Diversification of Maturity Date (As of November 30, 2022)




# ESG Initiatives

## Actions Taken on ESG Materiality

Among the many environment, social, and governance (ESG) issues, United Urban has selected some to be addressed as a real estate investment trust based on the concept of the SDGs (Sustainable Development Goals). The major ESG initiatives that United Urban places a high priority on are considered part of materiality.

### ► Materiality set in 2023 and related SDGs

	Materiality	Related SDGs	Action Plan/Target
Environment	Energy management/ use of renewable energy	 	<b>Long term target:</b> <b>Decrease greenhouse gas (GHG) emissions at office buildings by 40% by 2030. (intensity (gross floor area ("GFA")) based, compared to 2014)</b>
	Green certified buildings	  	<ul style="list-style-type: none"> <li>Acquire external environmental certification including CASBEE for Real Estate and BELS.</li> <li>Raise environment certification coverage to 80% (GFA based) by 2024.</li> </ul>
	Tenant and property manager engagement	  	<b>Long term target:</b> <b>Incorporate green lease clauses in 100% of contracts of office buildings by 2030. (including whole building lease, but excluding residential areas)</b>
Society	Employee job satisfaction/wellness	 	<ul style="list-style-type: none"> <li>Further improve the working environment through better HR system design, workspace infrastructure or IT services.</li> <li>Improve employee engagement.</li> </ul>
	Employee performance/ career development	 	<ul style="list-style-type: none"> <li>Improve each employee's qualifications and skills through such as grade based training programs.</li> <li>Encourage employees to learn technical skills, knowledge and expertise and to obtain qualifications and take external training programs.</li> </ul>
	Contribution to local community/ local government	  	<ul style="list-style-type: none"> <li>Get more involved with disaster prevention measures and revitalization of local communities.</li> <li>Contribute more to making the environment cleaner.</li> </ul>
	Satisfaction, health, and comfort of building users	 	Conduct a tenant satisfaction survey and improve assessment results.
Governance	Disclosure and assurance		Stabilize the operations of real estate management system and reinforce the operational structure.
	Disclosure for investors		Disclose non-financial information including ESG related initiatives in a more investor friendly manner (improve higher evaluation).
	Protection of data and personal information		<ul style="list-style-type: none"> <li>Build secure systems in preparation for security risks.</li> <li>Respond to vulnerabilities of the information assets and maintain and improve the information management system.</li> </ul>

## Initiatives that Support

### TCFD (Task Force on Climate-Related Financial Disclosures)

- JRA: Approved in January 2022



### PRI (Principles for Responsible Investment)

- JRA: Signed in November 2018.

Signatory of:



Module	Star score
Investment & Stewardship Policy	★★★★☆
Real Estate	★★★★★ (June 2022)

### UN GLOBAL COMPACT

- JRA: Signed in March 2022  
(Coupled with Marubeni (JRA's sponsor))



### UNHCR support

- JRA: Started with multiple owned properties from 2020



At Luz Funabashi  
(December 2022)



## External Assessment and Assurance



### Become a constituent of the MSCI Japan ESG Select Leaders Index

- The Index is composed of companies with high ESG performance selected from the constituent companies in the MSCI Japan IMI Index.
- The Index has been used as one of the benchmarks for investment by Japan's Government Pension Investment Fund (GPIF).

## 2022 CONSTITUENT MSCI JAPAN ESG SELECT LEADERS INDEX

THE INCLUSION OF United Urban IN ANY MSCI INDEX, AND THE USE OF MSCI LOGOS, TRADEMARKS, SERVICE MARKS OR INDEX NAMES HEREIN, DO NOT CONSTITUTE A SPONSORSHIP, ENDORSEMENT OR PROMOTION OF United Urban BY MSCI OR ANY OF ITS AFFILIATES.

THE MSCI INDEXES ARE THE EXCLUSIVE PROPERTY OF MSCI. MSCI AND THE MSCI INDEX NAMES AND LOGOS ARE TRADEMARKS OR SERVICE MARKS OF MSCI OR ITS AFFILIATES.

### MSCI ESG Ratings

Rating evaluation that serves as a criterion for selecting the MSCI Japan ESG Select Leaders Index



### Third-Party Assurance for Environment-Related Data

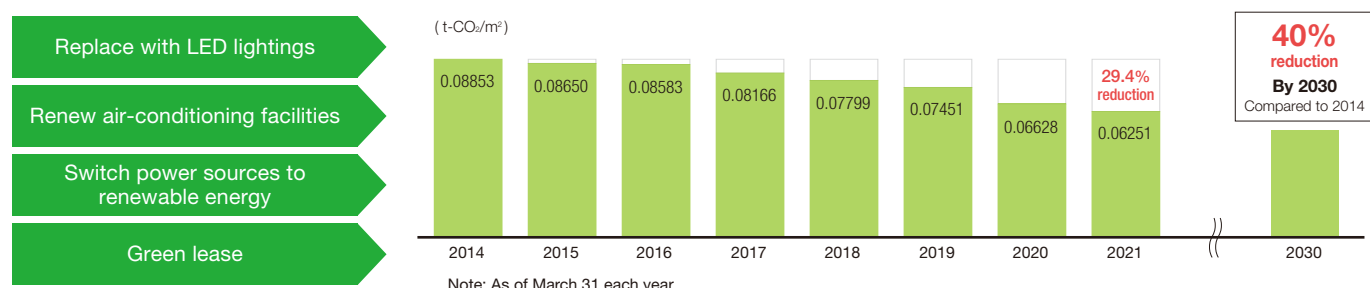
Obtained the third-party assurance that complies with the International Standard for Assurance and Engagements ISAE 3000 and ISAE 3410 from Sustainability Accounting Co., Ltd.



## E (Environment)

## Easing Climate Change

### Reduce Greenhouse Gas (GHG) Emissions at Office Buildings on an Intensity (gross floor area) Based



## Water Management

### Water consumption of properties in portfolio

**5% reduction** by 2025 compared to 2020, on an intensity (gross floor area) based

\*Number of properties surveyed: 121 properties

\*Water consumption: 1,886 thousand m<sup>3</sup> (from April 2021 to March 2022)



## S (Society)

### Contribution to Community

#### Contribution to Stable Energy Supply in the Region

- United Urban's RIHGA Royal Hotel Kokura · ARUARU City participates in a power-saving program (demand response) provided by Enel X Japan K.K., a leading European power company.
- Scheduled to be fully operated from April 2024 after the effectiveness test (implemented in December 2022).
- Expected to contribute to stable energy supply in the region and improve awareness of saving energy (demand side) as well as to prevent global warming by controlling excessive power generation.



Main places  
where power consumption is controlled  
by the demand response:

**Machine room, electrical room,  
water tank room**

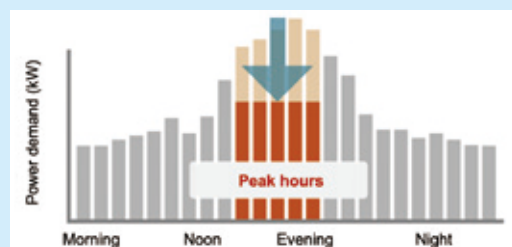
#### Demand Response

A program to eliminate power shortages by controlling power consumption on the demand side (tenants and owners) instead of making the supply side operate the peak power source\* when power demand is at a peak.

\* A power plant using 10% of the entire annual cost for maintenance and management, while its annual operation rate is less than 1%. It is also believed to cause environmental issues as it is an aging thermal power plant.

Source: Enel X Japan K.K.

#### Control power demand through demand response



Source: Agency for Natural Resources and Energy website

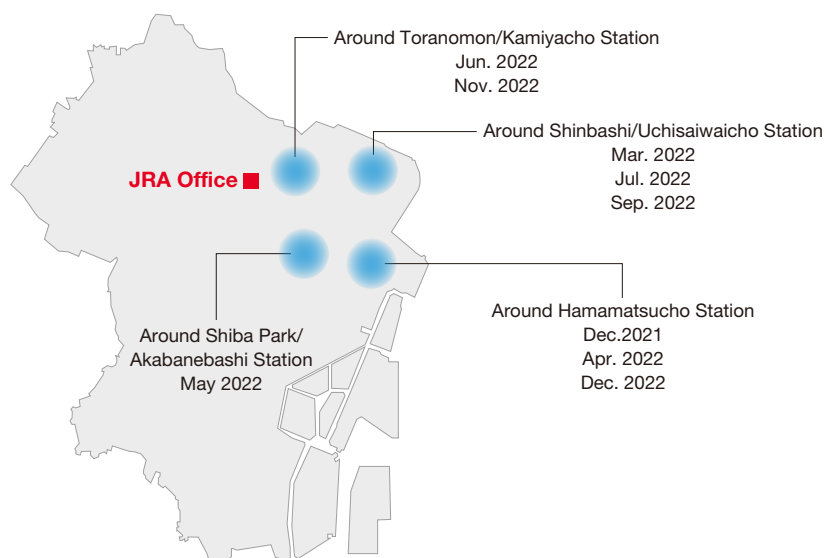
#### Local Clean-up Activities (Number of activities in 2022: 8)

- JRA participates in clean-up activities hosted by the local government of Minato-ku, Tokyo, a location of JRA, as one of its environmental and community contribution activities.
- With this opportunity, the perspectives of JRA's employees may broaden, having a ripple effect on the management of United Urban's assets, subsequently contributing to the realization of a sustainable society.



JRA's employees participating in the clean-up activity (July 2022).

#### Clean-up activity areas: Minato-ku, Tokyo



# Corporate Profile

## Overview

Name	United Urban Investment Corporation
Board of Directors	Toshiaki Emon, Executive Officer Kenichiro Okamura, Supervisory Officer Kumiko Sekine, Supervisory Officer
Head Office Location	Shiroyama Trust Tower 18F, 4-3-1 Toranomon, Minato-ku, Tokyo
Date of Listing	December 22, 2003 Real estate investment trust (J-REIT) section of the Tokyo Stock Exchange (securities code: 8960)
Asset Management Company	Japan REIT Advisors Co., Ltd.

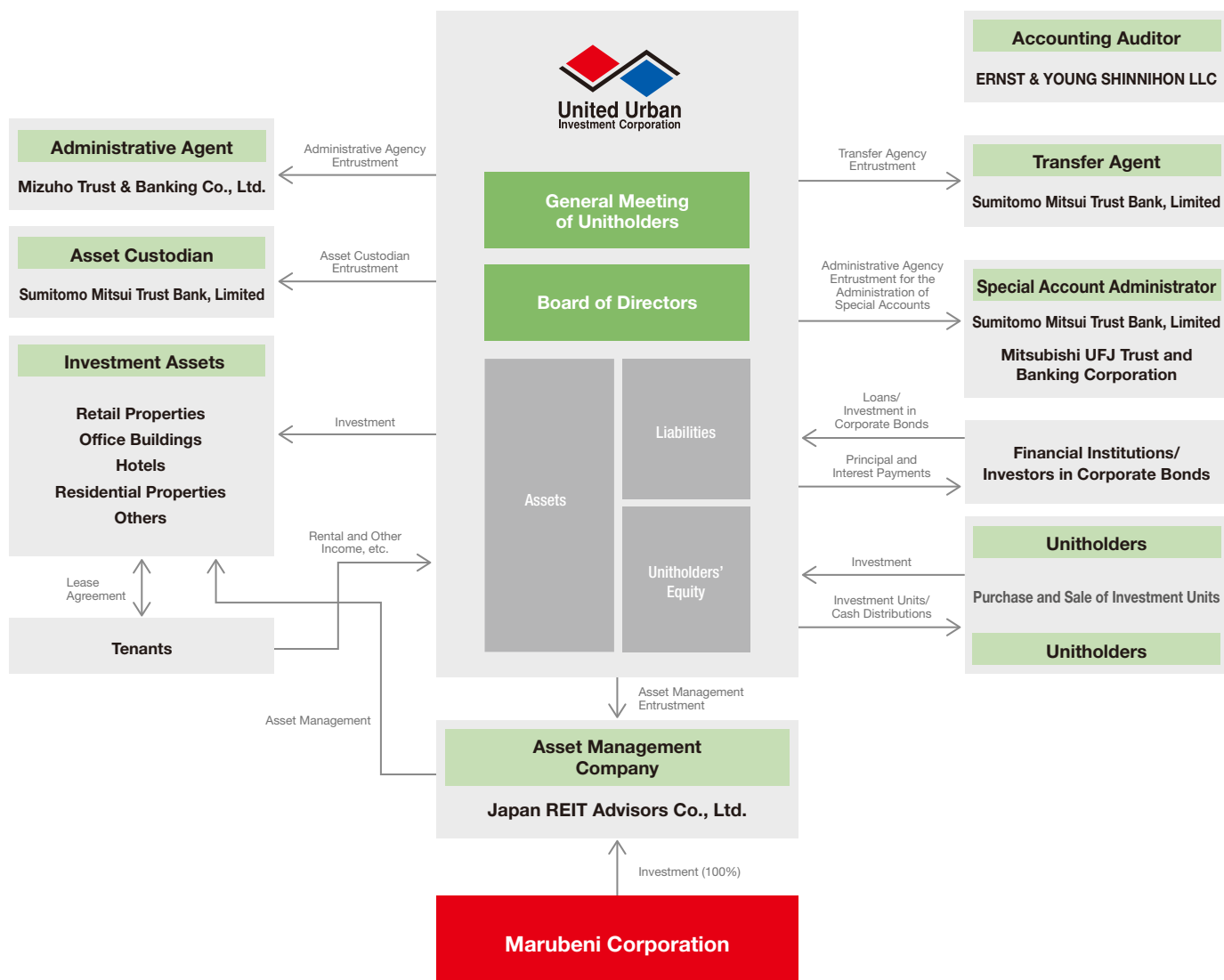


Kumiko Sekine  
Supervisory  
Officer

Toshiaki Emon  
Executive  
Officer

Kenichiro Okamura  
Supervisory  
Officer

## Corporate Structure

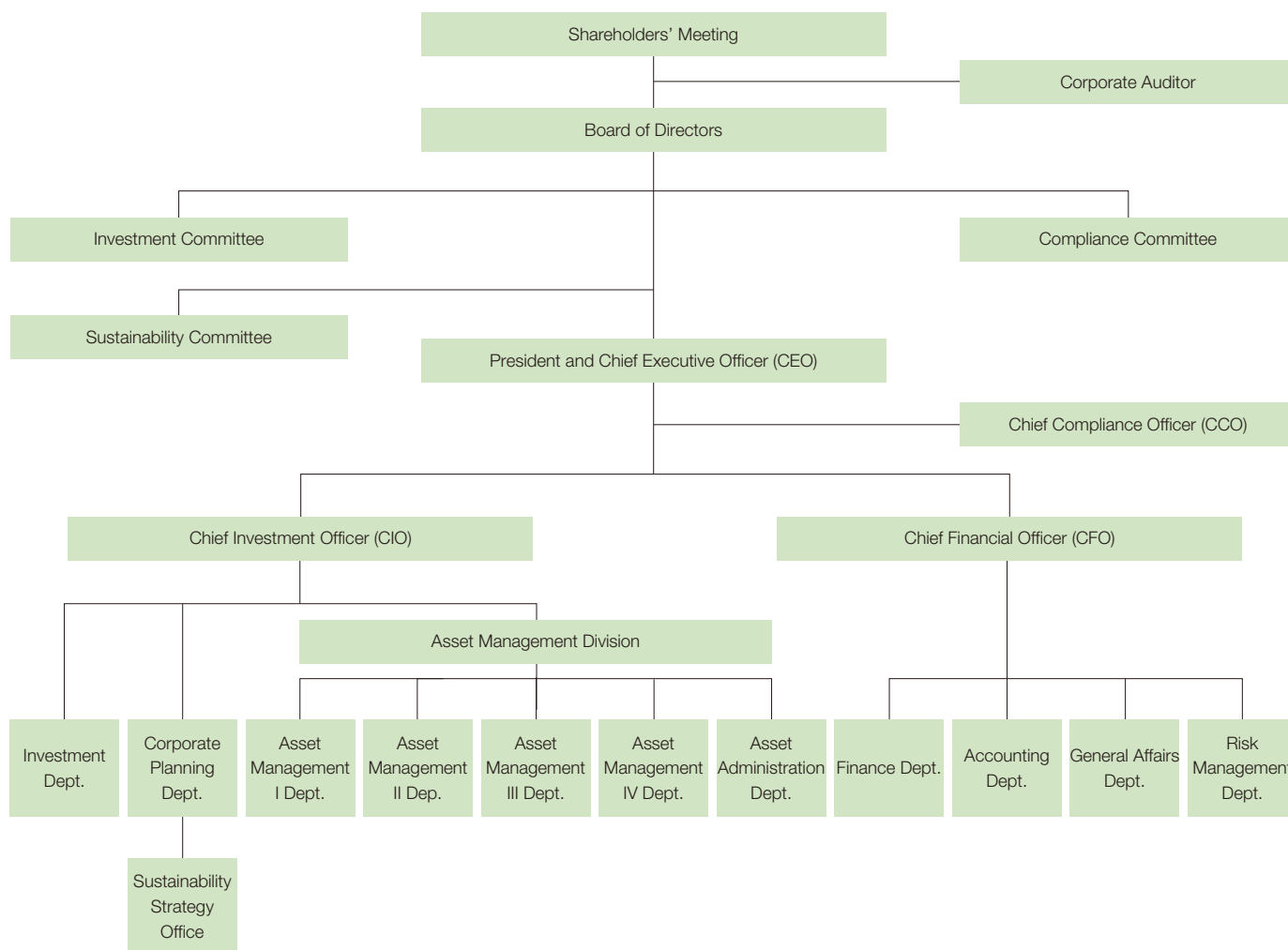


# Profile of Asset Management Company

## Overview (As of November 30, 2022)

<b>Corporate Name</b>	Japan REIT Advisors Co., Ltd.
<b>Address</b>	Shiroyama Trust Tower 18F, 4-3-1 Toranomon, Minato-ku, Tokyo
<b>Date of Foundation</b>	December 4, 2001
<b>Capital</b>	¥425 million
<b>Shareholder</b>	Marubeni Corporation (100%)
<b>Representative</b>	Norimasa Gaun, President and CEO
<b>Description of Business</b>	Investment management business under Article 28, Paragraph 4 of the Financial Instruments and Exchange Act

## Organization (As of November 30, 2022)



## ◆ PERFORMANCE REPORT

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## Financial Highlights

### 1. Track Records on Operations

Fiscal Period (Calculation Period)		34th Fiscal Period (June 1, 2020 – November 30, 2020)	35th Fiscal Period (December 1, 2020 – May 31, 2021)	36th Fiscal Period (June 1, 2021 – November 30, 2021)	37th Fiscal Period (December 1, 2021 – May 31, 2022)	38th Fiscal Period (June 1, 2022 – November 30, 2022)
Operating revenues	(Millions of yen)	23,945	24,198	22,806	24,184	24,433
(Rental revenues)	(Millions of yen)	(22,051)	(22,302)	(22,806)	(23,212)	(23,984)
Operating expenses	(Millions of yen)	13,300	13,414	14,550	13,630	13,806
(Property-related expenses)	(Millions of yen)	(10,959)	(11,122)	(11,032)	(11,244)	(11,467)
Operating income	(Millions of yen)	10,644	10,784	8,256	10,553	10,627
Ordinary income	(Millions of yen)	9,650	9,847	7,326	9,628	9,666
Net income	(a) (Millions of yen)	9,650	9,847	7,326	9,628	9,666
Total assets (compared with the previous period)	(b) (Millions of yen)	701,982 (+1.1%)	704,135 (+0.3%)	707,548 (+0.5%)	715,568 (+1.1%)	714,899 (-0.1%)
Total unitholders' equity (Net assets) (compared with the previous period)	(c) (Millions of yen)	365,666 (-0.3%)	365,797 (+0.0%)	363,257 (-0.7%)	363,291 (+0.0%)	360,338 (-0.8%)
Unitholders' capital (compared with the previous period)	(Millions of yen)	319,973 (-)	319,973 (-)	319,973 (-)	319,973 (-)	319,973 (-)
Total no. of investment units issued and outstanding	(d) (Units)	3,118,337	3,118,337	3,118,337	3,118,337	3,098,591
Net assets per unit	(c)/(d) (Yen)	117,263	117,305	116,490	116,501	116,291
Total cash distribution	(e) (Millions of yen)	9,726	9,922	9,666	9,704	9,741
Net income per unit	(Note 1) (Yen)	3,094	3,157	2,349	3,087	3,103
Cash distribution per unit	(e)/(d) (Yen)	3,119	3,182	3,100	3,112	3,144
(Distribution of earnings per unit)	(Yen)	(3,119)	(3,182)	(3,100)	(3,112)	(3,144)
(Distribution in excess of earnings per unit)	(Yen)	(-)	(-)	(-)	(-)	(-)
Return on assets (Annualized)	(Note 2) (%)	1.4 (2.8)	1.4 (2.8)	1.0 (2.1)	1.4 (2.7)	1.4 (2.7)
Return on equity (Annualized)	(Note 2) (%)	2.6 (5.3)	2.7 (5.4)	2.0 (4.0)	2.7 (5.3)	2.7 (5.3)
Equity ratio (compared with the previous period)	(c)/(b) (%)	52.1 (-0.8%)	51.9 (-0.1%)	51.3 (-0.6%)	50.8 (-0.6%)	50.4 (-0.4%)
Payout ratio	(Note 2) (%)	100.8	100.7	131.9	100.8	101.3
<b>Supplementary information</b>						
No. of investment properties at end of period	(Properties)	130	133	136	136	137
Total leasable floor space at end of period	(m <sup>2</sup> )	1,543,024.46	1,541,488.04	1,566,349.17	1,556,492.03	1,574,218.12
Total no. of tenants at end of period	(Tenants)	2,674	2,725	2,772	2,803	2,850
Occupancy ratio at end of period	(%)	97.6	97.3	97.8	98.6	98.9
Depreciation and amortization	(Millions of yen)	4,100	4,130	4,098	4,102	4,068
Capital expenditures	(Millions of yen)	1,339	1,746	2,450	2,184	1,950
NOI (Net Operating Income) from leasing	(Note 2) (Millions of yen)	15,192	15,310	15,872	16,069	16,585
FFO (Funds From Operations) per unit	(Note 2) (Yen)	3,803	3,875	4,033	4,115	4,289
FFO ratio	(Note 2) (Times)	15.6	20.2	18.0	17.4	18.0
Debt service coverage ratio	(Note 2) (Times)	14.9	16.0	14.4	15.7	15.3
Net income before interest, depreciation and amortization	(Note 2) (Millions of yen)	14,743	14,916	13,505	14,742	14,699
Interest expense and interest expenses on corporate bonds	(Millions of yen)	989	934	937	937	958
Interest-bearing liabilities	(Note 2) (Millions of yen)	296,633	299,833	304,433	310,703	313,403
Ratio of interest-bearing liabilities to total assets at end of period	(Note 2) (%)	42.2	42.5	43.0	43.4	43.8
No. of operating days	(Days)	183	182	183	182	183

Notes: 1. Net income per unit is computed on the basis of the average numbers of investment units during the period set out below.

	34th FP	35th FP	36th FP	37th FP	38th FP
Average no. of investment units during the period	3,118,337 units	3,118,337 units	3,118,337 units	3,118,337 units	3,114,668 units

2. The indicators stated above are computed by the methods set out below. The figures in parentheses are the annualized figures by actual days of each fiscal period, respectively.

Return on assets	Ordinary income / ((Total assets at beginning of period + Total assets at end of period) / 2) × 100
Return on equity	Net income / ((Net assets at beginning of period + Net assets at end of period) / 2) × 100
Payout ratio	Cash distribution per unit / Net income per unit × 100 (Payout ratios are rounded down to one decimal place.)
NOI (Net Operating Income) from leasing	Income or loss from property leasing in the period (Rental revenues - Property-related expenses) + Depreciation and Amortization
FFO (Funds From Operations) per unit	FFO (Net income + Depreciation and amortization + Amortization of deferred assets - Gain or loss on sales of real estate properties + Impairment losses) / Total no. of investment units issued and outstanding
FFO ratio	Investment unit price at end of period / Annualized FFO per unit
Debt service coverage ratio	Net income before interest, depreciation and amortization / Interest expense and Interest expenses on corporate bonds
Net income before interest, depreciation and amortization	Net income + Depreciation and amortization + Amortization of deferred assets + Interest expense and Interest expenses on corporate bonds + Impairment losses
Interest-bearing liabilities	Short-term borrowings + Current portion of corporate bonds + Long-term borrowings due for repayment within one year + Corporate bonds + Long-term borrowings
Ratio of interest-bearing liabilities to total assets at end of period	Interest-bearing liabilities at end of period / total assets at end of period × 100 (Fractions are rounded down to the nearest one decimal place.)

3. Unless otherwise indicated specifically, amounts above have been rounded down and percentage figures are rounded to the unit stated.

## 2. Performance Review for the Current Period

United Urban Investment Corporation (“United Urban”) was incorporated on November 4, 2003, under the Act on Investment Trusts and Investment Corporations of Japan (Act No. 198 of 1951, as amended, the “Investment Trust Act”). On December 22, 2003, United Urban was listed (Securities Code: 8960) on the real estate investment trust section (J-REIT section) of the Tokyo Stock Exchange.

United Urban defines real estate which can secure stable profitability over the medium to long term, as real estate with “Intrinsic Value” and aims to secure stable earnings over the medium to long term by investing in selected properties in consideration of “Intrinsic Value” as a diversified J-REIT, diversifying its investments in terms of the “types of use” and “area of location” (Note).

United Urban merged with Nippon Commercial Investment Corporation (“NCI”) on December 1, 2010 (the “Merger”). As a result of continuous property acquisitions using fund procurement through borrowings and public offering after the Merger, United Urban is one of the largest J-REITs in terms of asset size (on an acquisition price basis).

As a result of performance, a distribution has been made in each of 37 fiscal periods from the 1st fiscal period (fiscal period ended May 31, 2004) to the 37th fiscal period (fiscal period ended May 31, 2022). For the current period (38th fiscal period: fiscal period ended November 30, 2022), United Urban decided to make cash distribution of ¥3,144 per unit.

Note: “Type of use” : Retail properties, office buildings, hotels, residential properties, and others  
“Area of location” : Mainly, Tokyo metropolitan area and major Japanese cities including government designated cities and surrounding areas thereof

### a. Investment Environment and Operation

#### (i) Investment Environment

The Japanese economy in this period saw another wave of COVID-19 infections from July to September 2022. However, owing to the nationwide roll-out of the COVID-19 vaccination, there were no movement restrictions issued and a recovery momentum in consumer spending has remained since the last period. Also, investments which companies have put off during the pandemic are being resumed and capital expenditures continue to increase with the improvement of supply chains where disruptions have lingered. Consequently, the Japanese economy has been gradually regaining strength. On the other hand, the tight monetary policy continues to be maintained in certain major countries of Europe and in the U.S., and thus the depreciation trend of the yen persists. Moreover, impacts of globally prolonged price surge in energy and raw materials due to the deteriorating Ukraine situation and others have now emerged. Therefore, vigilance is still needed.

In the real estate investment market, an investment appetite of both domestic and foreign investors remains strong. While central banks in certain major countries of Europe and in the U.S. continue to adopt the fiscal tightening, the Bank of Japan maintains its easing policy. Real estate transactions of certain asset types (type of use, industries/business segments) including hotels, which had been experiencing a severe business environment due to COVID-19, have started to be reported.

Similar to the last period, the real estate leasing market remained strong across almost asset types in this period.

In retail facilities, a recovery of consumer spending has been confirmed thanks to the further increase in flow of people compared to the last period, although prices are in an upward trend.

For hotels, guest room occupancy ratios are gaining momentum with the help of tourism boosting measures initiated by the Japanese government and local governments as well as relaxations of entry restrictions for foreign travelers.

Office vacancy rates remain flat, although poor business performance and reviewing of workplace strategies lingers in some companies. A rather weakening trend of office rents has been monitored in the business districts in Tokyo and Osaka.

Residential demand remains robust and the occupancy ratios and rents have been kept stable across the country.

Logistics market continues to see new supply in the adjacent areas of major cities nationwide including the Tokyo Metropolitan Area. However, the situation remains unchanged as each market has more demand than supply overall.

#### (ii) New Acquisition and Sale of Property

During the period, United Urban acquired the following three properties.

Property No.	Property Name	Type (Note 1)	Location	Acquisition Price (Millions of yen) (Note 2)	Acquisition Date
A44	Gulliver Hachioji Minamino	Store	Hachioji, Tokyo	1,500	June 30, 2022
E21	KIC Sayama Hidaka Distribution Center	Warehouse	Hidaka, Saitama	4,450	
D35	Amour Yokohama	Apartment	Yokohama, Kanagawa	1,570	October 31, 2022
Total				7,520	

On the other hand, United Urban sold the following two properties.

Property No.	Property Name	Type (Note 1)	Location	Sale Price (Millions of yen) (Note 2)	Date of Sale
E10	Asuto Nagamachi Dental Clinic	Clinic	Sendai, Miyagi	1,650	June 1, 2022
D20	UUR Court Sapporo Shinoro Ichibankan	Apartment	Sapporo, Hokkaido	600	July 4, 2022
Total				2,250	

- Notes: 1. Of the types of use indicated in the real estate register, the primary type is stated. The same shall apply hereinafter.  
2. The acquisition price and the sale price are stated based on the prices stated in the purchase and sale agreements, etc. concerning the acquisition or sale of each property. The acquisition price is rounded to the nearest whole unit. In addition, the amount of each price does not include expenses related to the acquisition or sale and consumption tax, etc. The same shall apply hereinafter.

#### (iii) Portfolio Overview

As a result of the acquisition and sale of properties mentioned above (ii), United Urban held a total of 137 properties, comprising 36 retail properties, 34 office buildings, 1 retail-office complex, 20 hotels, 2 office-hotel complexes, 25 residential properties and 19 others, with an aggregate acquisition price of ¥682,279 million at the end of the 38th fiscal period (as of November 30, 2022). In addition, the total leasable floor space was 1,574,218.12 sq. m. and the total numbers of tenants were 2,850.

United Urban has continued to focus on maintaining occupancy ratios during the period. Thereby, the occupancy ratio for the entire portfolio at the end of each month during the period fluctuated between 98.5% and 98.9%, and stood at 98.9% at the end of the 38th fiscal period (as of November 30, 2022).

#### (iv) Sustainability Initiatives

United Urban and JRA support the Sustainable Development Goals (SDGs), and aim to realize a sustainable, diverse, and inclusive society through our efforts to solve environmental, social, and economic problems and create new value ("Sustainability Activities").

As initiatives for climate change, United Urban and JRA have set a medium-term target for the environment certification coverage rate for the portfolio of United Urban and greenhouse gas (GHG) emission at our office portfolio, respectively, as follows:

Environment certification coverage rate: 80% (based on gross floor area, excluding land) by 2024 (for your reference, 73.1% as of November 2022)

GHG emission at office portfolio: 40% reduction on an intensity (based on gross floor area) by 2030 compared with the 2014 level



(for your reference, 29.4% reduction as of December 2021)

As a result of the Sustainability Activities, in the 2022 survey of the GRESB Real Estate Assessment which is an international benchmark for measuring ESG integration of real estate companies and funds, United Urban received a “4 Stars” in the five-level GRESB Rating (the second highest-level). Moreover, in the results of GRESB Public Disclosure Level Assessment, United Urban received the highest “A” level.

JRA expressed our support for the TCFD (Task Force on Climate-related Financial Disclosures) Recommendations in January 2022. The cross-organizational team of members representing various departments of JRA conducted scenario analysis of climate risks and opportunities for United Urban’s portfolio in accordance with the TCFD’s recommendations and disclosed the result of the analysis on our sustainability website (<https://uur-jra-sustainability.com/en/sustainability/>).

#### b. Financing Overview

During the period, United Urban procured debt financing to support the payment for acquiring specified assets and the repayment of interest-bearing liabilities.

The status of interest-bearing liabilities at the end of the previous period and the end of the 38th fiscal period are as follows.

(Millions of yen)				
		Balance at the end of the 37th Fiscal Period (As of May 31, 2022)	Balance at the end of the 38th Fiscal Period (As of November 30, 2022)	Changes
	Short-term borrowings	-	-	-
	Long-term borrowings (borrowings due for repayment within one year)	274,203 (32,900)	276,903 (41,000)	+2,700 (+8,100)
	Total of borrowings	274,203	276,903	+2,700
	Corporate bonds (corporate bonds that is to become due for maturity within one year)	36,500 (2,000)	36,500 (12,000)	- (+10,000)
	Total of interest-bearing liabilities	310,703	313,403	+2,700

Moreover, the details of ratings of United Urban as of December 31, 2022 are as follows.

Rating Agency	Details	
Japan Credit Rating Agency, Ltd. (JCR)	Long-Term Issuer Rating: AA	Rating Outlook: Stable

#### c. Overview of Financial Results and Distribution

As for financial result of the fiscal period, United Urban achieved operating revenues of ¥24,433 million (up by 1.0% from the previous period), profit from rental activities of ¥12,516 million (up by 4.6% from the previous period), operating income of ¥10,627 million (up by 0.7% from the previous period), ordinary income of ¥9,666 million (up by 0.4% from the previous period), and net income of ¥9,666 million (up by 0.4% from the previous period).

In addition, taking into consideration the level of unit price, the status of cash on hand, the financial condition, the market conditions and others, United Urban acquired own investment units through the market purchases on the Tokyo Stock Exchange based on the discretionary transaction contract with a securities company and cancelled all of the acquired units. The number of investment units which United Urban acquired and cancelled during the fiscal period was 19,746 units (0.63% of the total number of investment units issued and outstanding before the acquisition and cancellation), and total acquisition value was ¥2,999 million.

During the period under the review, United Urban added ¥77 million, which is a reversal of the reserve for temporary difference adjustments in accordance with “Ordinance on Accountings of Investment Corporations” and “Regulations Concerning Real Estate Investment Trusts and Real Estate Investment Corporations” stipulated by the Investment Trusts Association, Japan to ¥9,666 million of unappropriated retained earnings to distribute. As a result, United Urban decided to distribute ¥9,741 million, and cash distribution per unit was ¥3,144.

In addition, the applicable condition of the Article 67-15 of the Act on Special Measures Concerning Taxation (Act No. 26 of 1957, as amended) is satisfied during the fiscal period, and the corporate tax is not imposed.

### 3. Issuance of New Investment Units

During the period, United Urban acquired own investment units and cancelled all of the acquired units. The changes in unitholders' capital and total number of investment units issued and outstanding in the past five years are shown below.

Date	Remarks	Total Number of Investment Units Issued and Outstanding (Units)		Unitholders' Capital (Millions of yen)		Notes
		Increase (Decrease)	Balance	Increase (Decrease)	Balance	
June 19, 2019	Additional issue of new investment units through public offering	55,000	3,110,087	9,363	318,568	(Note 1)
July 11, 2019	Additional issue of new investment units through third-party allotment	8,250	3,118,337	1,404	319,973	(Note 2)
October 28, 2022	Cancellation	(19,746)	3,098,591	-	319,973	(Note 3)

- Notes: 1. New investment units were issued through public offering at the offer price of ¥175,616 per unit (issue price (underwriter price) ¥170,240), for the purpose of procuring funds for property acquisitions.
2. New investment units were issued through third-party allotment at the issue price of ¥170,240 per unit for the purpose of replenishing cash reserves, which was reduced by the acquisition of properties.
3. United Urban acquired own investment units through the market purchases on the Tokyo Stock Exchange based on the discretionary transaction contract with a securities company from September 16, 2022 to September 30, 2022. Then, United Urban cancelled all of the acquired units (19,746 units) on October 28, 2022 in accordance with the resolution of the Board of Directors of United Urban which was held on October 20, 2022. As the acquisition cost of its own investment units was deducted from capital surplus, there was no change in unitholders' capital.

#### Changes in Investment Unit Prices

The highest and lowest closing prices of United Urban's investment units in the J-REIT Section of the Tokyo Stock Exchange are as follows:

	Yen				
	34th Fiscal Period (June 1, 2020 – November 30, 2020)	35th Fiscal Period (December 1, 2020 – May 31, 2021)	36th Fiscal Period (June 1, 2021 – November 30, 2021)	37th Fiscal Period (December 1, 2021 – May 31, 2022)	38th Fiscal Period (June 1, 2022 – November 30, 2022)
Highest	138,000	167,600	169,200	149,000	158,400
Lowest	98,200	118,800	135,800	123,700	135,000

### 4. Distribution Information

During the fiscal period, United Urban added ¥77 million, which is the reversal of the reserve for temporary difference adjustments in accordance with "Ordinance on Accountings of Investment Corporations" and "Regulations Concerning Real Estate Investment Trusts and Real Estate Investment Corporations" stipulated by the Investment Trusts Association, Japan to ¥9,666 million of unappropriated retained earnings to distribute. As a result, United Urban decided to distribute ¥9,741 million, and cash distribution per unit was ¥3,144. In addition, the applicable condition of the Article 67-15 of the Act on Special Measures Concerning Taxation is satisfied during the fiscal period, and the corporate tax is not imposed.

		34th Fiscal Period (June 1, 2020 – November 30, 2020)	35th Fiscal Period (December 1, 2020 – May 31, 2021)	36th Fiscal Period (June 1, 2021 – November 30, 2021)	37th Fiscal Period (December 1, 2021 – May 31, 2022)	38th Fiscal Period (June 1, 2022 – November 30, 2022)
Unappropriated retained earnings at end of period	Thousands of yen	9,650,149	9,847,056	7,326,291	9,628,227	9,666,272
Retained earnings (Note)	Thousands of yen	12,544,715	12,469,222	10,128,669	10,052,632	9,976,935
Total cash distribution	Thousands of yen	9,726,093	9,922,548	9,666,844	9,704,264	9,741,970
(Cash distribution per unit)	(Yen)	(3,119)	(3,182)	(3,100)	(3,112)	(3,144)
Total profit distribution	Thousands of yen	9,726,093	9,922,548	9,666,844	9,704,264	9,741,970
(Profit distribution per unit)	(Yen)	(3,119)	(3,182)	(3,100)	(3,112)	(3,144)
Total refund of capital	Thousands of yen	-	-	-	-	-
(Refund of capital per unit)	(Yen)	(-)	(-)	(-)	(-)	(-)
Of total refund of capital, the total cash distribution from provision for temporary difference adjustment	Thousands of yen	-	-	-	-	-

(Of refund of capital per unit, cash distribution per unit from provision for temporary difference adjustment)	(Yen)	(-)	(-)	(-)	(-)	(-)
Of total refund of capital, the total cash distribution from the distribution associated with investment decrease for tax purpose	Thousands of yen	-	-	-	-	-
(Of refund of capital per unit, cash distribution per unit from the distribution associated with investment decrease for tax purpose)	(Yen)	(-)	(-)	(-)	(-)	(-)

Note: "Retained earnings" shows total amount of the balance of voluntary retained earnings such as reserve for temporary difference adjustments, reserve retained for distribution, and reserve for reduction entry, and unappropriated retained earnings carried forward.

## 5. Future Policies and Challenges

Uncertainties are assumed to remain in the political and economic situations in Japan. However, good prospects for a containment of COVID-19 as well as effects of a series of government stimulus package have started to be seen and it is forecast that healthy conditions monitored in the last period will continue both in investment and leasing markets.

United Urban's portfolio is almost fully diversified. Asset types which had been continuously affected by the behavior restrictions by COVID-19 have now witnessed a solid recovery. United Urban believes that it is important to assure an overall stability of the portfolio performance with initiatives for a sound real estate management by adapting to changes in society.

Based on these understanding of the business environment, United Urban keeps watching the future trend of the real estate investment market, takes a proactive approach towards a wide variety of real estate investment opportunities, and continues selective investment through diverse methods as well as asset replacement which are effective for a further quality portfolio. For existing properties, United Urban continuously focuses on a stable management by keeping or raising occupancy ratios, renewing terms and conditions with an aim to increase rents and profitability and stability of the portfolio, reducing business costs and others. Furthermore, United Urban strives to stabilize cash distribution by utilizing retained earnings.

Regarding financial management, United Urban makes continued efforts to create a robust and stable financial standing by controlling the LTV level, reducing financial costs, extending and diversifying the maturities for interest-bearing liabilities, and ensuring enough liquidity.

Having an eye on a sustainable growth of United Urban, i.e. maximization of unitholder value, engagement with stakeholders, and coexistence with the environment and society, United Urban is dedicated not only to improvement in the financial aspects but also to resolution of non-financial issues associated with ESG (Environment, Society, and Governance) and SDGs (Sustainable Development Goals).

## 6. Material Facts Arising after the End of the 38th Fiscal Period and Other Material Events

Not applicable. In addition, the reference information is as follows:

### a. New Borrowing for Repayment

United Urban procured debt financing on December 20, 2022 for the repayment of the existing borrowings (total: ¥3,400 million) upon their maturity on December 20, 2022, as set forth below.

Title	Lender	Amount of Borrowing (Millions of yen)	Interest Rate	Drawdown Date	Repayment Date	Remarks
Term Loan 64C	Sumitomo Mitsui Trust Bank, Limited	3,400	0.85000%	December 20, 2022	December 20, 2030	Unsecured Unguaranteed

b. Acquisition of Property and Debt Financing

(i) United Urban acquired the following two properties.

Property No.	Property Name	Type	Location	Acquisition Price (Millions of yen)	Acquisition Date
D36	GRAND-ROUGE Joto	Apartment	Osaka, Osaka	1,755	December 22, 2022
E22	Sapporo Yonesato Logistics Center	Warehouse	Sapporo, Hokkaido	1,177	
Total				2,932	

(ii) United Urban procured debt financing to support the payment for acquiring GRAND-ROUGE Joto (Term Loan 65C and 66C) and Sapporo Yonesato Logistics Center (Term Loan 67C) mentioned above (i), as set forth below.

Title	Lender	Amount of Borrowing (Millions of yen)	Interest Rate	Drawdown Date	Repayment Date	Remarks
Term Loan 65C	Mizuho Bank, Ltd.	1,000	0.85771%	December 22, 2022	December 20, 2029	Unsecured Unguaranteed
Term Loan 66C	The Joyo Bank, Ltd.	900	0.88962%			
Term Loan 67C	Shinsei Bank, Limited (Note)	1,300	Basic Interest Rate (JBA 3 month JPY TIBOR) + 0.20%		December 20, 2027	
Total		3,200				

Note: The corporate name was changed from Shinsei Bank, Limited to SBI Shinsei Bank, Limited on January 4, 2023.

c. Debt Financing (Miyanomori Nijo Development Project)

(i) United Urban entered into the loan agreement to support the payment for building construction costs concerning the development project of housing for the elderly, "Miyanomori Nijo Development Project" and part of costs incidental to this project, as set forth below.

Outline of the loan agreement (Term Loan 68C)

Lender	Sumitomo Mitsui Trust Bank, Limited
Date of agreement	December 20, 2022
Maximum amount of borrowing	¥1,000 million (Note)
Drawdown date	The date specified by United Urban between December 23, 2022 and November 30, 2023 (Note)
Interest rate	Basic Interest Rate (JBA 1 month JPY TIBOR) + 0.12%
Principal repayment date	December 20, 2023
Collateral	Unsecured, Unguaranteed

Note: The borrowing can be separately executed twice at maximum with any amount on specified dates.

(ii) United Urban procured debt financing based on the loan agreement mentioned above (i) on January 6, 2023, as set forth below.

Title	Amount of Borrowing (Millions of yen)	Drawdown Date	Repayment Date
Term Loan 68C (First drawdown)	330	January 6, 2023	December 20, 2023

d. New Committed Line of Credit Agreement

United Urban concluded a new committed line of credit agreement on December 27, 2022, as set forth below.

Outline of the new committed line of credit agreement

Participating financial institutions	Sumitomo Mitsui Banking Corporation MUFG Bank, Ltd. Mizuho Trust & Banking Co., Ltd. Resona Bank, Limited
Maximum loan amount	¥12,000 million
Date of agreement	December 27, 2022
Term of agreement	From December 28, 2022 to December 27, 2023
Remarks	Unsecured, unguaranteed

## Overall Condition of Investment Corporation

### 1. Summary of Unitholders' Contribution

		34th Fiscal Period (As of November 30, 2020)	35th Fiscal Period (As of May 31, 2021)	36th Fiscal Period (As of November 30, 2021)	37th Fiscal Period (As of May 31, 2022)	38th Fiscal Period (As of November 30, 2022)
Total number of investment units authorized	(Units)	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Total number of investment units issued and outstanding	(Units)	3,118,337	3,118,337	3,118,337	3,118,337	3,098,591
Total unitholders' capital	(Millions of yen)	319,973	319,973	319,973	319,973	319,973
Number of unitholders		21,233	21,376	21,366	21,182	20,738

### 2. Major Unitholders

TOP 10 unitholders based on the number of investment units held at the end of the 38th fiscal period were as follows:

Unitholder Name	Investment Units Held (Units)	Percentage of Investment Units Held (%) (Note)
Custody Bank of Japan, Ltd. (trust account)	970,409	31.32
The Master Trust Bank of Japan, Ltd. (trust account)	557,624	18.00
The Nomura Trust and Banking Co., Ltd. (investment trust account)	143,068	4.62
SMBC Nikko Securities Inc.	84,260	2.72
STATE STREET BANK WEST CLIENT - TREATY 505234	44,869	1.45
SSBTC CLIENT OMNIBUS ACCOUNT	44,462	1.43
Mizuho Securities Co., Ltd.	43,522	1.40
STATE STREET BANK AND TRUST COMPANY 505103	40,917	1.32
JAPAN SECURITIES FINANCE CO., LTD.	33,756	1.09
JP MORGAN CHASE BANK 385781	28,515	0.92
Total	1,991,402	64.27

Note: The percentages of investment units held are rounded to two decimal places.

### 3. Directors and Auditor

a. Board of Directors, etc. of United Urban were as follows:

Title	Name	Other Title	Total Amount of Compensation for Directors, etc. (Thousands of yen)
Executive Officer	Toshiaki Emon	-	6,000
Supervisory Officer	Kenichiro Okamura	Chief Executive Officer, Kaede Accounting Advisory, Inc. Representative Partner, Kaede Tax Corporation Outside Corporate Auditor, CYBERDYNE, INC. Outside Corporate Auditor, SG Holdings Co., Ltd. Outside Director (auditing committee member), Kanematsu Sustech Corporation	2,100
	Kumiko Sekine	Partner, Tanabe & Partners	2,100
Accounting Auditor	ERNST & YOUNG SHINNIHON LLC	-	18,000
Total			28,200

Notes: 1. The Executive Officer and the Supervisory Officers do not have investment units of United Urban either under their own name or other people's names.

2. The Supervisory Officers may be directors of other companies other than those indicated above. However, each company, including the companies listed above, has no interest with United Urban.

b. Determination policy for dismissal or non-reappointment of Accounting Auditor

The dismissal of Accounting Auditor shall be considered at the board of directors of United Urban, subject to the Investment Trust Act. In addition, non-reappointment shall also be considered at the board of directors of United Urban by comprehensively taking into account the quality of audit, audit fee, and other various factors.

c. Matters concerning compensation agreement between directors, etc. and Investment Corporation

Not Applicable

#### 4. Matters concerning Directors and Officers Liability Insurance Agreement

United Urban has entered into the directors and officers liability insurance agreement as follows:

Scope of the insured	Overview of agreement
All Executive Officer and Supervisory Officers	<p>(Overview of insured event covered by the insurance) United Urban has concluded a directors and officers liability insurance agreement to cover loss, such as compensation payment and dispute costs, etc. to be borne by the insured to a certain extent when they receive a claim for compensation for the actions they have taken as an officer of United Urban.</p> <p>(Burden ratio of insurance premium) This insurance agreement contains the special provision concerning the unitholder lawsuit. Executive Officer and Supervisory Officers shall bear the insurance premium in relation to special provision (10% of all insurance premium), and United Urban shall bear other insurance premium (90%).</p> <p>(Measures to ensure the appropriateness of the execution of duties) When the insured suffer damages by actions which they executed with knowledge that it may constitute criminal act or violate the laws and regulations, the loss is not subject of the protection.</p>

#### 5. Advisors and Agents

Asset Management Company, Asset Custodian, and Administrative Agents at the end of the 38th fiscal period were as follows:

Role	Name
Asset Management Company	Japan REIT Advisors Co., Ltd.
Asset Custodian	Sumitomo Mitsui Trust Bank, Limited
Administrative Agent (Transfer Agent (unitholder registry))	Sumitomo Mitsui Trust Bank, Limited
Administrative Agent (Special Account Administrator)	Sumitomo Mitsui Trust Bank, Limited Mitsubishi UFJ Trust and Banking Corporation
Administrative Agent (accounting, etc.)	Mizuho Trust & Banking Co., Ltd.
Administrative Agent (related to corporate bonds)	Sumitomo Mitsui Trust Bank, Limited MUFG Bank, Ltd.

## Portfolio Profiles

### 1. Composition of Portfolio

Categories of Assets	Type of Use	Areas		37th Fiscal Period (As of May 31, 2022)		38th Fiscal Period (As of November 30, 2022)	
				Total Amounts Held (Thousands of yen) (Note1)	Percentage to Total Assets (%)	Total Amounts Held (Thousands of yen) (Note1)	Percentage to Total Assets (%)
Real Estate	Retail Properties	Capital region (Note 2)	6 central wards of Tokyo (Note 3)	-	-	-	-
			23 wards of Tokyo (Note 4)	-	-	-	-
			Tokyo metropolitan area (Note 5)	7,185,737	1.0	7,220,451	1.0
			Other regions (Note 6)	13,299,132	1.9	13,247,308	1.9
	Office Buildings	Capital region	6 central wards of Tokyo	22,939,608	3.2	22,880,760	3.2
			23 wards of Tokyo	9,352,129	1.3	9,320,993	1.3
			Tokyo metropolitan area	8,729,023	1.2	8,715,554	1.2
			Other regions	-	-	-	-
	Hotels	Capital region	6 central wards of Tokyo	1,571,683	0.2	1,565,085	0.2
			23 wards of Tokyo	-	-	-	-
			Tokyo metropolitan area	3,700,143	0.5	3,654,675	0.5
			Other regions	-	-	-	-
	Residential Properties	Capital region	6 central wards of Tokyo	-	-	-	-
			23 wards of Tokyo	4,764,843	0.7	4,747,227	0.7
			Tokyo metropolitan area	-	-	1,681,579	0.2
			Other regions	4,181,762	0.6	3,585,287	0.5
	Others	Capital region	6 central wards of Tokyo	-	-	-	-
			23 wards of Tokyo	-	-	-	-
			Tokyo metropolitan area	6,934,188	1.0	6,934,188	1.0
			Other regions	555,299	0.1	552,821	0.1
	Subtotal				83,213,551	11.6	84,105,931
Real Estate in Trust	Retail Properties	Capital region	6 central wards of Tokyo	4,223,940	0.6	4,215,028	0.6
			23 wards of Tokyo	11,437,577	1.6	11,433,576	1.6
			Tokyo metropolitan area	94,169,301	13.2	95,691,247	13.4
			Other regions	56,069,529	7.8	55,988,850	7.8
	Office Buildings	Capital region	6 central wards of Tokyo	65,563,272	9.2	65,405,755	9.1
			23 wards of Tokyo	1,970,643	0.3	1,960,896	0.3
			Tokyo metropolitan area	39,186,561	5.5	38,804,490	5.4
			Other regions	45,638,162	6.4	45,441,635	6.4
	Hotels	Capital region	6 central wards of Tokyo	40,256,676	5.6	40,073,449	5.6
			23 wards of Tokyo	-	-	-	-
			Tokyo metropolitan area	23,095,381	3.2	22,966,423	3.2
			Other regions	91,086,767	12.7	90,701,460	12.7
	Residential Properties	Capital region	6 central wards of Tokyo	2,299,097	0.3	2,293,421	0.3
			23 wards of Tokyo	9,691,483	1.4	9,686,849	1.4
			Tokyo metropolitan area	2,808,726	0.4	2,792,522	0.4
			Other regions	21,403,586	3.0	21,334,327	3.0
	Others	Capital region	6 central wards of Tokyo	3,224,908	0.5	3,222,619	0.5
			23 wards of Tokyo	7,854,388	1.1	7,885,149	1.1
			Tokyo metropolitan area	33,499,973	4.7	38,026,036	5.3
			Other regions	12,044,884	1.7	10,810,869	1.5
	Subtotal				565,524,862	79.0	568,734,610
Bank Deposits and Other Assets				66,830,368	9.3	62,058,945	8.7
Total Assets				715,568,783	100.0	714,899,488	100.0

Notes: 1. "Total Amounts Held" is net book value of assets at the end of the period ("Real Estate" and "Real Estate in Trust" being stated at book value net of depreciation). The trust beneficial interest which trust asset mainly consists of real estate does not include an amount of deposit in the trust asset.

2. The "Capital region" refers to eight prefectures: Tokyo, Kanagawa, Chiba, Saitama, Ibaraki, Gunma, Tochigi, and Yamanashi prefectures.

3. The "6 central wards of Tokyo" are Chiyoda, Minato, Chuo, Shinjuku, Shibuya, and Shinagawa wards.

4. The “23 wards of Tokyo” are the 23 Tokyo wards excluding the “6 central wards of Tokyo.”
5. The “Tokyo metropolitan area” refers to the Capital region excluding the 23 Tokyo wards.
6. “Other regions” refers to other major cities in Japan including government designated cities (excluding cities located in the Capital region) and surrounding areas thereof.

## 2. Major Properties

Major properties (top 10 properties based on book value) owned by United Urban as of November 30, 2022 were as follows:

Property Name	Book Value (Millions of yen)	Leasable Floor Space (m <sup>2</sup> ) (Note 1)	Leased Floor Space (m <sup>2</sup> ) (Note 1)(Note 2)	Occupancy Ratio (%) (Note 1)	Monthly Rent Ratio at End of Period (%) (Note 3)	Type of Use	Granting of Security
Yodobashi Camera Multimedia Kichijoji	26,122	37,932.95	37,932.95	100.0	(Note 4)	Retail Properties	No
Shin-Osaka Central Tower	23,080	45,951.31	44,482.91	96.8	4.4	Office / Hotels	No
Shinsaibashi OPA Honkan	21,841	27,025.42	27,025.42	100.0	3.1	Retail Properties	No
Shinjuku Washington Hotel Honkan	21,678	53,315.02	53,315.02	100.0	3.6	Hotels	No
Loisir Hotel & Spa Tower Naha	19,756	45,731.16	45,731.16	100.0	(Note 4)	Hotels	No
SS30	18,700	67,677.36	66,018.00	97.5	4.0	Office / Hotels	No
Kawasaki Toshiba Building	18,344	36,142.30	36,142.30	100.0	3.8	Office Buildings	No
RIHGA Royal Hotel Kokura • ARUARU City	17,506	81,372.50	81,031.91	99.6	2.9	Hotels	No
Royal Pines Hotel Urawa	17,439	31,129.86	31,129.86	100.0	(Note 4)	Hotels	No
Hotel Hewitt Koshien	13,603	36,104.06	36,104.06	100.0	(Note 4)	Hotels	No
Total	198,074	462,381.94	458,913.59	99.2	29.7		

- Notes: 1. “Leasable Floor Space,” “Leased Floor Space,” and “Occupancy Ratio” are based on data as of November 30, 2022. “Leasable Floor Space” means the aggregate leasable floor space of the portions owned by United Urban of individual real estate and real estate in trust. “Leased Floor Space” means the aggregate of the areas within the total leasable floor space that has been actually leased under lease agreements. (In principle, numerical values in “Leasable Floor Space” and “Leased Floor Space” are the numerical values stated in each lease agreement and in the management reports or the monthly reports prepared by the property management companies. The numerical values stated in each lease agreement are based on the figures equivalent to the total floor area of a building (*nobe yuka menseki*), the figures equivalent to the floor area stated in the register (*tokibo kisai no yuka menseki*), the figures equivalent to the area exclusively occupied (*senyu menseki*), the figures equivalent to the total floor area plus other partially enclosed usable space (*sekou yuka menseki*), or the figures equivalent to the floor area stated in the management reports or monthly reports prepared by the property management companies. The same shall apply hereinafter.) With regard to the portion of properties held in co-ownership with other entities, leasable floor space and leased floor space are computed by using this portion's entire floor area. In addition, “Occupancy Ratio” is the percentage obtained from dividing “Leased Floor Space” by “Leasable Floor Space”.
2. As a general rule, “Leased Floor Space” indicates the floor space that has been leased to end-tenants under lease agreements. However, of master lease agreements, the floor spaces in the lease agreements that don't fall into pass-through type indicates the floor spaces in the master lease agreements or the numerical values stated in the management reports or the monthly reports prepared by the property management companies.
3. “Monthly Rent Ratio at End of Period” is calculated based on monthly rent(s) (total of room rent and common area charges) under the lease agreement in effect as of November 30, 2022. As for tenants who received free rent for a certain period, the exempted period is not considered. In addition, if there are provisions stating that the rent is increased by stages according to the period, the applicable amount as of November 30, 2022 is used for the calculation. In addition, it doesn't include variable rents.
4. With regard to these properties, the tenants with whom a lease agreement (including a reservation lease agreement) has been concluded have not given their consent for the disclosure of rental revenue. Therefore, there has been no choice but to omit disclosure of this figure here.



### 3. Details of Properties in the Portfolio

Details of properties owned by United Urban as of November 30, 2022 were as follows:

Property Name	Location (Residential) (Note 1)	Type of Asset (Note 2)	Leasable Floor Space (m <sup>2</sup> )	Appraisal Value at End of Period (Millions of yen) (Note 3)	Book Value (Millions of yen)
Joy Park Izumigaoka	1-3 Miharadai 1-cho, Minami-ku, Sakai, Osaka	Trust beneficial interest	12,977.79	4,590	4,989
Luz Funabashi	7-2-2 Fujiwara, Funabashi, Chiba	Trust beneficial interest	12,955.48	6,270	4,078
TENJIN LUCE	2-3-24 Tenjin, Chuo-ku, Fukuoka, Fukuoka	Trust beneficial interest	4,256.57	6,510	6,256
Tecc LAND Sakai Honten (Note 7)	5-1 Yashimochi 1-cho, Higashi-ku, Sakai, Osaka	Real estate	8,637.63	3,850	2,616
Miyamae Shopping Center	3-9-12 Inukura, Miyamae-ku, Kawasaki, Kanagawa	Trust beneficial interest	10,487.92	5,330	4,750
KONAMI SPORTS CLUB Korigaoka	3-3-1 Korigaoka, Hirakata, Osaka	Trust beneficial interest	8,627.58	2,020	1,357
ACTIOLE Minami-ikebukuro	2-26-10 Minami-ikebukuro, Toshima- ku, Tokyo	Trust beneficial interest	2,081.50	3,400	3,542
Tip's Machida Building	6-7-8 Haramachida, Machida, Tokyo	Trust beneficial interest	6,616.32	5,240	4,191
Daiei Takarazuka Nakayama	21-22 Mefuhigashino-cho, Takarazuka, Hyogo	Trust beneficial interest	16,729.60	3,950	2,995 (Note 4)
maricom-ISOGO / SYSTEM PLAZA YOKOHAMA (Site)	1-1-1 Isogo, Isogo-ku, Yokohama, Kanagawa, etc.	Trust beneficial interest	52,668.38	11,300	12,457
ACTIOLE Kannai	3-31 Masago-cho, Naka-ku, Yokohama, Kanagawa	Real estate	1,938.56	1,930	2,209
Shinsaibashi OPA Honkan	1-4-3 Nishi-Shinsaibashi, Chuo-ku, Osaka, Osaka	Trust beneficial interest	27,025.42	24,900	21,841
Albore Jingumae	5-27-7 Jingumae, Shibuya-ku, Tokyo	Trust beneficial interest	824.73	2,770	1,533
Albore Sendai	2-4-5 Chuo, Aoba-ku, Sendai, Miyagi	Trust beneficial interest	3,182.13	3,300	2,306
Mallage Kashiwa	2-3-1 Oyamadai, Kashiwa, Chiba, etc.	Trust beneficial interest	41,749.24	9,260	6,660
Ito-Yokado Owariasahi	116-4 Ishihara, Minami-Harayama- cho, Owariasahi, Aichi, etc.	Real estate	54,606.34	4,930	3,779
Yokohama Kariba Shopping Center	164-1 Kariba-cho Hodogaya-ku, Yokohama, Kanagawa, etc.	Trust beneficial interest	11,345.09	2,160	1,997
Luz Jiyugaoka	2-9-6 Jiyugaoka, Meguro-ku, Tokyo	Trust beneficial interest	2,283.47	5,910	4,693
ACTIOLE Ichikawa	1-4-17 Ichikawa, Ichikawa, Chiba	Trust beneficial interest	3,927.48	4,170	2,700
Yokohama Aoba Shopping Center (Site)	1-2 Moegino, Aoba-ku, Yokohama, Kanagawa, etc.	Real estate	9,193.00	3,340	2,740
Yamada Denki Tecc Land Aoba (Site)	2-3 Moegino, Aoba-ku, Yokohama, Kanagawa, etc.	Real estate	7,650.63	2,860	2,270
Yodobashi Camera Multimedia Kichijoji	1-19-1 Kichijoji-honcho, Musashino, Tokyo	Trust beneficial interest	37,932.95	35,400	26,122
Kaden Sumairu-kan YAMADA Matsudo Honten	2289-3 Matsudo Aza Iwase-sakai, Matsudo, Chiba, etc.	Trust beneficial interest	17,561.23	6,950	4,553
Tenjin Loft Building	4-9-25 Watanabe-dori, Chuo-ku, Fukuoka, Fukuoka	Trust beneficial interest	7,730.09	4,990	4,592
Narumi Shopping Center (Site)	3-2 Narumicho-aza Denjiyama, Midori- ku, Nagoya, Aichi, etc.	Real estate	60,419.26	7,610	6,850
Plussing Wave Enoshima	1-3-16 Kugenuma-Kaigan, Fujisawa, Kanagawa	Trust beneficial interest	2,885.94	1,600	1,874
LIFE Nishikujo (Site)	6-41-6 Nishikujo, Konohana-ku, Osaka, Osaka	Trust beneficial interest	3,252.76	2,090	1,842
LIFE Tamatsukuri (Site)	3-12-1 Nakamichi, Higashinari-ku, Osaka, Osaka	Trust beneficial interest	2,391.44	2,170	1,967
Granbell Ginza Building	2-8-18 Ginza, Chuo-ku, Tokyo	Trust beneficial interest	1,352.35	3,000	2,681
UUR Tenjin Nishi-dori Building	2-5-21 Tenjin, Chuo-ku, Fukuoka, Fukuoka	Trust beneficial interest	1,053.10	3,810	6,036
Luz Shonan Tsujido	1-2-12 Tsujido-Kandai, Fujisawa, Kanagawa	Trust beneficial interest	10,421.14	4,630	4,041
ACTIOLE Ueno	4-5-5 Ueno, Taito-ku, Tokyo	Trust beneficial interest	1,163.44	2,760	3,196
KURURU	1-50 Miyamachi, Fuchu, Tokyo	Trust beneficial interest	12,810.05	8,980	9,893
K's Denki Nagoya-kita	3-1 Nagaregawa, Aza-Toyoba, Oaza- Toyoyamacho, Nishikasugai-gun, Aichi	Trust beneficial interest	4,733.74	1,870	1,801
Luz Musashikosugi	3-1100-4, Shinmarukohigashi, Nakahara-ku, Kawasaki, Kanagawa, etc.	Trust beneficial interest	8,272.58	12,100	12,201

Property Name	Location (Residential) (Note 1)	Type of Asset (Note 2)	Leasable Floor Space (m <sup>2</sup> )	Appraisal Value at End of Period (Millions of yen) (Note 3)	Book Value (Millions of yen)
LEVEN Otakanomori	3-8 Otakanomori-minami, Nagareyama, Chiba	Trust beneficial interest	5,984.28	3,900	3,839
Gulliver Hachioji Minamino	6-20-1 Minamino, Hachioji, Tokyo	Trust beneficial interest	8,278.27	1,610	1,583
T&G Hamamatsucho Building	2-12-10 Shiba-Daimon, Minato-ku, Tokyo	Trust beneficial interest	2,260.99	3,060	2,105
Fukuoka Eartheon Building	3-6-3 Hakata-Eki Higashi, Hakata-ku, Fukuoka, Fukuoka	Trust beneficial interest	4,934.40	3,260	1,458
Kojimachi Center Place (Note 8)	3-3-8 Kojimachi, Chiyoda-ku, Tokyo	Trust beneficial interest	2,577.76	2,960	2,386
Shin-Osaka Central Tower	5-5-15 Nishi-Nakashima, Yodogawa-ku, Osaka, Osaka	Trust beneficial interest	45,951.31	29,100	23,080
Kawasaki Toshiba Building	580-1 Horikawa-cho, Saiwai-ku, Kawasaki, Kanagawa, etc.	Trust beneficial interest	36,142.30	32,100	18,344
UUR Toyocho Building	2-4-18 Toyo, Koto-ku, Tokyo	Real estate	7,571.20	7,220	8,279
FOUR SEASONS BLDG	2-4-3 Shinjuku, Shinjuku-ku, Tokyo	Trust beneficial interest	5,000.54	6,700	3,958
Pacific Marks Shinjuku Parkside	4-15-7 Nishi-Shinjuku, Shinjuku-ku, Tokyo	Trust beneficial interest	10,947.34	15,300	11,448
Pacific Marks Tsukishima	1-15-7 Tsukishima, Chuo-ku, Tokyo	Real estate	9,335.19	7,140	5,662
Pacific Marks Yokohama East	3-4 Sakae-cho, Kanagawa-ku, Yokohama, Kanagawa, etc.	Trust beneficial interest	11,199.19	7,990	6,307
Akasaka Hikawa Building	6-18-3 Akasaka, Minato-ku, Tokyo	Trust beneficial interest	3,438.20	4,320	3,135
Pacific Marks Shibuya Koen-dori	1-6-3 Jinnan, Shibuya-ku, Tokyo	Trust beneficial interest	1,972.43	3,480	2,411
Pacific Marks Akasaka-mitsuke	3-20-6 Akasaka, Minato-ku, Tokyo	Real estate	1,675.13	2,750	2,127
Pacific Marks Shin-Yokohama	3-18-20 Shin-Yokohama, Kohoku-ku, Yokohama, Kanagawa, etc.	Trust beneficial interest	3,110.72	1,590	1,481
Pacific Marks Kawasaki	11-1 Ekimae-honcho, Kawasaki-ku, Kawasaki, Kanagawa, etc.	Real estate	7,395.50	12,900	8,715
Hamamatsucho 262 Building	2-6-2 Hamamatsucho, Minato-ku, Tokyo	Trust beneficial interest	6,149.77	8,400	6,261
Lila Hijirizaka	3-4-9 Mita, Minato-ku, Tokyo, etc.	Real estate	4,255.02	3,700	2,602
Otsuka HT Building	3-43-1 Minami-otsuka, Toshima-ku, Tokyo	Real estate	1,774.56	1,310	1,041
Pacific Marks Shinjuku South-gate	4-2-16 Shinjuku, Shinjuku-ku, Tokyo	Real estate	1,727.48	4,100	2,443
Pacific Marks Nishi-Umeda	2-6-20 Umeda, Kita-ku, Osaka, Osaka	Trust beneficial interest	10,990.99	8,140	6,550
Pacific Marks Higobashi	1-10-8 Edobori, Nishi-ku, Osaka, Osaka	Trust beneficial interest	7,617.24	5,530	4,281
Pacific Marks Sapporo Kita-Ichijo	7-4-4 Kita Ichi-jo Nishi, Chuo-ku, Sapporo, Hokkaido, etc.	Trust beneficial interest	4,727.65	2,270	1,627
Shin-Sapporo Center Building	6-2-15 Atsubetsu Chuo Ichi-jo, Atsubetsu-ku, Sapporo, Hokkaido	Trust beneficial interest	2,797.23	976	808
ARENA TOWER	3-1-9 Shin-yokohama, Kohoku-ku, Yokohama, Kanagawa, etc.	Trust beneficial interest	17,967.46	13,400	7,417
Yushima First Building	3-19-11 Yushima, Bunkyo-ku, Tokyo	Trust beneficial interest	4,554.23	3,510	1,960
Dogenzaka Square	5-18 Maruyamacho, Shibuya-ku, Tokyo	Trust beneficial interest	2,233.97	3,230	2,210
GRAND-SQUARE Shin-Sakae	2-19-6 Shin-Sakae, Naka-ku, Nagoya, Aichi, etc.	Trust beneficial interest	4,578.93	1,980	1,203
GRAND-SQUARE Meieki-minami	1-12-9 Meieki-minami, Nakamura-ku, Nagoya, Aichi	Trust beneficial interest	4,003.05	2,600	1,016
Shiba 520 Building	5-20-6 Shiba, Minato-ku, Tokyo	Trust beneficial interest	2,831.94	3,930	2,095
Hirose-dori SE Building	205-1 Nagake-cho, Miyagino-ku, Sendai, Miyagi	Trust beneficial interest	8,235.87	5,640	2,918
SS 30	4-6-1 Chuo, Aoba-ku, Sendai, Miyagi	Trust beneficial interest	67,677.36	22,900	18,700
LOOP-X・M	3-9-15 Kaigan, Minato-ku, Tokyo, etc.	Trust beneficial interest	21,589.56	13,100	12,218
Toranomon Hills Mori Tower	1-23-1 Toranomon, Minato-ku, Tokyo	Real estate	3,273.51	11,600	10,044
Toranomon PF Building	3-10-11 Toranomon, Minato-ku, Tokyo	Trust beneficial interest	3,603.09	4,440	3,471
UUR Kyobashi East Building	4-2-2 Hatchobori, Chuo-ku, Tokyo	Trust beneficial interest	3,642.18	8,230	7,540
IIDABASHI PLANO	2-7-2 Fujimi, Chiyoda-ku, Tokyo	Trust beneficial interest	4,370.23	7,320	6,163
Shinjuku Washington Hotel Honkan	3-2-9 Nishi-Shinjuku, Shinjuku-ku, Tokyo	Trust beneficial interest	53,315.02	27,100	21,678

Property Name	Location (Residential) (Note 1)	Type of Asset (Note 2)	Leasable Floor Space (m <sup>2</sup> )	Appraisal Value at End of Period (Millions of yen) (Note 3)	Book Value (Millions of yen)
Toyoko Inn Shinagawa-eki Takanawa-guchi	4-23-2 Takanawa, Minato-ku, Tokyo	Real estate	3,088.85	2,580	1,565
MZ BLD.	2-26-9 Myojin-cho, Hachioji, Tokyo	Trust beneficial interest	6,660.20	3,940	2,959
HOTEL ROUTE-INN Yokohama Bashamichi	4-53-1 Benten Dori, Naka-ku, Yokohama, Kanagawa	Real estate	7,139.44	4,890	3,654
Hotel JAL City Naha	1-3-70 Makishi, Naha, Okinawa	Trust beneficial interest	13,701.80	10,600	6,847
UUR Yotsuya Sanchome Building	3-14-1 Yotsuya, Shinjuku-ku, Tokyo, etc.	Trust beneficial interest	7,854.86	7,050	4,379
Yotsuya 213 Building	2-1-3 Yotsuya, Shinjuku-ku, Tokyo	Trust beneficial interest	7,544.42	7,200	4,911
Comfort Inn Tokyo Roppongi	3-9-8 Roppongi, Mitato-ku, Tokyo	Trust beneficial interest	3,708.47	3,660	4,720
Toyoko Inn Kawasaki Ekimae Shiyakusho-dori	2-11-14 Isago, Kawasaki-ku, Kawasaki, Kanagawa, etc.	Trust beneficial interest	4,874.28	3,210	2,568
Toyoko Inn Hiroshima Heiwa-odori	5-15 Tanakamachi, Naka-ku, Hiroshima, Hiroshima	Trust beneficial interest	4,357.75	2,630	1,993
Toyoko Inn Naha Kokusai-dori Miehashi-eki	1-20-1 Makishi, Naha, Okinawa	Trust beneficial interest	1,529.47	878	703
Loisir Hotel & Spa Tower Naha	3-2-1 Nishi, Naha, Okinawa	Trust beneficial interest	45,731.16	22,000	19,756
Royal Pines Hotel Urawa	2-5-1 Nakachou, Urawa-ku, Saitama, Saitama	Trust beneficial interest	31,129.86	17,100	17,439
RIHGA Royal Hotel Kokura • ARUARU City	2-14-2 Asano, Kokurakita-ku, Kitakyushu, Fukuoka, etc.	Trust beneficial interest	81,372.50	16,900	17,506
Comfort Inn Fukuoka Tenjin	1-2-1 Tenjin, Chuo-ku, Fukuoka, Fukuoka	Trust beneficial interest	3,567.22	3,590	3,031
Henn na Hotel Tokyo Hamamatsucho	1-24-11 Hamamatsucho, Minato-ku, Tokyo	Trust beneficial interest	2,293.64	4,780	4,383
Hotel Hewitt Koshien	3-30 Koshientakashiocho, Nishinomiya, Hyogo	Trust beneficial interest	36,104.06	13,700	13,603
Smile Hotel Premium Sapporo Susukino	1-13-1 Minami4jonishi, Chuo-ku, Sapporo, Hokkaido	Trust beneficial interest	8,332.04	5,250	4,128
the square hotel KANAZAWA	10 Shimotsutsumicho, Kanazawa, Ishikawa	Trust beneficial interest	6,333.36	5,900	4,852
NEST HOTEL KYOTO SHIJOKARASUMA	551 Sannou-cho, Muromachi-dori Takatsuji-agaru, Shimogyo-ku, Kyoto, Kyoto	Trust beneficial interest	2,358.25	2,570	2,072
T&G Higashi-ikebukuro Mansion	3-8-8 Higashi-Ikebukuro, Toshima-ku, Tokyo	Trust beneficial interest	2,665.59	2,740	1,349
Komazawa Court	2-37-1 Komazawa, Setagaya-ku, Tokyo	Trust beneficial interest	3,741.17	2,520	1,445
UUR Court Shiba-Daimon	1-2-3 Shiba-Daimon, Minato-ku, Tokyo	Trust beneficial interest	1,486.38	1,610	947
Aprile Shin-Ohgi Ichibankan	2-10-6 Kita-Ohgi, Higashi Nada-ku, Kobe, Hyogo	Trust beneficial interest	12,700.44	4,100	2,284
UUR Court Sapporo Kita-Sanjo	3-1-28 Kitasanjo Higashi, Chuo-ku, Sapporo, Hokkaido	Trust beneficial interest	4,790.50	1,700	894
CLIO Bunkyo Koishikawa	1-13-9 Koishikawa, Bunkyo-ku, Tokyo	Trust beneficial interest	4,097.51	4,100	2,490
GRAND-ROUGE Sakae	5-21-26 Sakae, Naka-ku, Nagoya, Aichi	Trust beneficial interest	3,697.38	1,440	1,131
GRAND-ROUGE Sakae II	5-21-37 Sakae, Naka-ku, Nagoya, Aichi	Trust beneficial interest	2,579.89	1,520	930
MA Sendai Building	1-3-7 Kimachidori, Aoba-ku, Sendai, Miyagi	Trust beneficial interest	11,525.36	4,940	2,302
UUR Court Nagoya Meieki	2-5-4 Meieki, Nishi-ku, Nagoya, Aichi	Trust beneficial interest	2,958.45	1,710	1,076
Park Site IZUMI	1-14-6 Izumi, Higashi-ku, Nagoya, Aichi	Trust beneficial interest	2,067.95	854	786
UUR Court Osaka Juso-honmachi	3-4-15 Jusohommachi, Yodogawa-ku, Osaka, Osaka	Trust beneficial interest	3,650.00	1,950	1,152
UUR Court Kinshicho	1-7-5 Kameido, Koto-ku, Tokyo	Real estate	5,460.39	4,200	2,704
UUR Court Sapporo Minami-Sanjo Premier Tower	2-3 Minamisanjo Nishi 1-chome, Chuo-ku, Sapporo, Hokkaido, etc.	Trust beneficial interest	7,763.18	3,570	1,632
GRAND-ROUGE Nakanoshima- minami	1-25-27 Edobori, Nishi-ku, Osaka, Osaka	Trust beneficial interest	3,090.36	1,790	1,163
Glenpark Umeda-kita	3-4-22 Nakazaki, Kita-ku, Osaka, Osaka	Trust beneficial interest	12,730.60	7,090	4,857
UUR Court Shiki	1-6-5 Saiwaicho, Shiki, Saitama	Trust beneficial interest	9,288.00	3,310	2,792
GRAND-ROUGE Tanimachi Rokuchome	3-22 Junikencho, Chuo-ku, Osaka, Osaka	Trust beneficial interest	2,792.81	1,570	1,353

Property Name	Location (Residential) (Note 1)	Type of Asset (Note 2)	Leasable Floor Space (m <sup>2</sup> )	Appraisal Value at End of Period (Millions of yen) (Note 3)	Book Value (Millions of yen)
Chatle Otemachi S・N	10-20 Otemachi, Kokurakita-ku, Kitakyushu, Fukuoka, etc.	Real estate	12,040.28	3,980	3,585
GRAN FONTE	6-49-2 Higashioizumi, Nerima-ku, Tokyo	Trust beneficial interest	6,268.24	3,670	2,872
Park Axis Akatsuka	2-2-18 Akatsuka, Itabashi-ku, Tokyo	Real estate	4,370.31	2,280	2,042
UUR Court Shirasagi	1-13-17 Shirasagi, Nakano-ku, Tokyo	Trust beneficial interest	2,815.30	1,790	1,529
Court Branche AP	5-8-2 Nakanobu, Shinagawa-ku, Tokyo	Trust beneficial interest	1,480.17	1,450	1,345
UUR Court Ibaraki Higashi-Chujo	12-11 Higashi-Chujo-cho, Ibaraki, Osaka	Trust beneficial interest	3,783.25	1,800	1,766
Amour Yokohama	2-105-1 Sengencho, Nishi-ku, Yokohama, Kanagawa	Real estate	2,274.30	1,580	1,681
Lilycolor Tohoku Branch	3-10 Okadanishimachi, Miyagino-ku, Sendai, Miyagi	Trust beneficial interest	9,271.16	2,330	1,272
Fuchu Building (Note 6)	1-39, 43, 44 Nikkocho, Fuchu, Tokyo	Trust beneficial interest	5,479.15	1,900	1,938
Tsubogawa Square Building	3-3-5 Tsubogawa, Naha, Okinawa	Trust beneficial interest	10,570.98	6,640	3,526
THE PLACE of TOKYO	3-5-4 Shibakoen, Mitato-ku, Tokyo	Trust beneficial interest	3,212.21	4,790	3,222
Logistics Higashi-Ohgishima	6-4 Higashi-Ohgishima, Kawasaki-ku, Kawasaki, Kanagawa, etc.	Trust beneficial interest	42,113.83	11,900	9,222
MT Ariake Center Building I&II	1-2-41 Ariake, Koto-ku, Tokyo, etc.	Trust beneficial interest	23,816.82	15,600	7,885
Shin-Narashino Logistics Center	2-3-6 Akanehamma, Narashino, Chiba	Trust beneficial interest	12,909.90	3,080	2,630
Kawagoe Logistics Center	1822-1 Aza-Obakeue, Oaza- Shimoakasaka, Kawagoe, Saitama	Trust beneficial interest	40,060.76	10,500	7,406
Shin-Narashino Logistics Center II	2-5-2 Shibazono, Narashino, Chiba	Trust beneficial interest	12,598.46	2,860	2,682
Yoshikawa Logistics Center	1-1 Asahi, Yoshikawa, Saitama	Trust beneficial interest	11,096.70	1,970	1,926
Musashimurayama Logistics Center	2-93-1 Inadaira, Musashimurayama, Tokyo, etc.	Trust beneficial interest	9,237.87	2,120	1,852
Chibaminato Logistics Center (Site)	43-5 Shin-minato, Mihama-ku, Chiba, Chiba, etc.	Real estate	24,467.78	8,380	6,934
Hirakata Nagao Logistics Center	1-72-1 Nagaotanimachi, Hirakata, Osaka, etc.	Trust beneficial interest	11,874.51	2,960	2,613
Kobe Toyahama Logistics Center	5-35 Toyahamacho, Hyogo-ku, Kobe, Hyogo	Trust beneficial interest	9,402.93	1,940	1,375
REDWOOD Narita Distribution Centre	33-1 Kayamashinden-aza Mitsubori, Shibayamamachi, Sanbu, Chiba, etc.	Trust beneficial interest	21,445.46	2,570	2,413
Kazo Logistics Center I・II	1-13, Okuwa, Kazo, Saitama, etc.	Trust beneficial interest	12,777.19	3,530	3,329
Kobe Seishin Logistics Center	2-5-1 Yasakadai, Suma-ku, Kobe, Hyogo	Trust beneficial interest	9,533.88	2,110	2,022
Miyanomori Nijo Development Site	6-35 Miyanomori Nijo, Chuo-ku, Sapporo, Hokkaido	Real estate	(Note 5)	374	552
KIC Sayama Hidaka Distribution Center	482 Aza-Shin-Uehara, Oaza-Tagi, Hidaka, Saitama	Trust beneficial interest	15,113.07	4,780	4,622
Total			1,574,218.12	820,762	652,840

- Notes: 1. "Location" shows residential indication of each property, in principle. However, as for properties which have no residential indication, location stated in the register of its building is stated. As for properties that United Urban owns only land, the location of land (lot number) is stated.
2. "Trust beneficial interest" means trust beneficial interests in trust assets comprised mainly of real estate, and "Real estate" means actual real estate.
3. "Appraisal Value at End of Period" shows the real estate appraisal values or the prices resulting from price surveys conducted by the same methods as appraisals conducted by real estate appraisers as of November 30, 2022, based on the Articles of Incorporation of United Urban and the "Ordinance on Accountings of Investment Corporations" (Cabinet Office Ordinance No. 47 of 2006).
4. According to the soil environmental survey report on the land of this property, prepared by a designated research organization as of January 2007, elution of lead, arsenic, and fluorine with concentrations exceeding the specified safe limit were detected in almost all locations on the land of Daiei Takarazuka Nakayama. However, such report says that there is no likelihood of direct health damages on the land. As a precaution, in the case where the need for soil improvement arises, United Urban has taken over the additional amount of ¥630 million that the previous owner entrusted as the necessary cost of future soil improvement ("Reserve for Soil Improvement"), when United Urban acquired this property. The Book Value of this trust beneficial interest at the end of the period reflects the additional amount of trust. However, the need for soil improvement is considered to be considerably low for now. Accordingly, in consideration of the improvement of fund efficiency, United Urban has received the Reserve for Soil Improvement from the trustee.
5. United Urban acquired this property as a development site for the development project of housing for the elderly on September 30, 2021. In addition, the construction of real estate for rent (building part) is scheduled to be completed in the end of May 2023. Since the property has not operated as of the end of the 38th fiscal period, there are no applicable information.
6. For the Fuchu Building, United Urban sold the building on the property on March 31, 2022 and holds only land of the property at the end of

the 38th fiscal period. In addition, the land will be transferred on January 31, 2024. The same shall apply hereinafter.

7. The property name was changed from Kaden "Sumairu-kan YAMADA Sakai Honten" to "Tecc LAND Sakai Honten" on July 30, 2022. The same shall apply hereinafter.
8. The property name was changed from "Marumasu Kojimachi Building" to "Kojimachi Center Place" on December 1, 2022. The same shall apply hereinafter.

The status of rental business related to real estate properties owned by United Urban is as follows:

Name of Property	37th Fiscal Period (December 1, 2021 to May 31, 2022)				38th Fiscal Period (June 1, 2022 to November 30, 2022)			
	Total Number of Tenants at End of Period (Note 1)	Occupancy Ratio at End of Period (%) (Note 2)	Rental Revenue (During the Period) (Millions of yen)	Share to Total Rental Revenue (%)	Total Number of Tenants at End of Period (Note 1)	Occupancy Ratio at End of Period (%) (Note 2)	Rental Revenue (During the Period) (Millions of yen)	Share to Total Rental Revenue (%)
Joy Park Izumigaoka	26	97.4	229	1.0	27	98.0	249	1.0
Luz Funabashi	16	100.0	259	1.1	16	100.0	277	1.2
TENJIN LUCE	10	78.5	205	0.9	10	78.5	197	0.8
Tecc LAND Sakai Honten	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
Miyamae Shopping Center	3	100.0	190	0.8	3	100.0	208	0.9
KONAMI SPORTS CLUB Korigaoka	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
ACTIOLE Minami-ikebukuro	9	95.3	71	0.3	10	100.0	73	0.3
Tip's Machida Building	9	95.3	162	0.7	10	100.0	175	0.7
Daiei Takarazuka Nakayama	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
maricom-ISOGO / SYSTEM PLAZA YOKOHAMA (Site)	4	100.0	299	1.3	4	100.0	299	1.2
ACTIOLE Kannai	7	68.9	34	0.1	7	68.9	36	0.2
Shinsaibashi OPA Honkan	1	100.0	683	2.9	1	100.0	683	2.9
Albore Jingumae	4	100.0	45	0.2	4	100.0	53	0.2
Albore Sendai	7	82.9	86	0.4	7	82.9	86	0.4
Mallage Kashiwa	92	98.2	650	2.8	95	99.5	656	2.7
Ito-Yokado Owariasahi	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
Yokohama Kariba Shopping Center	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
Luz Jiyugaoka	19	92.4	152	0.7	19	92.4	145	0.6
ACTIOLE Ichikawa	12	93.8	130	0.6	12	93.8	135	0.6
Yokohama Aoba Shopping Center (Site)	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
Yamada Denki Tecc Land Aoba (Site)	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
Yodobashi Camera Multimedia Kichijoji	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
Kaden Sumairu-kan YAMADA Matsudo Honten	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
Tenjin Loft Building	6	100.0	277	1.2	6	100.0	277	1.2
Narumi Shopping Center (Site)	3	100.0	(Note 4)	(Note 4)	3	100.0	(Note 4)	(Note 4)
Plussing Wave Enoshima	7	78.4	49	0.2	7	62.1	94	0.4
LIFE Nishikujo (Site)	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
LIFE Tamatsukuri (Site)	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
Granbell Ginza Building	11	89.0	65	0.3	12	100.0	73	0.3
UUR Tenjin Nishi-dori Building	2	84.3	(Note 4)	(Note 4)	3	100.0	83	0.3
Luz Shonan Tsujido	32	94.1	287	1.2	33	95.5	314	1.3
ACTIOLE Ueno	9	100.0	69	0.3	9	100.0	72	0.3
KURURU	25	98.3	448	1.9	27	100.0	472	2.0
K's Denki Nagoya-kita	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)

Name of Property	37th Fiscal Period (December 1, 2021 to May 31, 2022)				38th Fiscal Period (June 1, 2022 to November 30, 2022)			
	Total Number of Tenants at End of Period (Note 1)	Occupancy Ratio at End of Period (%) (Note 2)	Rental Revenue (During the Period) (Millions of yen)	Share to Total Rental Revenue (%)	Total Number of Tenants at End of Period (Note 1)	Occupancy Ratio at End of Period (%) (Note 2)	Rental Revenue (During the Period) (Millions of yen)	Share to Total Rental Revenue (%)
Luz Musashikosugi	2	100.0	318	1.4	2	100.0	328	1.4
LEVEN Otakanomori	14	100.0	110	0.5	14	100.0	111	0.5
Gulliver Hachioji Minamino					1	100.0	(Note 4)	(Note 4)
T&G Hamamatsucho Building	5	81.7	143	0.6	6	91.2	73	0.3
Fukuoka Eartheon Building	7	100.0	124	0.5	7	100.0	127	0.5
Kojimachi Center Place	16	91.3	86	0.4	16	91.3	81	0.3
Rokubancho K Building (Note 5)			104	0.5				
Shin-Osaka Central Tower	60	94.4	1,079	4.7	63	96.8	990	4.1
Kawasaki Toshiba Building	1	100.0	836	3.6	1	100.0	836	3.5
UUR Toyocho Building	1	100.0	187	0.8	1	100.0	181	0.8
FOUR SEASONS BLDG	1	100.0	189	0.8	1	100.0	170	0.7
Pacific Marks Shinjuku Parkside	19	95.0	350	1.5	20	98.9	351	1.5
Pacific Marks Tsukishima	45	98.9	261	1.1	47	100.0	266	1.1
Pacific Marks Yokohama East	29	100.0	268	1.2	28	100.0	276	1.2
Akasaka Hikawa Building	1	100.0	116	0.5	1	100.0	114	0.5
Pacific Marks Shibuya Koen-dori	1	100.0	84	0.4	1	100.0	84	0.4
Pacific Marks Akasaka-mitsuke	8	100.0	69	0.3	8	100.0	69	0.3
Pacific Marks Shin-Yokohama	10	100.0	68	0.3	10	100.0	68	0.3
Pacific Marks Kawasaki	42	100.0	348	1.5	41	100.0	365	1.5
Hamamatsucho 262 Building	16	94.2	208	0.9	16	94.3	212	0.9
Lila Hijirizaka	13	100.0	113	0.5	12	86.6	119	0.5
Otsuka HT Building	7	100.0	57	0.2	7	100.0	59	0.2
Pacific Marks Shinjuku South-gate	8	100.0	100	0.4	8	100.0	104	0.4
Pacific Marks Nishi-Umeda	30	100.0	289	1.2	31	100.0	279	1.2
Pacific Marks Higobashi	25	98.8	184	0.8	26	100.0	172	0.7
Pacific Marks Sapporo Kita-Ichijo	11	100.0	112	0.5	11	100.0	106	0.4
Shin-Sapporo Center Building	20	96.2	60	0.3	21	100.0	63	0.3
ARENA TOWER	9	85.8	461	2.0	11	92.2	411	1.7
Yushima First Building	7	100.0	118	0.5	6	100.0	118	0.5
Dogenzaka Square	28	94.6	87	0.4	26	91.4	90	0.4
GRAND-SQUARE Shin-Sakae	9	100.0	95	0.4	9	100.0	94	0.4
GRAND-SQUARE Meieki-minami	13	100.0	93	0.4	13	100.0	94	0.4
Shiba 520 Building	5	100.0	112	0.5	5	100.0	124	0.5
Hirose-dori SE Building	8	100.0	231	1.0	8	100.0	233	1.0
SS30	76	97.3	1,079	4.6	76	97.5	1,041	4.3
LOOP-X・M	107	92.5	477	2.1	103	89.3	474	2.0
Toranomon Hills Mori Tower	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
Toranomon PF Building	4	100.0	123	0.5	4	100.0	125	0.5
UUR Kyobashi East Building	5	96.5	181	0.8	5	96.5	160	0.7
IIDABASHI PLANO	2	100.0	64	0.3	2	100.0	204	0.9
Shinjuku Washington Hotel Honkan	10	100.0	581	2.5	10	100.0	801	3.3

Name of Property	37th Fiscal Period (December 1, 2021 to May 31, 2022)				38th Fiscal Period (June 1, 2022 to November 30, 2022)			
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Toyoko Inn Shinagawa-eki Takanawa-guchi	1	100.0	57	0.2	1	100.0	57	0.2
MZ BLD.	10	100.0	136	0.6	10	100.0	136	0.6
HOTEL ROUTE-INN Yokohama Bashamichi	4	100.0	157	0.7	3	95.3	157	0.7
Hotel JAL City Naha	2	100.0	(Note 4)	(Note 4)	1	98.5	(Note 4)	(Note 4)
UUR Yotsuya Sanchome Building	3	100.0	139	0.6	3	100.0	168	0.7
Yotsuya 213 Building	4	100.0	195	0.8	4	100.0	198	0.8
Comfort Inn Tokyo Roppongi	3	100.0	79	0.3	3	100.0	79	0.3
Toyoko Inn Kawasaki Ekimae Shiyakusho-dori	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
Toyoko Inn Hiroshima Heiwa-odori	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
Toyoko Inn Naha Kokusai-dori Miebashiki	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
Loisir Hotel & Spa Tower Naha	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 4)	(Note 4)
Royal Pines Hotel Urawa	10	100.0	(Note 3)	(Note 3)	10	100.0	(Note 4)	(Note 4)
RIHGA Royal Hotel Kokura・ARUARU City	30	96.7	856	3.7	31	99.6	892	3.7
Comfort Inn Fukuoka Tenjin	2	100.0	55	0.2	2	100.0	55	0.2
Henn na Hotel Tokyo Hamamatsucho	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
Hotel Hewitt Koshien	2	100.0	(Note 4)	(Note 4)	2	100.0	(Note 4)	(Note 4)
Smile Hotel Premium Sapporo Susukino	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
the square hotel KANAZAWA	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
NEST HOTEL KYOTO SHIJOKARASUMA	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
T&G Higashi-ikebukuro Mansion	124	95.5	70	0.3	126	97.0	68	0.3
Komazawa Court	1	100.0	55	0.2	1	100.0	55	0.2
UUR Court Shiba-Daimon	1	100.0	33	0.1	1	100.0	33	0.1
Aprile Shin-Ohgi Ichibankan	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
UUR Court Sapporo Kita-Sanjo	1	100.0	53	0.2	1	100.0	53	0.2
CLIO Bunkyo Koishikawa	89	98.6	100	0.4	90	98.8	102	0.4
GRAND-ROUGE Sakae	90	93.2	47	0.2	89	92.8	47	0.2
GRAND-ROUGE Sakae II	1	100.0	37	0.2	1	100.0	37	0.2
MA Sendai Building	145	97.4	183	0.8	148	98.0	178	0.7
UUR Court Nagoya Meieki	1	100.0	46	0.2	1	100.0	46	0.2
UUR Court Sapporo Shinoro Ichibankan (Note 6)	3	100.0	33	0.1			6	0.0
Park Site IZUMI	40	100.0	28	0.1	39	97.8	29	0.1
UUR Court Osaka Juso-honmachi	1	100.0	52	0.2	1	100.0	52	0.2
UUR Court Kinshicho	192	95.5	119	0.5	193	96.2	118	0.5
UUR Court Sapporo Minami-Sanjo Premier Tower	142	99.6	100	0.4	139	98.0	106	0.4
GRAND-ROUGE Nakanoshima-minami	112	95.3	53	0.2	114	96.9	53	0.2
Glenpark Umeda-kita	179	98.1	193	0.8	179	97.7	195	0.8
UUR Court Shiki	2	100.0	102	0.4	2	100.0	102	0.4
GRAND-ROUGE Tanimachi Rokuchome	49	96.9	45	0.2	51	100.0	44	0.2
Chatle Otemachi S・N	141	91.5	113	0.5	142	92.5	117	0.5

Name of Property	37th Fiscal Period (December 1, 2021 to May 31, 2022)				38th Fiscal Period (June 1, 2022 to November 30, 2022)			
	Total Number of Tenants at End of Period (Note 1)	Occupancy Ratio at End of Period (%) (Note 2)	Rental Revenue (During the Period) (Millions of yen)	Share to Total Rental Revenue (%)	Total Number of Tenants at End of Period (Note 1)	Occupancy Ratio at End of Period (%) (Note 2)	Rental Revenue (During the Period) (Millions of yen)	Share to Total Rental Revenue (%)
GRAN FONTE	85	93.4	95	0.4	85	93.8	95	0.4
Park Axis Akatsuka	152	95.9	50	0.2	152	96.0	50	0.2
UUR Court Shirasagi	47	100.0	40	0.2	47	100.0	40	0.2
Court Branche AP	42	100.0	36	0.2	38	93.3	35	0.1
UUR Court Ibaraki Higashi-Chujo	56	98.3	49	0.2	55	96.6	49	0.2
Amour Yokohama					35	97.3	6	0.0
Lilycolor Tohoku Branch	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
Fuchu Building	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
Tsubogawa Square Building	5	100.0	286	1.2	5	100.0	308	1.3
THE PLACE of TOKYO	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
Logistics Higashi-Ohgishima	2	100.0	(Note 4)	(Note 4)	2	100.0	(Note 4)	(Note 4)
MT Ariake Center Building I&II	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
Shin-Narashino Logistics Center	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
Kawagoe Logistics Center	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
Asuto Nagamachi Dental Clinic (Note 7)	1	100.0	(Note 4)	(Note 4)			(Note 4)	(Note 4)
Shin-Narashino Logistics Center II	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
Yoshikawa Logistics Center	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
Musashimurayama Logistics Center	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
Chibaminato Logistics Center (Site)	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
Hirakata Nagao Logistics Center	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
Kobe Toyahama Logistics Center	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
REDWOOD Narita Distribution Centre	2	100.0	(Note 4)	(Note 4)	2	100.0	(Note 4)	(Note 4)
Kazo Logistics Center I・II	2	100.0	(Note 4)	(Note 4)	2	100.0	(Note 4)	(Note 4)
Kobe Seishin Logistics Center	1	100.0	(Note 4)	(Note 4)	1	100.0	(Note 4)	(Note 4)
Miyanomori Nijo Development Site (Note 8)	-	-	-	-	-	-	-	-
KIC Sayama Hidaka Distribution Center					1	100.0	(Note 4)	(Note 4)
Total	2,803	98.6	23,212	100.0	2,850	98.9	23,984	100.0

- Notes: 1. "Total Number of Tenants" figures are stated on the basis of the data as of the end of the fiscal period. "Total Number of Tenants" figures are stated by calculating lessees that have a lease agreement (including lease agreements in which all or part of rooms are leased in bulk for the purpose of subleasing, and a lessee of such lease agreement (master lease agreement) is subleasing those rooms to end tenants) concluded directly with the owner, United Urban or the respective asset custodian, as one tenant for each property. However, in the case of a pass-through-type agreement in which the rents received from a lessee of master lease agreement is equal to the rents which the lessee receives from end-tenants, the number of end-tenants is counted. Furthermore, in the event that one tenant is renting more than one room, it is calculated by treating each tenant as a single tenant if within the same investment real estate (real estate, real estate in trust, or trust beneficial interest are individually or collectively referred to as the "Investment Real Estate"), and as more than one tenant if the rentals include more than one property. For pass-through-type residential properties, however, the number of rental units is indicated.
2. "Occupancy Ratio" figures are stated on the basis of the data as of the end of the fiscal period. "Occupancy Ratio" is the percentage obtained from dividing "leased floor space" by "leasable floor space." With regard to the properties held in co-ownership with other entities, leasable floor space and leased floor space are computed by using the entire floor area.
3. These items are undisclosed as United Urban judges that the disclosure of these items may have an adverse impact on the asset management of United Urban and harm the interest of unitholders.
4. With regard to these properties, the tenants with whom a lease agreement (including a reservation lease agreement) has been concluded have not given their consent for the disclosure of rental revenue. Therefore, there has been no choice but to omit disclosure of this figure here.
5. United Urban sold Rokubancho K Building on March 31, 2022.
6. United Urban sold UUR Court Sapporo Shinoro Ichibankan on July 4, 2022.



7. United Urban sold Asuto Nagamachi Dental Clinic on June 1, 2022.
8. United Urban acquired this property as a development site for the development project of housing for the elderly on September 30, 2021. In addition, the construction of real estate for rent (building part) is scheduled to be completed in the end of May 2023. Since the property has not operated as of the end of the 38th fiscal period, there are no applicable information.

#### 4. Amount of Contract and Fair Value of Specified Transactions

Overview of amount of contract and fair values of specified transactions as of November 30, 2022 was as follows:

Classification	Type	Amount of Contract (Thousands of yen) (Note 1)		Fair Value (Thousands of yen) (Note 2) (Note 3)
			over one year	
Transaction other than market transactions	Interest rate swaps (fixed rate payable and floating rate receivable)	18,300,000	13,500,000	81,009
Total		18,300,000	13,500,000	81,009

- Notes:
1. The "Amount of Contract" of the interest-rate swaps is based on the notional principal.
  2. The "Fair Value" is evaluated at the prices calculated by the other party of the transaction based on the prevailing market rates, etc.
  3. Among the fair value amount, the interest rate swaps for which United Urban applied the special treatment under the "Accounting Standard for Financial Instruments" (Statement No.10 issued by Accounting Standards Board of Japan on March 10, 2008), are not measured at fair value in the balance sheets.

#### 5. Status of Other Assets

As of November 30, 2022, trust beneficial interests in real estate, etc. owned by United Urban are stated in "3. Details of Properties in the Portfolio" above and there were no other specified assets.

#### 6. Status of Holding Assets by Country and Region

United Urban does not own assets in country or region outside of Japan.

## Capital Expenditures

### 1. Plan of Capital Expenditures

The table below sets out the principal capital expenditures for repair, etc., of Investment Real Estate managed by United Urban scheduled as of November 30, 2022. These scheduled amounts include both portions to be capitalized and expensed.

Name of Properties	Location	Purpose	Scheduled Period	Amount Projected (Millions of yen)		
				Total amount	Construction amount	Amount already paid
Tenjin Loft Building	Fukuoka, Fukuoka	Restoration work	From January 2023 to May 2023	132	132	-
Luz Shonan Tsujido	Fujisawa, Kanagawa	Renewal of exterior wall and common area in the building	From August 2022 to May 2023	243	243	-
Shin-Osaka Central Tower	Osaka, Osaka	Renewal of power receiving and transforming facilities	From June 2023 to November 2023	111	111	-
SS30	Sendai, Miyagi	Renewal of air-conditioning facilities	From October 2021 to May 2023	203	203	-
SS30	Sendai, Miyagi	Renewal of the first basement floor of hotel building	From January 2023 To June 2023	460	460	-
Loisir Hotel & Spa Tower Naha	Naha, Okinawa	Repair of employees' dressing room, etc.	From December 2022 to May 2023	108	108	-
Loisir Hotel & Spa Tower Naha	Naha, Okinawa	Renewal of kitchen	From January 2023 to May 2023	138	138	-
Hotel Hewitt Koshien	Nishinomiya, Hyogo	Renewal of air-conditioning facilities	From October 2022 to May 2023	140	140	-
THE PLACE of TOKYO	Minato-ku, Tokyo	Renewal of air-conditioning equipment	From June 2022 to August 2023	141	141	-
THE PLACE of TOKYO	Minato-ku, Tokyo	Interior construction	From June 2022 to August 2023	303	303	-

### 2. Capital Expenditures Made during the Period

The table below sets out the amounts of United Urban's capital expenditures for the Investment Real Estate during the 38th fiscal period, which totaled ¥1,950 million. Together with ¥997 million of repair and maintenance costs recorded as expenses in the statement of income in the period, expenditure on engineering works totaled ¥2,947 million.

Name of Properties	Location	Purpose	Period Implemented	Construction Amount (Millions of yen)
Shinsaibashi OPA Honkan	Osaka, Osaka	Renewal of air-conditioning facilities	From October 2022 to November 2022	77
Shinsaibashi OPA Honkan	Osaka, Osaka	Renewal of motor of air-conditioning facilities	From October 2022 to October 2022	52
Mallage Kashiwa	Kashiwa, Chiba	Renewal of air-conditioning facilities (Part I building)	From September 2022 to October 2022	61
Luz Shonan Tsujido	Fujisawa, Kanagawa	Renewal of common space of sixth floor	From October 2022 to November 2022	39
Luz Shonan Tsujido	Fujisawa, Kanagawa	Dividing area into several sections (6F)	From August 2022 to October 2022	35
KURURU	Fuchu, Tokyo	Renewal of air-conditioning facilities	From September 2022 to November 2022	210
Hotel Hewitt Koshien	Nishinomiya, Hyogo	Renewal of fire receiving panel of the main building	From August 2022 to November 2022	45
UUR Court Sapporo Kita-Sanjo	Sapporo, Hokkaido	Large-scale repair of exterior walls	From June 2022 to November 2022	59
GRAND-ROUGE Sakae	Nagoya, Aichi	Exterior wall painting waterproofing	From May 2022 to October 2022	35
GRAND-ROUGE Sakae II	Nagoya, Aichi	Large-scale repair of exterior walls	From May 2022 to August 2022	37
MT Ariake Center Building I&II	Koto-ku, Tokyo	Construction of connecting corridor of outdoor facility	From July 2022 to November 2022	52

Name of Properties	Location	Purpose	Period Implemented	Construction Amount (Millions of yen)
Kobe Seishin Logistics Center	Kobe, Hyogo	Repair of rooftop waterproof	From September 2022 to November 2022	35
Other capital expenditures				1,208
Total				1,950

### 3. Cash Reserved for Long-Term Repair and Maintenance Plan (Repair and Maintenance Reserve)

Based on the long-term repair and maintenance plan formulated for each of its properties, United Urban sets aside a repair and maintenance reserve out of cash flow during each fiscal period, as outlined below, for the purpose of large-scale repairs and maintenance for the medium to long term.

	Millions of yen				
	34th Fiscal Period (June 1, 2020 – November 30, 2020)	35th Fiscal Period (December 1, 2020 – May 31, 2021)	36th Fiscal Period (June 1, 2021 – November 30, 2021)	37th Fiscal Period (December 1, 2021 – May 31, 2022)	38th Fiscal Period (June 1, 2022 – November 30, 2022)
Reserve balance at beginning of period	1,609	1,610	1,681	1,703	1,839
Addition to the reserve during the period (Note)	24	72	21	183	0
Reduction of reserve during the period	23	1	-	47	3
Reserve balance to be carried over to the next period	1,610	1,681	1,703	1,839	1,836

Note: When United Urban assumes all or part of the reserve accumulated within the trust assets by the previous owners in connection with the sale and purchase of trust beneficial interests, the amount of the portion so assumed is stated as part of the addition to the reserve in the relevant period.

## Expenses and Debt

### 1. Asset Management Expenses

	Thousands of yen	
	37th Fiscal Period (December 1, 2021 – May 31, 2022)	38th Fiscal Period (June 1, 2022 – November 30, 2022)
Asset management fees (Note)	2,004,788	2,017,025
Asset custodian fees	18,775	18,936
Administrative agent fees	68,383	68,755
Directors' fees	10,200	10,200
Other expenses	215,506	224,262
<b>Total</b>	<b>2,317,654</b>	<b>2,339,179</b>

Note: In addition to the asset management fees stated above, there were asset management fees related to acquisition of properties, which was capitalized and included in acquisition cost of each Investment Real Estate (37th fiscal period: ¥47,728 thousand, 38th fiscal period: ¥60,160 thousand) and asset management fees related to sale of properties which was deducted from gain or loss from sale of the Investment Real Estate (37th fiscal period: ¥39,600 thousand, 38th fiscal period: ¥18,000 thousand).

### 2. Borrowings

Please refer to "10. LONG-TERM DEBT" of FINANCIAL SECTION on page 66.

### 3. Corporate Bonds

Please refer to "11. CORPORATE BONDS" of FINANCIAL SECTION on page 71.

### 4. Short-term Corporate Bonds

Not Applicable

### 5. Subscription Rights of New Investment Units

Not Applicable

## Trading Activities during the Period

### 1. Trading of Real Estate and Real Estate-Backed Securities, and Infrastructure Assets and Infrastructure Related Assets

Type of Asset	Name of Properties	Acquisition		Transfer			
		Acquisition date	Acquisition price (Millions of yen)	Date of transfer	Sale price (Millions of yen)	Book value (Millions of yen)	Gain or loss on sale (Millions of yen)
Trust beneficial interest in real estate	Gulliver Hachioji Minamino	June 30, 2022	1,500	-	-	-	-
Trust beneficial interest in real estate	KIC Sayama Hidaka Distribution Center	June 30, 2022	4,450	-	-	-	-
Real estate	Amour Yokohama	Oct. 31, 2022	1,570	-	-	-	-
Trust beneficial interest in real estate	Asuto Nagamachi Dental Clinic	-	-	June 1, 2022	1,650	1,189	444
Real estate	UUR Court Sapporo Shinoro Ichibankan	-	-	July 4, 2022	600	568	5
Total		-	7,520	-	2,250	1,758	449

### 2. Trading of Other Assets

Major assets other than the transactions stated in “1. Trading of Real Estate and Real Estate-Backed Securities, and Infrastructure Assets and Infrastructure Related Assets” are generally bank deposits and bank deposits in trust.

### 3. Research for Specified Assets

#### a. Real Estates (Note)

Acquisition or Sale	Type of Asset	Name of Properties	Transaction Date	Acquisition Price or Sale Price (Millions of yen)	Appraisal Value (Millions of yen)	Date of Valuation	Real Estate Appraisal Organization
Acquisition	Trust beneficial interest in real estate	Gulliver Hachioji Minamino	June 30, 2022	1,500	1,570	June 1, 2022	Japan Real Estate Institute
Acquisition	Trust beneficial interest in real estate	KIC Sayama Hidaka Distribution Center	June 30, 2022	4,450	4,660	May 1, 2022	The Tanizawa Sōgō Appraisal Co., Ltd.
Acquisition	Real estate	Amour Yokohama	Oct. 31, 2022	1,570	1,580	Oct. 1, 2022	Japan Real Estate Institute
Sale	Trust beneficial interest in real estate	Asuto Nagamachi Dental Clinic	June 1, 2022	1,650	1,330	Mar. 1, 2022	Japan Real Estate Institute
Sale	Real estate	UUR Court Sapporo Shinoro Ichibankan	July 4, 2022	600	708	May 31, 2022	Chuo-Nittochi Solutions Co., Ltd.

Note: As for transactions that require appraisal values of real estate, etc. regarding specified assets pursuant to Article 201, Paragraph 1 of the Investment Trust Act, the appraisal was conducted by real estate appraisal organizations based on the Japanese Real Estate Appraisal Standard Section 3, “Appraisal concerning prices of real estate for securitization”, and United Urban has received the results.

#### b. Others

There was no applicable information on other specified asset transactions.

#### 4. Trading with Related Parties

##### a. Status of Transactions

Category	Amount of Purchase and Sale Price etc.		
	Purchase price etc. (Millions of yen)		Sale price etc. (Millions of yen)
Total Amount	7,520		2,250
Breakdown of transactions with related parties			
Mizuho Marubeni Leasing Corporation	Gulliver Hachioji Minamino	1,500 (19.9%)	-
Total		1,500 (19.9%)	-

Note: "Related Parties" means the related parties of the asset management company that United Urban has concluded asset management agreement with, as stipulated in Article 201, Paragraph 1 of the Investment Trust Act and Article 26, Item 27 of the Regulation for Asset Management Reports Concerning Investment Trusts and Investment Corporation by The Investment Trusts Association, Japan.

##### b. Amount of Commissions

Category	Total Commissions Paid (A) (Thousands of yen)	Description of Transactions with Related Parties		(B) / (A) (%)
		Payee	Amount paid (B) (Thousands of yen)	
Property Management Fees	1,824,199	Marubeni Real Estate Management Co., Ltd.	579,477	31.8
Casualty Insurance	37,614	Marubeni Safenet Co., Ltd.	37,044	98.5
Construction Management Fees	55,234	Marubeni Real Estate Management Co., Ltd.	27,379	49.6
Other Rental Expenses	162,869	Marubeni Real Estate Management Co., Ltd.	1,500	0.9
		Marubeni Network Solutions Inc.	270	0.2

- Notes: 1. Among Related Parties, the companies have conducted business or have received payment of commissions during the 38th fiscal period are stated above.
2. In addition to the transactions above, the amount of repair expense paid to Related Parties during the period under review was as set forth below.
- Marubeni Real Estate Management Co., Ltd.: ¥113,411 thousand  
TSUNAGU NETWORK COMMUNICATIONS INC.: ¥4,444 thousand  
Marubeni Network Solutions Inc.: ¥173 thousand

#### 5. Status of Transactions with the Asset Management Company regarding Concurrent Business Conducted by the Asset Management Company

The Asset Management Company of United Urban does not concurrently conduct any other business, and there are no relevant transactions.

## Accounting Status

### 1. Status of Assets, Liabilities, Principal, and Profit and Loss

Please refer to the accompanying financial statements.

### 2. Changes in Calculation Method of Depreciation

Not Applicable

### 3. Changes in Evaluation Method of Real Estate, etc. and Infrastructure Assets

Not Applicable

### 4. Disclosure concerning Investment Trust Beneficiary Certificates Established by United Urban

The status of investment units of United Urban held by JRA were as follows:

#### a. Status of Acquisitions

Acquisition Date	Number of Investment Units of Acquisition (Unit)	Number of Investment Units of Disposition (Unit)	Number of Investment Units Held (Unit)	Remarks
November 4, 2003	13	-	13	(Note 1)
December 20, 2003	187	-	200	(Note 2)
June 24, 2008	200	-	400	(Note 3)
December 1, 2010	2,000	-	2,400	(Note 4)
December 1, 2010	1	-	2,401	(Note 5)
June 8, 2011	2,500	-	4,901	(Note 6)
Accumulated Total	4,901	-	4,901	

Notes: 1. JRA acquired investment units at the price of ¥500,000 per unit when United Urban was founded.  
2. JRA acquired investment units at the price of ¥480,000 per unit when United Urban issued new investment units through the public offering.  
3. JRA acquired investment units at the price of ¥461,580 per unit when United Urban issued new investment units through the public offering.  
4. One investment unit was split into six units.  
5. Due to the absorption-type merger with NCI, one United Urban unit after the split of unit was allocated per one NCI units owned by JRA.  
6. JRA acquired investment units at the price of ¥91,162 per unit when United Urban issued new investment units through the public offering.

#### b. Status of Investment Units Held (fiscal periods in recent five years including the end of the 38th fiscal period)

	Number of Investment Units Held at End of Period (Unit)	Total Value of Investment Units Held at End of Period (Thousands of Yen) (Note 1)	(Reference) Investment Unit Price at End of Period (Yen)	Ratio of Number of Investment Units Held to Investment Units Issued and Outstanding (%)	(Reference) Total Number of Investment Units Issued and Outstanding at End of Period (Unit)
29th Fiscal Period (From Dec. 1, 2017 to May 31, 2018)	4,901	817,486	166,800	0.16	3,055,087
30th Fiscal Period (From Jun. 1, 2018 to Nov. 30, 2018)	4,901	885,610	180,700	0.16	3,055,087
31st Fiscal Period (From Dec. 1, 2018 to May 31, 2019)	4,901	877,279	179,000	0.16	3,055,087
32nd Fiscal Period (From Jun. 1, 2019 to Nov. 30, 2019)	4,901	1,043,913	213,000	0.16	3,118,337
33rd Fiscal Period (From Dec. 1, 2019 to May 31, 2020)	4,901	559,694	114,200	0.16	3,118,337

	Number of Investment Units Held at End of Period (Unit)	Total Value of Investment Units Held at End of Period (Thousands of Yen) (Note 1)	(Reference) Investment Unit Price at End of Period (Yen)	Ratio of Number of Investment Units Held to Investment Units Issued and Outstanding (%)	(Reference) Total Number of Investment Units Issued and Outstanding at End of Period (Unit)
34th Fiscal Period (From Jun. 1, 2020 to Nov. 30, 2020)	4,901	578,318	118,000	0.16	3,118,337
35th Fiscal Period (From Dec. 1, 2020 to May 31, 2021)	4,901	769,457	157,000	0.16	3,118,337
36th Fiscal Period (From Jun. 1, 2021 to Nov. 30, 2021)	4,901	708,684	144,600	0.16	3,118,337
37th Fiscal Period (From Dec. 1, 2021 to May 31, 2022)	4,901	704,763	143,800	0.16	3,118,337
38th Fiscal Period (From Jun. 1, 2022 to Nov. 30, 2022)	4,901	755,734	154,200	0.16	3,098,591 (Note 2)

Notes: 1. It is calculated by multiplying number of investment units held at the end of the period by investment unit price at the end of the period.  
2. United Urban acquired own investment units through the market purchases on the Tokyo Stock Exchange based on the discretionary transaction contract with a securities company from September 16, 2022 to September 30, 2022. Then, United Urban cancelled all of the acquired units (19,746 units) on October 28, 2022 in accordance with the resolution of the Board of Directors of United Urban which was held on October 20, 2022.

## Others

### 1. Notifications

#### United Urban Board of Directors

There were no conclusions and modifications of major agreements approved by the Board of Directors of United Urban during the 38th fiscal period.

### 2. Disclosure Relating to Companies Owning Overseas Real Estate

Not Applicable

### 3. Disclosure Relating to Real Estate Owned by Companies Owning Overseas Real Estate

Not Applicable



## ◆ FINANCIAL SECTION

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## BALANCE SHEET

	Thousands of yen	
	End of 37th Fiscal Period (As of May 31, 2022)	End of 38th Fiscal Period (As of November 30, 2022)
<b>ASSETS</b>		
<b>CURRENT ASSETS:</b>		
Cash and bank deposits	¥ 63,103,888	¥ 58,906,455
Rent receivables	514,404	581,966
Other current assets	864,716	265,492
Total current assets	64,483,009	59,753,914
<b>PROPERTY AND EQUIPMENT, AT COST:</b>		
Land	442,057,446	447,432,652
Buildings and structures	277,133,842	279,273,172
Machinery and equipment	3,288,530	3,381,090
Tools, furniture and fixtures	1,923,341	2,003,025
Construction in progress	236,110	317,512
Subtotal	724,639,271	732,407,454
Less accumulated depreciation	(85,221,565)	(88,887,619)
Net property and equipment	639,417,706	643,519,834
<b>INVESTMENTS AND OTHER ASSETS:</b>		
Software	4,267	3,545
Leasehold	9,320,707	9,320,707
Other intangible assets	118,006	111,395
Security deposits paid	48,372	48,372
Long-term prepaid expenses	2,085,707	1,948,993
Long-term deposits	6,389	29,232
Derivatives	12,810	98,041
Corporate bond issuance expenses	71,806	65,449
Total investments and other assets	11,668,067	11,625,738
<b>TOTAL ASSETS</b>	<b>¥ 715,568,783</b>	<b>¥ 714,899,488</b>

	Thousands of yen	
	End of 37th Fiscal Period (As of May 31, 2022)	End of 38th Fiscal Period (As of November 30, 2022)
<b>LIABILITIES</b>		
<b>CURRENT LIABILITIES:</b>		
Trade accounts payable	¥ 2,586,838	¥ 2,669,295
Current portion of corporate bonds	2,000,000	12,000,000
Long-term debt due for repayment within one year	32,900,000	41,000,000
Accrued expenses	850,663	852,291
Consumption taxes payable	708,932	386,327
Rent received in advance	3,765,885	3,686,781
Other current liabilities	300,292	330,976
<b>Total current liabilities</b>	<b>43,112,611</b>	<b>60,925,672</b>
<b>LONG-TERM LIABILITIES:</b>		
Corporate bonds	34,500,000	24,500,000
Long-term debt	241,303,000	235,903,000
Leasehold and security deposits received	33,361,870	33,232,193
<b>Total long-term liabilities</b>	<b>309,164,870</b>	<b>293,635,193</b>
<b>Total liabilities</b>	<b>352,277,481</b>	<b>354,560,866</b>
<b>NET ASSETS</b>		
<b>UNITHOLDERS' EQUITY:</b>		
Unitholders' Capital	319,973,305	319,973,305
Units authorized: 10,000,000 units as of May 31, 2022 and November 30, 2022		
Units issued and outstanding: 3,118,337 units as of May 31, 2022 and 3,098,591 units as of November 30, 2022		
Capital surplus	23,548,287	23,548,287
Deduction from capital surplus	-	(2,999,918)
Capital surplus net	23,548,287	20,548,369
Reserve for temporary difference adjustments	6,985,521	6,907,995
Reserve retained for distribution	3,143,148	3,144,636
Unappropriated retained earnings	9,628,227	9,666,272
<b>VALUATION AND TRANSLATION ADJUSTMENTS:</b>		
Deferred gains or losses on hedges	12,810	98,041
<b>Total net assets</b>	<b>363,291,301</b>	<b>360,338,621</b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>¥ 715,568,783</b>	<b>¥ 714,899,488</b>

The accompanying notes to financial statements are an integral part of these statements.

## STATEMENT OF INCOME AND RETAINED EARNINGS

	Thousands of yen	
	37th Fiscal Period (December 1, 2021 – May 31, 2022)	38th Fiscal Period (June 1, 2022 – November 30, 2022)
<b>OPERATING REVENUES</b>		
Rental revenues	¥ 21,524,555	¥ 22,033,852
Other rental revenues	1,687,967	1,950,483
Gain on sales of real estate properties	971,598	449,540
	24,184,121	24,433,876
<b>OPERATING EXPENSES</b>		
Property-related expenses	11,244,867	11,467,621
Impairment losses	68,000	-
Asset management fees	2,004,788	2,017,025
Administrative service fees	87,159	87,692
Other operating expenses	225,706	234,462
	13,630,522	13,806,801
<b>OPERATING INCOME</b>	10,553,599	10,627,074
<b>NON-OPERATING REVENUES</b>		
Interest income	107	110
Reversal of cash distributions payable	1,293	1,595
Insurance income	4,853	32,829
Subsidy income	20,900	-
Interest on refund	198	9
Other non-operating revenues	1,017	4,025
	28,370	38,570
<b>NON-OPERATING EXPENSES</b>		
Interest expense	871,335	892,260
Interest expense on corporate bonds	66,537	66,142
Amortization of corporate bond issuance expenses	6,322	6,357
Loss on disposal of real estate	4,972	12,214
Other non-operating expenses	3,969	21,792
	953,137	998,767
<b>ORDINARY INCOME</b>	9,628,832	9,666,877
<b>INCOME BEFORE INCOME TAXES</b>	9,628,832	9,666,877
<b>INCOME TAXES</b>		
Current	605	605
	605	605
<b>NET INCOME</b>	9,628,227	9,666,272
<b>RETAINED EARNINGS BROUGHT FORWARD</b>	-	-
<b>UNAPPROPRIATED RETAINED EARNINGS AT END OF PERIOD</b>	¥ 9,628,227	¥ 9,666,272

The accompanying notes to financial statements are an integral part of these statements.

## STATEMENT OF CHANGES IN UNITHOLDERS' EQUITY

Thousands of yen								
	Number of Units (Unit)	Unitholders' Capital	Unitholders' Equity					
			Surplus					Total Voluntary Retained Earnings
			Capital Surplus	Deduction from Capital Surplus	Capital Surplus Net	Reserve for Temporary Difference Adjustments	Reserve Retained for Distribution	
<b>BALANCE AS OF NOVEMBER 30, 2021</b>	3,118,337	¥319,973,305	¥23,548,287	-	¥23,548,287	¥7,063,047	¥5,406,175	¥12,469,222
Reversal of reserve for temporary difference adjustments						(77,525)		(77,525)
Reversal of reserve retained for distribution							(2,263,027)	(2,263,027)
Cash distributions disbursed								-
Net income								-
Net changes of items other than unitholders' equity								-
<b>BALANCE AS OF MAY 31, 2022</b>	3,118,337	¥319,973,305	¥23,548,287	-	¥23,548,287	¥6,985,521	¥3,143,148	¥10,128,669
Reversal of reserve for temporary difference adjustments						(77,525)		(77,525)
Provision of reserve retained for distribution							1,488	1,488
Cash distributions disbursed								-
Net income								-
Acquisition of own investment units								-
Cancellation of own investment units	(19,746)			(2,999,918)	(2,999,918)			-
Net changes of items other than unitholders' equity								-
<b>BALANCE AS OF NOVEMBER 30, 2022</b>	3,098,591	¥319,973,305	¥23,548,287	¥(2,999,918)	¥20,548,369	¥6,907,995	¥3,144,636	¥10,052,632

	Thousands of yen						
	Unitholders' Equity			Valuation and Translation Adjustments			
	Surplus		Own Investment Units	Total Unitholders' Equity	Deferred Gains or Losses on Hedges	Total Valuation and Translation Adjustments	Total Net Assets
	Unappropriated Retained Earnings	Total Surplus					
BALANCE AS OF NOVEMBER 30, 2021	¥7,326,291	¥43,343,801	-	¥363,317,106	¥(60,076)	¥(60,076)	¥363,257,030
Reversal of reserve for temporary difference adjustments	77,525	-		-		-	-
Reversal of reserve retained for distribution	2,263,027	-		-		-	-
Cash distributions disbursed	(9,666,844)	(9,666,844)		(9,666,844)		-	(9,666,844)
Net income	9,628,227	9,628,227		9,628,227		-	9,628,227
Net changes of items other than unitholders' equity		-		-	72,887	72,887	72,887
BALANCE AS OF MAY 31, 2022	¥9,628,227	¥43,305,184	-	¥363,278,490	¥12,810	¥12,810	¥363,291,301
Reversal of reserve for temporary difference adjustments	77,525	-		-		-	-
Provision of reserve retained for distribution	(1,488)	-		-		-	-
Cash distributions disbursed	(9,704,264)	(9,704,264)		(9,704,264)		-	(9,704,264)
Net income	9,666,272	9,666,272		9,666,272		-	9,666,272
Acquisition of own investment units		-	(2,999,918)	(2,999,918)		-	(2,999,918)
Cancellation of own investment units		(2,999,918)	2,999,918	-		-	-
Net changes of items other than unitholders' equity		-		-	85,230	85,230	85,230
BALANCE AS OF NOVEMBER 30, 2022	¥9,666,272	¥40,267,274	-	¥360,240,579	¥98,041	¥98,041	¥360,338,621

The accompanying notes to financial statements are an integral part of these statements.

## STATEMENT OF CASH FLOWS

	Thousands of yen	
	37th Fiscal Period (December 1, 2021 – May 31, 2022)	38th Fiscal Period (June 1, 2022 – November 30, 2022)
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Income before income taxes	¥ 9,628,832	¥ 9,666,877
Depreciation and amortization	4,102,092	4,068,836
Impairment losses	68,000	-
Gain on sales of real estate properties	(971,598)	(449,540)
Increase (decrease) in allowance for doubtful accounts	(5,364)	(5,364)
Interest income and interest on securities	(107)	(110)
Interest expense and interest expense on corporate bonds	937,872	958,403
Amortization of corporate bond issuance expenses	6,322	6,357
Loss on disposal of real estate	4,972	12,214
(Increase) decrease in rent receivables	17,273	(62,198)
(Increase) decrease in prepaid expenses	(613,182)	605,733
(Increase) decrease in long-term prepaid expenses	(185,633)	32,845
Increase (decrease) in trade accounts payable	28,013	(275,072)
Increase (decrease) in accrued expenses	528,446	(3,186)
Increase (decrease) in consumption taxes payable	659,097	(322,604)
Increase (decrease) in rent received in advance	281,603	(79,104)
Other, net	(52,018)	(84,178)
Subtotal	14,434,622	14,069,909
Interest received	107	110
Interest paid	(1,068,440)	(858,085)
Income taxes refund (paid)	(607)	(605)
Net cash provided by operating activities	13,365,681	13,211,328
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Sale of property and equipment	4,682,051	2,122,409
Purchase of property and equipment	(8,969,205)	(9,572,712)
Proceeds from collection of leasehold and security deposits	41,395	-
Proceeds from leasehold and security deposits received	1,689,501	666,520
Payments for leasehold and security deposits received	(877,864)	(619,475)
Net cash used in investing activities	(3,434,121)	(7,403,257)
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Proceeds from long-term debt	23,170,000	14,700,000
Repayment of long-term debt	(16,900,000)	(12,000,000)
Payment for acquisition of own investment units	-	(3,002,948)
Distributions to unitholders	(9,666,491)	(9,702,556)
Net cash used in financing activities	(3,396,491)	(10,005,504)
<b>NET CHANGES IN CASH AND CASH EQUIVALENTS</b>	6,535,068	(4,197,432)
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD</b>	56,568,819	63,103,888
<b>CASH AND CASH EQUIVALENTS AT END OF PERIOD</b>	¥ 63,103,888	¥ 58,906,455

The accompanying notes to financial statements are an integral part of these statements.

# NOTES TO FINANCIAL STATEMENTS

## 1. ORGANIZATION AND BASIS OF PRESENTATION

### **Organization**

United Urban Investment Corporation ("United Urban") is a real estate investment corporation formed to own and invest in retail properties, office buildings, hotels, residential properties, and other properties in Japan. United Urban is externally managed by a registered asset management company, Japan REIT Advisors Co., Ltd. ("JRA"). JRA is currently owned 100% by Marubeni Corporation ("Marubeni").

United Urban was founded on November 4, 2003, with an initial capitalization of ¥125 million, under the Act on Investment Trusts and Investment Corporations of Japan (the "Investment Trust Act"). Trinity Investment Trust L.L.C., Marubeni, Credit Suisse Principal Investment Limited, Tokyo Branch, Kyokuto Securities Co., Ltd., Yamato Life Insurance Co., and JRA initially established United Urban. On December 20, 2003, United Urban raised ¥36,633 million through an initial public offering of investment units, and on December 22, 2003, United Urban was listed on the J-REIT section of the Tokyo Stock Exchange.

On May 10, 2010, United Urban entered into a merger agreement with Nippon Commercial Investment Corporation ("NCI"). The merger was effective December 1, 2010, and United Urban became one of the largest J-REITs in terms of asset size.

As of November 30, 2022, the end of its 38th fiscal period, United Urban had ownership of, or beneficial interests in, 36 retail properties, 34 office buildings, 20 hotels, 25 residential properties, 1 property which consisted of retail properties and an office building, 2 properties which consisted of an office building and a hotel, and 19 other properties. United Urban invests primarily in real estate and trust beneficial interest in real estate. All assets and liabilities within trust are recorded in the relevant balance sheet and income statement account.

### **Basis of Presentation of Financial Statements**

The accompanying financial statements of United Urban are prepared on the basis of generally accepted accounting principles in Japan ("Japanese GAAP"), which are different in certain respects as to the application and disclosure requirements of International Financial Reporting Standards.

The accompanying financial statements are translations of the audited financial statements of United Urban, prepared in accordance with Japanese GAAP and presented in the Securities Report of United Urban filed with the Kanto Local Finance Bureau. In preparing the accompanying financial statements, certain reclassifications and modifications have been made to the financial statements issued domestically in order to present them in a format which is more familiar to readers outside Japan. In addition, the notes to the financial statements include information which might not be required under Japanese GAAP but is presented herein as additional information. The amounts have been rounded down to the nearest thousand yen in the accompanying financial statements and the notes thereto. As a result, the totals shown in the accompanying financial statements and the notes thereto do not necessarily agree with the sums of the individual amounts.

United Urban's six-month fiscal periods end either at the end of May or November. United Urban's 38th fiscal period began on June 1, 2022 and ended on November 30, 2022.

## 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

### **Property and Equipment**

Property and equipment is stated at cost less accumulated depreciation. The cost of land, buildings and structures includes the purchase prices of property, legal fees, and other acquisition costs. Depreciation of property and equipment is calculated on a straight-line basis over the estimated useful lives of the respective assets which are summarized as follows:

	End of 37th Fiscal Period (As of May 31, 2022)	End of 38th Fiscal Period (As of November 30, 2022)
Buildings and structures	2 – 70 years	2 – 70 years
Machinery and equipment	2 – 31 years	2 – 31 years
Tools, furniture and fixtures	2 – 20 years	2 – 20 years

Expenditures for repairs and maintenance are charged to operating expenses as incurred. Significant renewals and betterments are capitalized.

### ***Intangible Assets***

Amortization of intangible assets is calculated on a straight-line basis. In addition, amortization of the software for internal use is calculated using an estimated useful life of 5 years.

### ***Long-term Prepaid Expenses***

Amortization of long-term prepaid expenses is calculated on a straight-line basis.

### ***Allowance for Doubtful Accounts***

In order to provide for losses due to bad debt, United Urban recorded the estimated uncollectable amounts by considering the collectability of particular loans such as those with higher probability of default on an individual basis.

### ***Corporate Bond Issuance Expenses***

Corporate bond issuance expenses are amortized on a straight-line basis over the period up to redemption.

### ***Cash and Cash Equivalents***

Cash and cash equivalents consist of cash on hand, cash held in trust, deposits and deposits in trust which can be withdrawn at any time, and short-term investments which are readily convertible to cash with only an insignificant risk of any price fluctuation and with original maturities of three months or less.

### ***Revenue Recognition***

The content of the main performance obligations regarding the revenue arising from contracts with the customers of United Urban and the normal point in time when satisfying such performance obligations (normal point in time when recognizing revenues) are as follows:

1) Sale of real estate properties

United Urban recognizes revenue from sales of real estate properties when the purchaser, which is a customer, acquires control of the real estate properties by fulfilling the delivery obligations stipulated in the contract for the sale of real estate properties.

2) Utilities revenue

United Urban recognizes utilities revenue based on the supply of electricity, water, etc. to the lessee, which is a customer, in accordance with the terms of the lease agreement of real estate properties and accompanying agreements. Of utilities revenue, when United Urban is deemed to be an agent in the transaction, the net amount obtained by deducting the amount paid to other related parties supplying electricity, gas, etc. from the amount received as the charges for electricity, gas, etc. is recognized as revenue.

### ***Taxes on Property and Equipment***

United Urban allocated the respective portion of property taxes and city planning taxes to the current period and charged this to property-related expenses.

In general, registered owners of properties in Japan as of January 1 are responsible for paying property taxes and city planning taxes for the calendar year based on assessments made by local governments. Consequently, registered owners who sold their properties to United Urban were liable for the property taxes and city planning taxes for the calendar year, including the period from the date of purchase by United Urban through the end of the year. United Urban paid an amount equivalent to the property taxes and city planning taxes applicable to the period commencing from the date of purchase of the respective properties by United Urban through the end of the year, and included this as a capitalized cost in the purchase price of each property. There were ¥17,699 thousand and ¥5,613 thousand of such property taxes and city planning taxes capitalized for the fiscal periods ended May 31, 2022 and November 30, 2022, respectively.



## ***Hedge Accounting***

United Urban conducts a derivative transaction in order to hedge risks defined in the Articles of Incorporation based on its financial policy. Derivative transactions (interest rate cap transactions and interest rate swap transactions) are utilized as hedging instrument for the purpose of avoiding interest-rate risks relating to debts. In addition, the effectiveness of hedging is evaluated by comparing the cumulative changes in the market rates or cumulative changes in the cash flows of the hedged items with the cumulative changes in the market rates or cumulative changes in the cash flows of hedging instruments, and examining the ratio of the amount of change in both. However, the evaluation of the hedge effectiveness is omitted when the interest rate swap transactions meet the specific criteria for special accounting treatment.

(Hedging relationship applying "Practical Solution on the Treatment of Hedge Accounting for Financial Instruments that Reference LIBOR") Of the above hedging relationship, United Urban applies the exceptional treatment to all hedging relationship included in the scope of "Practical Solution on the Treatment of Hedge Accounting for Financial Instruments that Reference LIBOR" (Practical Issues Task Force ("PITF") No.40 issued on March 17, 2022). Details of the hedging treatment applying the said PITF are as follows:

Hedge accounting method: Special treatment of interest rate swap

Hedging instrument: Interest rate swap transaction

Hedged item: Interest rate on debts

Type of hedge transaction: hedge transaction to fix cash flows

## ***Accounting Treatment for Beneficial Interests in Entrusted Assets Including Real Estate***

For trust beneficial interests in real estate, all assets and liabilities concerning assets held in trust as well as all income generated from, and expenses incurred on, assets held in trust are recorded in the relevant balance sheet and income statement accounts.

## ***Income Taxes***

Deferred income taxes are recognized by the asset and liability method. Under this method, deferred tax assets and liabilities are determined based on the differences between the financial and tax reporting of the assets and liabilities, and are measured using the enacted tax rates and laws which will be in effect when the differences are expected to reverse.

## ***Consumption Taxes***

Consumption taxes withheld and paid are not included in the accompanying statement of income and retained earnings. The consumption taxes paid are generally offset against the balance of consumption taxes withheld. As such, the excess of payments over the amounts withheld is included in current assets as "Consumption taxes refundable" and the excess of the amounts withheld over the amounts paid is included in current liabilities as "Consumption taxes payable."

Certain consumption tax payments relating to purchases of property and equipment are not deductible from consumption taxes withheld. Such consumption tax payments are capitalized and included in the respective acquisition costs of the property and equipment.

## ***Reclassifications***

Certain reclassifications have been made to the prior period's financial statements to conform these to the presentation used for the fiscal period ended November 30, 2022.

## **3. SIGNIFICANT ACCOUNTING ESTIMATES**

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### ***Impairment Losses of Fixed Assets***

1. Amounts recorded in the financial statements

	Thousands of yen	
	End of 37th Fiscal Period (As of May 31, 2022)	End of 38th Fiscal Period (As of November 30, 2022)
Impairment losses	¥ 68,000	-
Fixed assets	639,417,706	¥ 643,519,834
Intangible assets	9,442,981	9,435,648

## 2. Information on the nature of significant accounting estimates for identified items

(End of 37th Fiscal Period: As of May 31, 2022)

In accordance with Accounting Standard for Impairment of Fixed Assets, United Urban has adopted the accounting treatment to reduce the book value of fixed assets to a recoverable amount when the invested amount is deemed to be unrecoverable due to decline in profitability.

In adopting the accounting treatment, each property owned by United Urban is regarded as a single asset group, and United Urban makes an evaluation whether it is required to recognize impairment losses when indications of impairment for the group are deemed to exist due to continued negative operating income or cash flow, changes in the range or method of use have significantly reduced the recoverable amounts, significant deterioration of the business environment, and a significant decline in the market value, etc.

Future cash flow estimates are used to determine whether or not to recognize impairment losses. When it is determined that impairment losses should be recognized, the book value is reduced to the recoverable amount, and the reduced amount is recorded as impairment losses.

In estimating the future cash flow, the rent, property-related expenses, and discount rate etc. are determined by comprehensively considering the market trends and transaction cases of similar properties, etc. in reference to information from outside experts, such as assumptions used for real estate appraisal.

The performance and the market value of each property may be affected by the trends in the real estate rental market and real estate transaction market. As for some tenants of properties owned by United Urban which have been affected by the suppression of human mobility due to COVID-19, there are signs of recovery for their business condition and cash flow because of a decrease in infected people and tapering of behavior restrictions. However, United Urban may reduce rent for those tenants in consideration of medium- to long-term stable asset management and social response to those tenants in the future. In addition, United Urban expects that there are signs that the situation under COVID-19 will recover in late 2022 and business environment will fully recover after 2023.

Since it is difficult to predict these several events with certainty, the financial conditions, results of operations, and cash flow of United Urban for the next fiscal period may be affected in case of any changes in the assumptions of estimate.

(End of 38th Fiscal Period: As of November 30, 2022)

In accordance with Accounting Standard for Impairment of Fixed Assets, United Urban has adopted the accounting treatment to reduce the book value of fixed assets to a recoverable amount when the invested amount is deemed to be unrecoverable due to decline in profitability.

In adopting the accounting treatment, each property owned by United Urban is regarded as a single asset group, and United Urban makes an evaluation whether it is required to recognize impairment losses when indications of impairment for the group are deemed to exist due to continued negative operating income or cash flow, changes in the range or method of use have significantly reduced the recoverable amounts, significant deterioration of the business environment, and a significant decline in the market value, etc.

Future cash flow estimates are used to determine whether or not to recognize impairment losses. When it is determined that impairment losses should be recognized, the book value is reduced to the recoverable amount, and the reduced amount is recorded as impairment losses.

In estimating the future cash flow, the rent, property-related expenses, and discount rate etc. are determined by comprehensively considering the market trends and transaction cases of similar properties, etc. in reference to information from outside experts, such as assumptions used for real estate appraisal.

The performance and the market value of each property may be affected by the trends in the real estate rental market and real estate transaction market. As for COVID-19, it is still necessary to monitor infection levels. However, United Urban expects that the business environment will gradually recover after 2023 due to tapering of behavior restrictions, effects of various measures by governments and municipalities including tourism revival measures and tapering of restrictions on foreign visitors, and others.

Since it is difficult to predict these several events with certainty, the financial conditions, results of operations, and cash flow of United Urban for the next fiscal period may be affected in case of any changes in the assumptions of estimate.

#### 4. PLEDGED ASSETS AND SECURED DEBT

At May 31, 2022 and November 30, 2022, the following assets were pledged as collateral for the following debt:

##### *Pledged Assets*

	Thousands of yen	
	End of 37th Fiscal Period (As of May 31, 2022)	End of 38th Fiscal Period (As of November 30, 2022)
Land	¥ 2,089,982	¥ 2,089,982
Buildings and structures	1,259,565	1,222,409
Total	¥ 3,349,548	¥ 3,312,392

##### *Debt Secured by Pledged Assets*

	Thousands of yen	
	End of 37th Fiscal Period (As of May 31, 2022)	End of 38th Fiscal Period (As of November 30, 2022)
Leasehold and security deposits received	¥ 408,171	¥ 408,171
Total	¥ 408,171	¥ 408,171

#### 5. LINE-OF-CREDIT AGREEMENT

United Urban concluded the following line-of-credit agreement with financial institutions:

	Thousands of yen	
	End of 37th Fiscal Period (As of May 31, 2022)	End of 38th Fiscal Period (As of November 30, 2022)
Total amount of commitment	¥ 36,000,000	¥ 36,000,000
Outstanding borrowings at end of fiscal period	-	-
Amount unutilized at end of fiscal period	¥ 36,000,000	¥ 36,000,000

#### 6. REDUCTION ENTRY OF PROPERTY AND EQUIPMENT ACQUIRED THROUGH STATE SUBSIDY

	Thousands of yen	
	End of 37th Fiscal Period (As of May 31, 2022)	End of 38th Fiscal Period (As of November 30, 2022)
Buildings in trust	¥ 39,608	¥ 39,608

#### 7. STATUS OF CANCELLATION OF OWN INVESTMENT UNITS

	End of 37th Fiscal Period (As of May 31, 2022)	End of 38th Fiscal Period (As of November 30, 2022)
Total number of units cancelled (Unit)	-	19,746
Total amount cancelled (Thousands of yen)	-	¥ 2,999,918

## 8. MATTERS RELATED TO PROVISION AND REVERSAL OF RESERVE FOR TEMPORARY DIFFERENCE ADJUSTMENTS

(End of 37th Fiscal Period: As of May 31, 2022)

(Thousands of yen)

	Initial amount	Balance at beginning of period	Addition to the reserve during the period	Reversal during the period	Balance at end of period	Reasons for provision and reversal
Gains on negative goodwill (Note 1)	7,546,388	6,867,213	-	75,463	6,791,749	Appropriation for cash distribution
A portion of profits arising from the differences between taxable profits and accounting profit due to depreciation and amortization, etc. (Note 2)	66,949	62,932	-	669	62,262	Appropriation for cash distribution
	76,099	72,294	-	760	71,533	
	63,132	60,607	-	631	59,975	

(End of 38th Fiscal Period: As of November 30, 2022)

(Thousands of yen)

	Initial amount	Balance at beginning of period	Addition to the reserve during the period	Reversal during the period	Balance at end of period	Reasons for provision and reversal
Gains on negative goodwill (Note 1)	7,546,388	6,791,749	-	75,463	6,716,285	Appropriation for cash distribution
A portion of profits arising from the differences between taxable profits and accounting profit due to depreciation and amortization, etc. (Note 2)	66,949	62,262	-	669	61,593	Appropriation for cash distribution
	76,099	71,533	-	760	70,772	
	63,132	59,975	-	631	59,344	

Notes: 1. It is the balance of amount subdivided into the gains on negative goodwill which were allocated in the past fiscal periods. United Urban will reverse an amount equivalent to more than 1% of the initial amount (equivalent to the averaged amount for 50 years) in each fiscal period, starting with the fiscal period ended May 31, 2017.

2. It is a portion of profits arising from the differences between taxable profits and accounting profit due to depreciation and amortization, etc. United Urban will reverse an amount equivalent to more than 1% of the initial amount (equivalent to the averaged amount for 50 years) in each fiscal period, starting from the fiscal period subsequent to the fiscal period in which the reserve was allocated.

## 9. UNITHOLDERS' EQUITY

United Urban issues only units with no par value in accordance with the Investment Trust Act, under which United Urban is required to maintain at least ¥50,000 thousand as minimum net assets.

## 10. LONG-TERM DEBT

Long-term debt at May 31, 2022 and November 30, 2022 consisted of the following:

	Classification	Balance at Beginning of 38th FP (Millions of yen) (Note 1)	Increase during the Period (Millions of yen) (Note 1)	Decrease during the Period (Millions of yen) (Note 1)	Balance at End of 38th FP (Millions of yen) (Note 1)	Average Interest Rate (%) (Note 2)	Maturity Date	Use	Remarks
	Lenders								
Long-term debt due for repayment within one year	Mizuho Bank, Ltd.	2,000	-	2,000	-	0.672 (Note 3)	Jun. 20, 2022	(Note 4)	Unsecured Unguaranteed
	Shinkin Central Bank	1,000	-	1,000	-	0.728	Jun. 20, 2022	(Note 5)	
	Development Bank of Japan Inc.	1,200	-	1,200	-	0.710	Jun. 20, 2022	(Note 4)	

	Classification	Balance at Beginning of 38th FP (Millions of yen) (Note 1)	Increase during the Period (Millions of yen) (Note 1)	Decrease during the Period (Millions of yen) (Note 1)	Balance at End of 38th FP (Millions of yen) (Note 1)	Average Interest Rate (%) (Note 2)	Maturity Date	Use	Remarks
	Lenders								
Long-term debt due for repayment within one year	Sumitomo Mitsui Trust Bank, Limited	1,000	-	1,000	-	0.272	Jun. 20, 2022	(Note 5)	Unsecured Unguaranteed
	Sumitomo Mitsui Trust Bank, Limited	2,800	-	2,800	-	0.814	Sep. 20, 2022	(Note 4)	
	The Hiroshima Bank, Ltd.	500	-	500	-	0.685 (Note 3)	Sep. 20, 2022	(Note 5)	
	The Yamaguchi Bank, Ltd.	1,000	-	1,000	-	0.885 (Note 3)	Sep. 20, 2022	(Note 5)	
	Nippon Life Insurance Company	1,000	-	1,000	-	0.861	Sep. 20, 2022	(Note 5)	
	Shinsei Bank, Limited (Note 8)	1,500	-	1,500	-	0.773	Sep. 20, 2022	(Note 4)	
	Sumitomo Mitsui Trust Bank, Limited	3,400	-	-	3,400	1.239	Dec. 20, 2022	(Note 6)	
	Sumitomo Mitsui Trust Bank, Limited	6,500	-	-	6,500	0.842	Mar. 20, 2023	(Note 4)	
	Sumitomo Mitsui Trust Bank, Limited	3,500	-	-	3,500	0.775	Mar. 20, 2023	(Note 6)	
	Resona Bank, Limited	1,500	-	-	1,500	0.370 (Note 3)	Mar. 20, 2023	(Note 4)	
	Mizuho Bank, Ltd.	2,000	-	-	2,000	0.452	Mar. 20, 2023	(Note 6)	
	Resona Bank, Limited	1,000	-	-	1,000	0.375	Mar. 20, 2023	(Note 6)	
	Saitama Resona Bank, Limited	2,000	-	-	2,000	0.490 (Note 3)	Mar. 20, 2023	(Note 4)	
	The Ashikaga Bank, Ltd.	1,000	-	-	1,000	0.441	Mar. 20, 2023	(Note 4)	
	Mizuho Trust & Banking Co., Ltd.	-	1,000	-	1,000	0.798	Jun. 20, 2023	(Note 4)	
	Development Bank of Japan Inc.	-	1,500	-	1,500	0.372	Jun. 20, 2023	(Note 4)	
	The Nishi-Nippon City Bank, Ltd.	-	1,000	-	1,000	0.425	Jun. 20, 2023	(Note 4)	
	Mizuho Bank, Ltd.	-	1,300	-	1,300	0.749 (Note 3)	Sep. 20, 2023	(Note 4)	
	MUFG Bank, Ltd.	-	1,300	-	1,300	0.780	Sep. 20, 2023	(Note 4)	
	Sumitomo Mitsui Banking Corporation	-	4,000	-	4,000	0.300	Sep. 20, 2023	(Note 6)	
	Sumitomo Mitsui Trust Bank, Limited (Trust Account) (Green Finance)	-	10,000	-	10,000	0.250	Sep. 29, 2023	(Note 7)	
	Subtotal	32,900	20,100	12,000	41,000	-	-	-	-
Long-term debt	Mizuho Trust & Banking Co., Ltd.	1,000	-	1,000	-	0.798	Jun. 20, 2023	(Note 4)	Unsecured Unguaranteed
	Development Bank of Japan Inc.	1,500	-	1,500	-	0.372	Jun. 20, 2023	(Note 4)	
	The Nishi-Nippon City Bank, Ltd.	1,000	-	1,000	-	0.425	Jun. 20, 2023	(Note 4)	
	Mizuho Bank, Ltd.	1,300	-	1,300	-	0.749 (Note 3)	Sep. 20, 2023	(Note 4)	
	MUFG Bank, Ltd.	1,300	-	1,300	-	0.780	Sep. 20, 2023	(Note 4)	
	Sumitomo Mitsui Banking Corporation	4,000	-	4,000	-	0.300	Sep. 20, 2023	(Note 6)	
	Sumitomo Mitsui Trust Bank, Limited (Trust Account) (Green Finance)	10,000	-	10,000	-	0.250	Sep. 29, 2023	(Note 7)	
	The Ashikaga Bank, Ltd.	1,000	-	-	1,000	0.306	Dec. 20, 2023	(Note 5)	
	MUFG Bank, Ltd.	1,000	-	-	1,000	0.625 (Note 3)	Mar. 21, 2024	(Note 4)	
	Mizuho Trust & Banking Co., Ltd.	1,000	-	-	1,000	0.355	Mar. 21, 2024	(Note 6)	
	The Hiroshima Bank, Ltd.	1,000	-	-	1,000	0.565	Mar. 21, 2024	(Note 6)	
	The 77 Bank, Ltd.	1,500	-	-	1,500	0.425	Mar. 21, 2024	(Note 4)	
	Resona Bank, Limited	1,000	-	-	1,000	0.191 (Note 3)	Mar. 21, 2024	(Note 6)	

	Classification	Balance at Beginning of 38th FP (Millions of yen) (Note 1)	Increase during the Period (Millions of yen) (Note 1)	Decrease during the Period (Millions of yen) (Note 1)	Balance at End of 38th FP (Millions of yen) (Note 1)	Average Interest Rate (%) (Note 2)	Maturity Date	Use	Remarks
	Lenders								
Long-term debt	Sumitomo Mitsui Banking Corporation	1,200	-	-	1,200	0.300	Mar. 21, 2024	(Note 6)	Unsecured Unguaranteed
	Sumitomo Mitsui Banking Corporation	1,300	-	-	1,300	0.300	Mar. 21, 2024	(Note 4)	
	Sumitomo Mitsui Trust Bank, Limited (Trust Account) (Green Finance)	2,500	-	-	2,500	0.290	Mar. 29, 2024	(Note 7)	
	Sumitomo Mitsui Trust Bank, Limited	1,700	-	-	1,700	0.924	Jun. 20, 2024	(Note 4)	
	Mizuho Bank, Ltd.	2,000	-	-	2,000	0.523	Jun. 20, 2024	(Note 4)	
	The Norinchukin Bank	2,700	-	-	2,700	0.425	Jun. 20, 2024	(Note 4)	
	Resona Bank, Limited	1,500	-	-	1,500	0.305	Jun. 20, 2024	(Note 4)	
	Sumitomo Mitsui Banking Corporation	1,650	-	-	1,650	0.300	Jun. 20, 2024	(Note 6)	
	Aozora Bank, Ltd.	1,000	-	-	1,000	0.336	Jun. 20, 2024	(Note 6)	
	MUFG Bank, Ltd.	1,000	-	-	1,000	0.680	Sep. 20, 2024	(Note 4)	
	Mizuho Bank, Ltd.	1,000	-	-	1,000	0.633 (Note 3)	Sep. 20, 2024	(Note 4)	
	The Norinchukin Bank	1,500	-	-	1,500	0.425	Sep. 20, 2024	(Note 4)	
	Development Bank of Japan Inc.	1,500	-	-	1,500	0.428	Sep. 20, 2024	(Note 4)	
	Tokio Marine & Nichido Fire Insurance Co., Ltd.	1,000	-	-	1,000	0.320	Sep. 20, 2024	(Note 6)	
	The Bank of Fukuoka, Ltd.	1,400	-	-	1,400	0.375	Dec. 20, 2024	(Note 4)	
	Mizuho Bank, Ltd.	3,000	-	-	3,000	0.430	Dec. 20, 2024	(Note 5)	
	Meiji Yasuda Life Insurance Company	1,000	-	-	1,000	0.687	Mar. 21, 2025	(Note 4)	
	MUFG Bank, Ltd.	2,000	-	-	2,000	0.430	Mar. 21, 2025	(Note 4)	
	MUFG Bank, Ltd.	3,500	-	-	3,500	0.489	Mar. 21, 2025	(Note 6)	
	Shinsei Bank, Limited (Note 8)	2,000	-	-	2,000	0.639	Mar. 21, 2025	(Note 6)	
	The Bank of Fukuoka, Ltd.	1,000	-	-	1,000	0.489	Mar. 21, 2025	(Note 6)	
	Shinkin Central Bank	1,000	-	-	1,000	0.624	Mar. 21, 2025	(Note 4)	
	The Bank of Kyoto, Ltd.	1,000	-	-	1,000	0.524	Mar. 21, 2025	(Note 4)	
	Sompo Japan Insurance Inc.	1,000	-	-	1,000	0.306	Mar. 21, 2025	(Note 6)	
	The Norinchukin Bank	2,200	-	-	2,200	0.423	Jun. 20, 2025	(Note 6)	
	Mizuho Bank, Ltd.	1,000	-	-	1,000	0.364	Jun. 20, 2025	(Note 6)	
	Aozora Bank, Ltd.	1,000	-	-	1,000	0.398	Jun. 20, 2025	(Note 6)	
	The Nomura Trust and Banking Co., Ltd.	1,000	-	-	1,000	0.284	Jun. 20, 2025	(Note 6)	
	Sumitomo Mitsui Trust Bank, Limited	3,000	-	-	3,000	0.415	Sep. 22, 2025	(Note 4)	
	Development Bank of Japan Inc.	1,000	-	-	1,000	0.466	Sep. 22, 2025	(Note 5)	
	Shinkin Central Bank	1,000	-	-	1,000	0.466	Sep. 22, 2025	(Note 5)	
	The Nishi-Nippon City Bank, Ltd.	1,000	-	-	1,000	0.466	Sep. 22, 2025	(Note 5)	
	Nippon Life Insurance Company	1,000	-	-	1,000	0.330	Sep. 22, 2025	(Note 6)	
	The Bank of Yokohama, Ltd.	500	-	-	500	0.325	Sep. 22, 2025	(Note 6)	
	Sumitomo Mitsui Trust Bank, Limited	2,000	-	-	2,000	0.627	Dec. 22, 2025	(Note 4)	
	Mizuho Bank, Ltd.	4,000	-	-	4,000	0.323	Dec. 22, 2025	(Note 4)	
	Tokio Marine & Nichido Fire Insurance Co., Ltd.	1,000	-	-	1,000	0.300	Dec. 22, 2025	(Note 6)	

	Classification	Balance at Beginning of 38th FP (Millions of yen) (Note 1)	Increase during the Period (Millions of yen) (Note 1)	Decrease during the Period (Millions of yen) (Note 1)	Balance at End of 38th FP (Millions of yen) (Note 1)	Average Interest Rate (%) (Note 2)	Maturity Date	Use	Remarks
	Lenders								
Long-term debt	MUFG Bank, Ltd.	2,000	-	-	2,000	0.460	Mar. 23, 2026	(Note 4)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.	4,500	-	-	4,500	0.569	Mar. 23, 2026	(Note 4)	
	The Norinchukin Bank	1,600	-	-	1,600	0.313	Mar. 23, 2026	(Note 6)	
	Sumitomo Mitsui Trust Bank, Limited (Trust Account) (Green Finance)	2,000	-	-	2,000	0.390	Mar. 31, 2026	(Note 7)	
	THE HACHIJUNI BANK,LTD.	1,100	-	-	1,100	0.290	Jun. 20, 2026	(Note 4)	
	Mizuho Bank, Ltd.	2,400	-	-	2,400	0.544	Jun. 22, 2026	(Note 4)	
	Mizuho Bank, Ltd.	3,000	-	-	3,000	0.474	Jun. 22, 2026	(Note 6)	
	MUFG Bank, Ltd.	1,000	-	-	1,000	0.230	Jun. 22, 2026	(Note 6)	
	Sumitomo Mitsui Trust Bank, Limited	2,000	-	-	2,000	0.183	Jun. 22, 2026	(Note 4)	
	Daishi Hokuetsu Bank,Ltd.	1,000	-	-	1,000	0.250	Jun. 22, 2026	(Note 4)	
	Shinkin Central Bank	-	1,000	-	1,000	0.657	Jun. 22, 2026	(Note 6)	
	MUFG Bank, Ltd.	1,500	-	-	1,500	0.440	Sep. 24, 2026	(Note 5)	
	Sumitomo Mitsui Trust Bank, Limited	5,000	-	-	5,000	0.238	Sep. 24, 2026	(Note 4)	
	The Gunma Bank, Ltd.	500	-	-	500	0.274	Sep. 24, 2026	(Note 6)	
	Resona Bank, Limited	-	1,000	-	1,000	0.204	Sep. 24, 2026	(Note 4)	
	The Bank of Fukuoka, Ltd.	-	700	-	700	0.204	Sep. 24, 2026	(Note 4)	
	The Bank of Fukuoka, Ltd.	1,000	-	-	1,000	0.495 (Note 3)	Dec. 21, 2026	(Note 5)	
	Saitama Resona Bank, Limited	1,000	-	-	1,000				
	The Nomura Trust and Banking Co., Ltd.	1,000	-	-	1,000				
	The Shinkumi Federation Bank	1,000	-	-	1,000				
	Sumitomo Mitsui Trust Bank, Limited	2,000	-	-	2,000	0.391 (Note 3)	Dec. 21, 2026	(Note 4)	
	The Shinkumi Federation Bank	1,000	-	-	1,000				
	Mizuho Trust & Banking Co., Ltd.	1,300	-	-	1,300	0.309	Dec. 21, 2026	(Note 6)	
	Meiji Yasuda Life Insurance Company	1,000	-	-	1,000	0.756	Mar. 23, 2027	(Note 4)	
	Taiyo Life Insurance Company	1,000	-	-	1,000	0.656	Mar. 23, 2027	(Note 4)	
	The Nishi-Nippon City Bank, Ltd.	1,000	-	-	1,000	0.390	Mar. 23, 2027	(Note 4)	
	The 77 Bank, Ltd.	1,000	-	-	1,000	0.400	Mar. 23, 2027	(Note 4)	
	Shinkin Central Bank	1,000	-	-	1,000	0.375	Mar. 23, 2027	(Note 4)	
	Resona Bank, Limited	1,000	-	-	1,000	0.295	Mar. 23, 2027	(Note 4)	
	MUFG Bank, Ltd.	8,900	-	-	8,900	0.230	Mar. 23, 2027	(Note 6)	
	Sumitomo Mitsui Trust Bank, Limited	2,500	-	-	2,500	0.385	Jun. 21, 2027	(Note 4)	
	MUFG Bank, Ltd.	2,800	-	-	2,800	0.465	Jun. 21, 2027	(Note 6)	
	Sumitomo Mitsui Banking Corporation	2,000	-	-	2,000	0.325	Jun. 21, 2027	(Note 4)	
	Sumitomo Mitsui Trust Bank, Limited	2,000	-	-	2,000	0.483	Jun. 21, 2027	(Note 6)	
	Mizuho Trust & Banking Co., Ltd.	500	-	-	500	0.533	Jun. 21, 2027	(Note 6)	
	Development Bank of Japan Inc.	900	-	-	900	0.500	Jun. 21, 2027	(Note 6)	
	The Norinchukin Bank	1,500	-	-	1,500	0.396	Jun. 21, 2027	(Note 4)	

	Classification	Balance at Beginning of 38th FP (Millions of yen) (Note 1)	Increase during the Period (Millions of yen) (Note 1)	Decrease during the Period (Millions of yen) (Note 1)	Balance at End of 38th FP (Millions of yen) (Note 1)	Average Interest Rate (%) (Note 2)	Maturity Date	Use	Remarks
	Lenders								
Long-term debt	MUFG Bank, Ltd.	1,000	-	-	1,000	0.360	Jun. 21, 2027	(Note 4)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.	-	2,000	-	2,000	0.316	Jun. 21, 2027	(Note 6)	
	The Bank of Yokohama, Ltd.	-	1,000	-	1,000	0.316	Jun. 21, 2027	(Note 4)	
	MUFG Bank, Ltd.	3,800	-	-	3,800	0.465	Sep. 21, 2027	(Note 4)	
	Sumitomo Mitsui Banking Corporation	3,500	-	-	3,500	0.426 (Note 3)	Sep. 21, 2027	(Note 6)	
	Mizuho Bank, Ltd.	1,000	-	-	1,000	0.414	Sep. 21, 2027	(Note 6)	
	Sumitomo Mitsui Trust Bank, Limited	-	1,400	-	1,400	0.314	Sep. 21, 2027	(Note 6)	
	Shinsei Bank, Limited (Note 8)	-	1,500	-	1,500	0.314	Sep. 21, 2027	(Note 6)	
	Sumitomo Mitsui Trust Bank, Limited	2,500	-	-	2,500	0.415	Dec. 20, 2027	(Note 4)	
	The Norinchukin Bank	1,000	-	-	1,000	0.365	Dec. 20, 2027	(Note 6)	
	The Bank of Fukuoka, Ltd.	1,500	-	-	1,500	0.290	Mar. 21, 2028	(Note 4)	
	Mizuho Trust & Banking Co., Ltd.	1,000	-	-	1,000	0.344	Mar. 21, 2028	(Note 6)	
	MUFG Bank, Ltd.	3,000	-	-	3,000	0.340	Mar. 21, 2028	(Note 6)	
	THE IYO BANK, Ltd.	1,000	-	-	1,000	0.393	Mar. 21, 2028	(Note 6)	
	MUFG Bank, Ltd.	2,000	-	-	2,000	0.570	Sep. 20, 2028	(Note 5)	
	Shinsei Bank, Limited (Note 8)	2,500	-	-	2,500	0.391	Sep. 20, 2028	(Note 6)	
	The Bank of Fukuoka, Ltd.	500	-	-	500	0.371	Sep. 20, 2028	(Note 6)	
	The 77 Bank, Ltd.	500	-	-	500	0.410	Sep. 20, 2028	(Note 6)	
	The Norinchukin Bank	1,500	-	-	1,500	0.418	Sep. 20, 2028	(Note 6)	
	MUFG Bank, Ltd.	3,000	-	-	3,000	0.470	Dec. 20, 2028	(Note 4)	
	Mizuho Bank, Ltd.	7,000	-	-	7,000	0.405	Mar. 21, 2029	(Note 4)	
	MUFG Bank, Ltd.	1,500	-	-	1,500	0.420	Mar. 21, 2029	(Note 4)	
	The Gunma Bank, Ltd.	1,000	-	-	1,000	0.559	Mar. 21, 2029	(Note 6)	
	Aozora Bank, Ltd.	2,000	-	-	2,000	0.674	Mar. 21, 2029	(Note 4)	
	Mizuho Trust & Banking Co., Ltd.	1,200	-	-	1,200	0.673	Mar. 21, 2029	(Note 4)	
	Development Bank of Japan Inc.	-	1,200	-	1,200	0.839	Jun. 20, 2029	(Note 6)	
	Sumitomo Mitsui Banking Corporation	6,500	-	-	6,500	0.536	Sep. 20, 2029	(Note 6)	
	Sumitomo Mitsui Banking Corporation	2,300	-	-	2,300	0.496	Sep. 20, 2029	(Note 4)	
	Sumitomo Mitsui Trust Bank, Limited	-	1,400	-	1,400	0.643	Sep. 20, 2029	(Note 6)	
	The Hiroshima Bank, Ltd.	-	500	-	500	0.661	Sep. 20, 2029	(Note 6)	
	The Yamaguchi Bank, Ltd.	-	1,000	-	1,000	0.761	Sep. 20, 2029	(Note 6)	
	Nippon Life Insurance Company	-	1,000	-	1,000	0.660	Sep. 20, 2029	(Note 6)	
	Sumitomo Mitsui Banking Corporation	5,000	-	-	5,000	0.399	Dec. 20, 2029	(Note 6)	
	Mizuho Bank, Ltd.	1,400	-	-	1,400	0.524	Mar. 21, 2030	(Note 6)	
	Sumitomo Mitsui Trust Bank, Limited	1,500	-	-	1,500	0.466	Mar. 21, 2030	(Note 4)	
	Mizuho Bank, Ltd.	1,500	-	-	1,500	0.543	Mar. 21, 2030	(Note 4)	
	Daishi Hokuetsu Bank, Ltd.	1,000	-	-	1,000	0.480	Mar. 21, 2030	(Note 6)	



	Classification	Balance at Beginning of 38th FP (Millions of yen) (Note 1)	Increase during the Period (Millions of yen) (Note 1)	Decrease during the Period (Millions of yen) (Note 1)	Balance at End of 38th FP (Millions of yen) (Note 1)	Average Interest Rate (%) (Note 2)	Maturity Date	Use	Remarks
	Lenders								
Long-term debt	Sumitomo Mitsui Banking Corporation	2,500	-	-	2,500	0.689	Mar. 21, 2030	(Note 4)	Unsecured Unguaranteed
	Sumitomo Mitsui Banking Corporation	570	-	-	570	0.728	Mar. 21, 2030	(Note 4)	
	Mizuho Bank, Ltd.	1,700	-	-	1,700	0.490	Jun. 20, 2030	(Note 6)	
	Sumitomo Mitsui Banking Corporation	2,900	-	-	2,900	0.476	Jun. 20, 2030	(Note 6)	
	Sumitomo Mitsui Trust Bank, Limited	7,783	-	-	7,783	0.450	Sep. 20, 2030	(Note 6)	
	Sumitomo Mitsui Banking Corporation	2,400	-	-	2,400	0.595	Sep. 20, 2030	(Note 6)	
	MUFG Bank, Ltd.	3,000	-	-	3,000	0.470	Dec. 20, 2030	(Note 6)	
	Sumitomo Mitsui Trust Bank, Limited	3,400	-	-	3,400	0.609	Mar. 20, 2031	(Note 6)	
	MUFG Bank, Ltd.	2,500	-	-	2,500	0.530	Mar. 20, 2031	(Note 6)	
	Sumitomo Mitsui Trust Bank, Limited	2,600	-	-	2,600	0.651	Mar. 22, 2032	(Note 6)	
	Mizuho Bank, Ltd.	3,000	-	-	3,000	0.686	Mar. 22, 2032	(Note 6)	
	Sumitomo Mitsui Trust Bank, Limited	-	1,000	-	1,000	0.984	Jun. 21, 2032	(Note 6)	
Subtotal		241,303	14,700	20,100	235,903	-	-	-	-
Total		274,203	34,800	32,100	276,903	-	-	-	-

- Notes: 1. Amounts are stated after being rounded down to the units stated. Therefore, the sum may not equal to the total due to rounding.
2. The average interest rate represents the weighted average during the period based on the number of days and the outstanding balance of a borrowing, and is rounded to the nearest third decimal places. The figures do not include fees related to these borrowings that have been paid to the lenders listed in the table.
3. Though it is a borrowing with floating interest rate, the interest rate for this borrowing is, in effect, fixed due to the execution of an interest rate swap agreement. The adjusted interest rate in consideration of swap transactions is stated.
4. The funds are used for acquisition of real estate or trust beneficial interest in real estate and expenses related to the acquisition.
5. The funds are used for redemption of corporate bonds.
6. The funds are used for repayment of borrowings.
7. The funds are used for the repayment of borrowings related to the "Eligible Green Assets" and acquisition of real estate or trust beneficial interest in real estate which are "Eligible Green Assets," and the related expenses.
8. The corporate name was changed from "Shinsei Bank, Limited" to "SBI Shinsei Bank, Limited" on January 4, 2023.
9. The scheduled repayment amount of "Long-term debt" and "Long-term debt due for repayment within one year" within five years after the date of Balance Sheet are as follows:

	Within one year	Over 1 year, less than 2 years	Over 2 years, less than 3 years	Over 3 years, less than 4 years	Over 4 years, less than 5 years
Long-term debt (Millions of yen)	41,000	28,050	29,600	37,300	50,600

## 11. CORPORATE BONDS

Corporate bonds at May 31, 2022 and November 30, 2022 consisted of the following:

Name	Issue Date	Balance at Beginning of 38th FP (Millions of yen)	Decrease during the Period (Millions of yen)	Balance at End of 38th FP (Millions of yen)	Interest Rate (%)	Maturity Date	Use	Remarks
Series 16 of Unsecured Corporate Bonds	May 29, 2015	2,000	-	2,000	0.804	May 29, 2025	(Note 1)	Unsecured (Note 7)
Series 17 of Unsecured Corporate Bonds	May 22, 2018	10,000	-	10,000	0.240	Nov. 22, 2023	(Note 2)	Unsecured (Note 7)
Series 18 of Unsecured Corporate Bonds	May 22, 2018	2,000	-	2,000	0.230	May 22, 2023	(Note 2)	Unsecured (Note 7)
Series 19 of Unsecured Corporate Bonds (Green Bonds)	May 23, 2019	10,000	-	10,000	0.448	May 22, 2026	(Note 3)	Unsecured (Note 7)

Name	Issue Date	Balance at Beginning of 38th FP (Millions of yen)	Decrease during the Period (Millions of yen)	Balance at End of 38th FP (Millions of yen)	Interest Rate (%)	Maturity Date	Use	Remarks
Series 20 of Unsecured Corporate Bonds	Aug. 11, 2020	8,000	-	8,000	0.270	Aug. 8, 2025	(Note 4)	Unsecured (Note 7)
Series 21 of Unsecured Corporate Bonds	Mar. 23, 2021	1,000	-	1,000	0.760	Mar. 21, 2036	(Note 5)	Unsecured (Note 7)
Series 22 of Unsecured Corporate Bonds (Sustainability Bonds)	Oct. 28, 2021	3,500	-	3,500	0.400	Oct. 28, 2031	(Note 6)	Unsecured (Note 7)
Total		36,500	-	36,500	-	-	-	-

- Notes: 1. The funds are used for the redemption of the corporate bonds.  
2. The funds are used for the redemption of the corporate bonds and the working capital.  
3. The funds are used for the refinancing of borrowings related to the "Eligible Green Assets" and acquisition of real estate or trust beneficial interest in real estate which are "Eligible Green Assets," and the related expenses.  
4. The funds are used for the repayment of the existing borrowings.  
5. The funds are used for acquisition of real estate or trust beneficial interest in real estate and expenses related to the acquisition.  
6. The funds are used for the redemption of the corporate bonds related to the "Eligible Green Assets," and acquisition of real estate which are "Eligible Social Assets", and funds required for development.  
7. Ranking pari passu among corporate bonds.  
8. The scheduled redemption amount of "Corporate bonds" within five years after the date of Balance Sheet are as follows:

	Within one year	Over 1 year, less than 2 years	Over 2 years, less than 3 years	Over 3 years, less than 4 years	Over 4 years, less than 5 years
Corporate bonds (Millions of yen)	12,000	-	10,000	10,000	-

## 12. OPERATING REVENUES AND EXPENSES

Operating revenues and expenses for the fiscal periods ended May 31, 2022 and November 30, 2022 were as follows:

	Thousands of yen	
	37th Fiscal Period (December 1, 2021 – May 31, 2022)	38th Fiscal Period (June 1, 2022 – November 30, 2022)
<b>Operating Revenues</b>	¥ 23,212,523	¥ 23,984,335
<b>Rental Revenues</b>	21,524,555	22,033,852
Rental revenues	19,150,065	19,714,415
Common area charges	1,443,171	1,408,537
Parking revenues	770,641	748,216
Other	160,678	162,682
<b>Other Rental Revenues</b>	1,687,967	1,950,483
Incidental revenues	1,319,385	1,676,330
Temporary revenues (including cancellation charges)	280,039	182,622
Other miscellaneous revenues	88,541	91,530
<b>Property-Related Expenses</b>	11,244,867	11,467,621
Property and other taxes	2,127,237	2,163,124
Property management fees	1,804,075	1,824,199
Utilities	1,374,731	1,940,039
Casualty insurance	35,978	37,614
Repairs and maintenance	1,300,154	997,060
Depreciation and amortization	4,102,092	4,068,836
Other rental expenses	500,598	436,746
<b>Profit from rental activities</b>	¥ 11,967,655	¥ 12,516,713

### 13. GAIN ON SALES OF REAL ESTATE PROPERTIES

Gain on sales of real estate properties for the fiscal periods ended May 31, 2022 and November 30, 2022 were as follows:

(37th Fiscal Period: December 1, 2021 – May 31, 2022)

<u>Rokubancho K Building</u>	Thousands of yen
Revenue from sales of real estate properties	¥ 3,300,000
Cost of sales of real estate properties	2,206,620
Other sales expenses	128,704
Gain on sales of real estate properties	¥ 964,675

<u>Fuchu Building</u>	Thousands of yen
Revenue from sales of real estate properties	¥ 1,650,000
Cost of sales of real estate properties	1,582,183
Other sales expenses	60,893
Gain on sales of real estate properties	¥ 6,923

(38th Fiscal Period: June 1, 2022 – November 30, 2022)

<u>UUR Court Sapporo Shinoro Ichibankan</u>	Thousands of yen
Revenue from sales of real estate properties	¥ 600,000
Cost of sales of real estate properties	568,970
Other sales expenses	25,638
Gain on sales of real estate properties	¥ 5,390

<u>Asuto Nagamachi Dental Clinic</u>	Thousands of yen
Revenue from sales of real estate properties	¥ 1,650,000
Cost of sales of real estate properties	1,189,637
Other sales expenses	16,212
Gain on sales of real estate properties	¥ 444,149

### 14. BREAKDOWN OF IMPAIRMENT LOSSES

(37th Fiscal Period: December 1, 2021 – May 31, 2022)

(Thousands of yen)			
Property Name	Location	Class	Impairment Losses
UUR Court Sapporo Shinoro	Sapporo, Hokkaido	Land	¥ 29,700
Ichibankan		Building	38,300

In assessing impairment losses, each property owned by United Urban is regarded as a single asset group. Since the property stated in the above table is scheduled to be sold, the book value was reduced to its recoverable amount and the amount of the reduction was recorded under operating expenses as impairment losses in the 37th fiscal period.

The recoverable amount is measured at the net sale value (estimated sale value – estimated disposal costs) of the relevant asset. In addition, the impairment losses arising from a sale is deemed to have the nature of operating expenses and thus recorded under operating expenses in accordance with Article 48, Paragraph 2 of the Regulation on Accountings of Investment Corporations.

(38th Fiscal Period: June 1, 2022 – November 30, 2022)

There was no applicable information on breakdown of impairment losses for the fiscal period ended November 30, 2022.

### 15. INCOME TAXES

The significant components of deferred tax assets and deferred tax liabilities at May 31, 2022 and November 30, 2022 were summarized as follows:

		(Thousands of yen)	
End of 37th Fiscal Period (As of May 31, 2022)		End of 38th Fiscal Period (As of November 30, 2022)	
Deferred tax assets		Deferred tax assets	
Difference in revenue recognition for tax purposes	¥ 16,102	Difference in revenue recognition for tax purposes	¥ 12,361
Valuation difference on assets acquired by merger	15,599,714	Valuation difference on assets acquired by merger	15,580,652
Excess allowance for doubtful accounts	5,345	Excess allowance for doubtful accounts	3,657
Impairment losses	349,835	Impairment losses	328,442
Other	256	Other	246
Subtotal	15,971,254	Subtotal	15,925,361
Valuation allowance	(15,971,254)	Valuation allowance	(15,925,361)
Total	-	Total	-
Net deferred tax assets	-	Net deferred tax assets	-

A reconciliation of the differences between the statutory tax rate and the effective tax rate after the application of tax effect accounting for the fiscal periods ended May 31, 2022 and November 30, 2022 were summarized as follows:

	37th Fiscal Period (As of May 31, 2022)	38th Fiscal Period (As of November 30, 2022)
Statutory tax rate	31.46%	31.46%
(Adjustment)		
Distributions of tax-deductible dividends	(30.73)%	(31.15)%
Changes in valuation allowance	(0.73)%	(0.32)%
Other	0.01%	0.01%
Effective tax rate after the application of tax effect accounting	0.01%	0.01%

United Urban is subject to income taxes in Japan. United Urban's policy is to make dividend distributions in excess of 90% of distributable profit for each fiscal period in order to meet the conditions stipulated in Article 67-15 of the Act on Special Measures Concerning Taxation of Japan (including all subsequent amendments) concerning the deductibility of cash dividends paid for income tax purposes within the limit of the amount of earnings. Based on this policy, for the 37th fiscal period, United Urban added reversal of reserve for temporary difference adjustments of ¥77,525 thousand to the unappropriated retained earnings of ¥9,628,227 thousand, and reserved ¥1,488 thousand, fractional part which distribution per unit was less than ¥1, as reserve retained for distribution. Then, United Urban decided to distribute the remaining ¥9,704,264 thousand. For the 38th fiscal period, United Urban added reversal of reserve for temporary difference adjustments of ¥77,525 thousand to the unappropriated retained earnings of ¥9,666,272 thousand, and reserved ¥1,828 thousand, fractional part which distribution per unit was less than ¥1, as reserve retained for distribution. Then, United Urban decided to distribute the remaining ¥9,741,970 thousand. United Urban does not distribute cash dividends in excess of its earnings as stipulated in Article 35, Paragraph 2 of its Articles of Incorporation.

## 16. THE FAIR VALUE OF FINANCIAL INSTRUMENTS

### **Matters Concerning Financial Instruments**

#### 1. Approach to financial instruments

United Urban procures funds, mainly for the acquisition, repair and maintenance of real estate properties and for the repayment of interest-bearing liabilities, primarily by borrowing from financial institutions, issuing corporate bonds and issuing new investment units. With respect to procurement of funds for interest-bearing liabilities, based on its policy of building a robust financial standing, United Urban procures, in principle, funds with long terms and fixed interest rates, and adopts a conservative financial strategy as its basic policy, which includes aiming to secure financial stability and liquidity through such measures as spreading out the repayment deadlines and utilizing lines of credit. In addition, United Urban may at times engage in investment management of various types of deposits for the purpose of efficiently managing tentative surplus funds. Furthermore, United Urban may conduct derivative transactions only for the purpose of hedging interest rate fluctuation risks in debt, etc.

#### 2. Details of financial instruments and their risks and risk management structure

Funds are procured in the form of debt and corporate bonds, mainly for the purpose of the acquiring real estate properties, real estate backed securities, etc. and the repaying of interest-bearing liabilities. Debt and corporate bonds are exposed to liquidity risks on repayment/redemption deadlines, but United Urban manages the concerned risks by striving to maintain and strengthen its capacity to procure funds from the capital markets through increases in capital by keeping the LTV within a range deemed to be appropriate, by ensuring liquidity at hand, such as through line-of-credit agreements with several leading financial institutions of Japan and by taking

other measures.

Moreover, debt with floating interest rates is exposed to risks of fluctuation in the interest payable, however United Urban manages the concerned risks by adjusting the ratio of the debt with floating interest rates to the balance of the total outstanding debt in response to the financial environment, by utilizing or considering derivative transactions (interest rate cap transactions and interest rate swap transactions) as hedging instruments in order to fix interest expenses and by taking other measures. Furthermore, the risks associated with derivative transactions are controlled in accordance with the operational management procedures of JRA.

Surplus funds of United Urban invested as large time deposits, etc., are exposed to risks of failure of the financial institutions holding the deposits and to other credit risks, but United Urban manages the concerned risks by diversifying the financial institutions holding the deposits and by taking other measures.

Leasehold and security deposits received including deposits in trust, are deposits from tenants and are exposed to liquidity risks arising from the tenants' vacating their properties before the expiration of lease agreements. United Urban manages the concerned risks by putting aside an amount sufficient to enable deposits to be returned without interruption and by ensuring liquidity at hand, such as through line-of-credit agreements.

### 3. Supplemental explanation for matters concerning the fair value, etc. of financial instruments

Since certain assumptions are adopted in the calculation of the fair value of a financial instrument, there may be cases where these values will vary when different assumptions, etc. are adopted.

#### **Matters Concerning the Fair Value, etc. of Financial Instruments**

The carrying amounts on the balance sheet, the fair values, and their differences as of May 31, 2022 and November 30, 2022 are as follows. As for the cash and bank deposits, cash and bank deposits in trust, and short-term debt, because those items are cash or the fair value of those items approximates the book value as those are settled within a short period of time, notes are omitted. In addition, notes to the leasehold and security deposits received in trust are omitted because it is immaterial.

(End of 37th Fiscal Period: As of May 31, 2022)

(Thousands of yen)			
	Carrying amounts on the balance sheet	Fair value (Note 1)	Differences
(1) Current portion of corporate bonds	¥ 2,000,000	¥ 1,996,600	¥ (3,400)
(2) Long-term debt due for repayment within one year	32,900,000	33,023,296	123,296
(3) Corporate bonds	34,500,000	34,285,750	(214,250)
(4) Long-term debt	241,303,000	240,272,638	(1,030,361)
Total liabilities	¥ 310,703,000	¥ 309,578,284	¥ (1,124,715)
(5) Derivative transactions (*)	¥ 12,810	¥ 12,810	-
Total derivative transactions	¥ 12,810	¥ 12,810	-

(End of 38th Fiscal Period: As of November 30, 2022)

(Thousands of yen)			
	Carrying amounts on the balance sheet	Fair value (Note 1)	Differences
(1) Current portion of corporate bonds	¥ 12,000,000	¥ 11,979,400	¥ (20,600)
(2) Long-term debt due for repayment within one year	41,000,000	41,080,340	80,340
(3) Corporate bonds	24,500,000	24,230,450	(269,550)
(4) Long-term debt	235,903,000	232,757,452	(3,145,547)
Total liabilities	¥ 313,403,000	¥ 310,047,642	¥ (3,355,357)
(5) Derivative transactions (*)	¥ 98,041	¥ 98,041	-
Total derivative transactions	¥ 98,041	¥ 98,041	-

(\*) The assets/liabilities arising from derivative transactions are shown in the net amount with liabilities on a net basis shown in parentheses.

Notes: 1. Calculation method for the fair values of financial instruments

(1) Current portion of corporate bonds / (3) Corporate bonds

The fair value of these is calculated based on referenced indicative prices of sale/purchase transactions by financial institutions, etc.

(2) Long-term debt due for repayment within one year / (4) Long-term debt

The fair value is calculated by discounting the total amount of principal and interest by the rate assumed as being applicable in the event of a new borrowings corresponding to the remaining loan term. As for long-term debt with floating interest rate that qualifies for the special treatment of interest rate swaps (please refer to "25. DERIVATIVE TRANSACTIONS"), the fair value is calculated by discounting the total amount of principal and interest, which are

accounted for as one transaction with the interest rate swap, by the rate assumed as being applicable in the event of the same type of new borrowings corresponding to the remaining loan term.

(5) Derivative transactions

Please refer to "25. DERIVATIVE TRANSACTIONS".

2. Amount of borrowings and corporate bonds to be repaid subsequent to the end of the fiscal period

(End of 37th Fiscal Period: As of May 31, 2022)

(Thousands of yen)						
	Within one year	Over 1 year, less than 2 years	Over 2 years, less than 3 years	Over 3 years, less than 4 years	Over 4 years, less than 5 years	Over 5 years
Corporate bonds	¥ 2,000,000	¥ 10,000,000	¥ 2,000,000	¥ 18,000,000	-	¥ 4,500,000
Long-term debt	32,900,000	31,600,000	33,450,000	29,800,000	¥ 40,700,000	105,753,000
Total	¥ 34,900,000	¥ 41,600,000	¥ 35,450,000	¥ 47,800,000	¥ 40,700,000	¥110,253,000

(End of 38th Fiscal Period: As of November 30, 2022)

(Thousands of yen)						
	Within one year	Over 1 year, less than 2 years	Over 2 years, less than 3 years	Over 3 years, less than 4 years	Over 4 years, less than 5 years	Over 5 years
Corporate bonds	¥ 12,000,000	-	¥ 10,000,000	¥ 10,000,000	-	¥ 4,500,000
Long-term debt	41,000,000	¥ 28,050,000	29,600,000	37,300,000	¥ 50,600,000	90,353,000
Total	¥ 53,000,000	¥ 28,050,000	¥ 39,600,000	¥ 47,300,000	¥ 50,600,000	¥ 94,853,000

## 17. THE FAIR VALUE OF INVESTMENT AND RENTAL PROPERTIES

United Urban owns Investment Real Estate for rent (retail properties, office buildings, hotels, residential properties, and other properties (including land)) in the Tokyo Metropolitan Area, major Japanese cities including government designated cities, and surrounding areas thereof. The carrying amounts on the balance sheet, the amount of changes during the period and the fair values as of May 31, 2022 and November 30, 2022 are as follows:

(Thousands of yen)			
Type of Use		37th Fiscal Period (December 1, 2021 – May 31, 2022)	38th Fiscal Period (June 1, 2022 – November 30, 2022)
Retail properties	Carrying amount on the balance sheet		
	Balance at beginning of period	¥ 186,384,665	¥ 186,385,219
	Change during period	553	1,411,244
	Balance at end of period	¥ 186,385,219	¥ 187,796,463
	Fair value at end of period	¥ 214,454,000	¥ 216,694,000
Office buildings	Carrying amount on the balance sheet		
	Balance at beginning of period	¥ 190,203,987	¥ 193,379,400
	Change during period	3,175,413	(849,314)
	Balance at end of period	¥ 193,379,400	¥ 192,530,086
	Fair value at end of period	¥ 258,481,000	¥ 260,760,000
Hotels	Carrying amount on the balance sheet		
	Balance at beginning of period	¥ 160,262,402	¥ 159,710,652
	Change during period	(551,750)	(749,557)
	Balance at end of period	¥ 159,710,652	¥ 158,961,094
	Fair value at end of period	¥ 186,116,000	¥ 185,710,000
Residential properties	Carrying amount on the balance sheet		
	Balance at beginning of period	¥ 45,535,327	¥ 45,149,499
	Change during period	(385,828)	971,715
	Balance at end of period	¥ 45,149,499	¥ 46,121,214
	Fair value at end of period	¥ 64,608,000	¥ 67,264,000
Others	Carrying amount on the balance sheet		
	Balance at beginning of period	¥ 65,781,386	¥ 64,113,642
	Change during period	(1,667,743)	3,318,040
	Balance at end of period	¥ 64,113,642	¥ 67,431,683
	Fair value at end of period	¥ 85,644,000	¥ 90,334,000

(Thousands of yen)			
Type of Use		37th Fiscal Period (December 1, 2021 – May 31, 2022)	38th Fiscal Period (June 1, 2022 – November 30, 2022)
Total	Carrying amount on the balance sheet		
	Balance at beginning of period	¥ 648,167,769	¥ 648,738,414
	Change during period	570,644	4,102,128
	Balance at end of period	¥ 648,738,414	¥ 652,840,542
	Fair value at end of period	¥ 809,303,000	¥ 820,762,000

- Notes:
1. The carrying amount on the balance sheet is the acquisition cost (including the expenses incidental to the acquisition) less accumulated depreciation.
  2. Of the "Change during the period" for the 37th fiscal period, the amount of the increase is primarily attributable to acquisition of one property (¥6,179 million), an additional acquisition of the existing property (¥20 million), and capital expenditures (¥2,184 million). And the amount of the decrease is primarily attributable to the sale of one property (¥2,206 million), the sale of part of the existing property (¥1,582 million), the depreciation and amortization (¥4,094 million), and the impairment losses (¥68 million).  
Of the "Change during the period" for the 38th fiscal period, the amount of the increase is primarily attributable to acquisition of three properties (total: ¥7,900 million) and capital expenditures (¥1,950 million). And the amount of the decrease is primarily attributable to the sale of two properties (total: ¥1,758 million) and the depreciation and amortization (¥4,060 million).
  3. The "Fair value at end of period" stated above is the appraisal value or price resulting from a price survey by licensed real estate appraisers based on the asset valuation methods and standards set forth in United Urban's Articles of Incorporation and the rules of the Investment Trusts Association, Japan.

For the revenues and expenses concerning investment and rental properties, please refer to the aforementioned "12. OPERATING REVENUES AND EXPENSES."

## 18. TRANSACTIONS WITH RELATED PARTIES

### 1. Parent Company and Major Corporate Unitholders

(37th Fiscal Period: December 1, 2021 – May 31, 2022)  
None

(38th Fiscal Period: June 1, 2022 – November 30, 2022)  
None

### 2. Subsidiaries and Affiliates

(37th Fiscal Period: December 1, 2021 – May 31, 2022)  
None

(38th Fiscal Period: June 1, 2022 – November 30, 2022)  
None

### 3. Fellow Subsidiaries

(37th Fiscal Period: December 1, 2021 – May 31, 2022)  
None

(38th Fiscal Period: June 1, 2022 – November 30, 2022)  
None

### 4. Directors and Major Individual Unitholders

(37th Fiscal Period: December 1, 2021 – May 31, 2022)  
None

(38th Fiscal Period: June 1, 2022 – November 30, 2022)  
None

## 19. PER UNIT INFORMATION

The calculation of net assets per unit is based on the total number of investment units issued and outstanding at the period end, and the calculation of net income per unit is based on the average number of investment units during the period. Net assets per unit and net income per unit at May 31, 2022 and November 30, 2022 for the fiscal periods then ended are summarized as follows:

	37th Fiscal Period (December 1, 2021 – May 31, 2022)	38th Fiscal Period (June 1, 2022 – November 30, 2022)
		Yen
Net assets per unit	¥ 116,501	¥ 116,291
Net income per unit	¥ 3,087	¥ 3,103
Average number of investment units during the period (units)	3,118,337	3,114,668

## 20. REVENUE RECOGNITION

### 1. Information on the breakdown of revenue from contracts with customers

37th Fiscal Period (From December 1, 2021 to May 31, 2022)

	Revenue from contracts with customers (Note 1)	Net sales to external customers (Thousands of yen)
Revenue from sale of real estate properties	¥ 3,300,000	¥ 971,598 (Note 2)
Utility revenues (Note 3)	1,319,385	1,319,385
Other revenues	-	21,893,137
Total	¥ 4,619,385	¥ 24,184,121

38th Fiscal Period (From June 1, 2022 to November 30, 2022)

	Revenue from contracts with customers (Note 1)	Net sales to external customers (Thousands of yen)
Revenue from sale of real estate properties	¥ 2,250,000	¥ 449,540 (Note 2)
Utility revenues (Note 3)	1,676,330	1,676,330
Other revenues	-	22,308,005
Total	¥ 3,926,330	¥ 24,433,876

- Notes: 1. The rental revenues, etc. subject to the "Accounting Standard for Lease Transactions" (Corporate Accounting Standards No. 13) and the sale of real estate, etc. subject to the "Practical Guidelines on Accounting by Transferors for Securitization of Real Estate Using Special Purpose Companies" (Accounting System Committee Report No. 15 of the Japanese Institute of Certified Public Accountants) are not included in the above amount because they are not applied to the Revenue Recognition Accounting Standard. Moreover, the main revenues arising from contracts with customers are revenue from sale of real estate properties and utility revenues.
2. The revenues from sales of real estate properties (amount deducting cost of sales of real estate properties and other sales expenses from revenue from sales of real estate properties) are recognized as gains or losses on sales of real estate properties in the statements of income and retained earnings. Since the gain on sales of real estate properties is recorded in operating revenues and the loss on sales of real estate properties is recorded in operating expenses, only the amount of gain on sales of real estate properties is stated in the above table.
3. United Urban recognizes utilities revenue based on the supply of electricity, water, etc. to the lessee, which is a customer, in accordance with the terms of the lease agreement of real estate properties and accompanying agreements.

### 2. Basic information for understanding revenues arising from contracts with customers

As for the 37th fiscal period (from December 1, 2021 to May 31, 2022) and the 38th Fiscal Period (from June 1, 2022 to November 30, 2022), the information is as described in "2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES".

### 3. Information on relationship between fulfillment of performance obligations based on contracts with customers and cashflow generated from said contracts and amount and period of revenue expected to be recognized in the next calculation period or thereafter from contracts with customers existing at the end of the current calculation period



## (1) Balance of contract assets and contract liabilities, etc.

	(Thousands of yen)	
	37th Fiscal Period (December 1, 2021 – May 31, 2022)	38th Fiscal Period (June 1, 2022 – November 30, 2022)
Claims arising from contracts with customers (balance at beginning of the fiscal period)	¥ 263,259	¥ 278,104
Claims arising from contracts with customers (balance at end of the fiscal period)	278,104	317,711
Contract assets (balance at beginning of the fiscal period)	-	-
Contract assets (balance at end of the fiscal period)	-	-
Contract liabilities (balance at beginning of the fiscal period)	-	-
Contract liabilities (balance at end of the fiscal period)	-	-

## (2) Transaction value allocated to remaining performance obligations

Not applicable.

With regard to utility revenues, as United Urban has the right to receive from customers an amount directly corresponding to the value for the lessees, who are customers, of sections for which performance was completed by the end of the fiscal period, the amount it has the right to claim is recognized as revenue in accordance with Paragraph 19 of the Implementation Guidance on Accounting Standard for Revenue Recognition. Accordingly, it is not included in the note on transaction value allocated to remaining performance obligations through application of the provisions of Paragraph 80-22 (2) of the Accounting Standard for Revenue Recognition.

## 21. RESERVE FOR TEMPORARY DIFFERENCE ADJUSTMENTS

(End of 37th Fiscal Period: As of May 31, 2022)

Reasons for provision and reversal	Amount of provision and reversal	Specific method for reversal
United Urban transferred the reserve for distribution, which was the balance of amount subdivided into the gain on negative goodwill allocated in the previous periods, to reserve for temporary difference adjustments in the "statement of cash distribution" of the fiscal period ended November 30, 2016, and reversed the required amount in this system.	(Initial amount: ¥7,546,388,071) Reversal amount: ¥75,463,881	From the fiscal period ended May 31, 2017, subsequent to the fiscal period in which the reserve was allocated, United Urban will reverse more than 1% of the initial amount (more than ¥75,463,881: amount equivalent to the averaged amount for 50 years) in each fiscal period to the extent the balance of reserve for temporary difference adjustments remains and use for cash distribution.
United Urban transferred a portion of profits arising from the differences between taxable profits and accounting profit due to depreciation and amortization, etc. to reserve for temporary difference adjustments in the "statement of cash distribution," and reversed the required amount in this system.	<ul style="list-style-type: none"> <li>Fiscal period ended May 31, 2018 (Initial amount: ¥66,949,209) Reversal amount: ¥669,493</li> <li>Fiscal period ended November 30, 2018 (Initial amount: ¥76,099,699) Reversal amount: ¥760,997</li> <li>Fiscal period ended May 31, 2019 (Initial amount: ¥63,132,400) Reversal amount: ¥631,324</li> </ul>	From the fiscal period subsequent to the fiscal period in which each reserve was allocated, United Urban will reverse more than 1% of the initial amount (amounts equivalent to the averaged amount for 50 years) in each fiscal period to the extent the balance of reserve for temporary difference adjustments remains and use for cash distribution, respectively.

(End of 38th Fiscal Period: As of November 30, 2022)

Reasons for provision and reversal	Amount of provision and reversal	Specific method for reversal
United Urban transferred the reserve for distribution, which was the balance of amount subdivided into the gain on negative goodwill allocated in the previous periods, to reserve for temporary difference adjustments in the "statement of cash distribution" of the fiscal period ended November 30, 2016, and reversed the required amount in this system.	(Initial amount: ¥7,546,388,071) Reversal amount: ¥75,463,881	From the fiscal period ended May 31, 2017, subsequent to the fiscal period in which the reserve was allocated, United Urban will reverse more than 1% of the initial amount (more than ¥75,463,881: amount equivalent to the averaged amount for 50 years) in each fiscal period to the extent the balance of reserve for temporary difference adjustments remains and

		use for cash distribution.
United Urban transferred a portion of profits arising from the differences between taxable profits and accounting profit due to depreciation and amortization, etc. to reserve for temporary difference adjustments in the "statement of cash distribution," and reversed the required amount in this system.	<ul style="list-style-type: none"> <li>Fiscal period ended May 31, 2018 (Initial amount: ¥66,949,209) Reversal amount: ¥669,493</li> <li>Fiscal period ended November 30, 2018 (Initial amount: ¥76,099,699) Reversal amount: ¥760,997</li> <li>Fiscal period ended May 31, 2019 (Initial amount: ¥63,132,400) Reversal amount: ¥631,324</li> </ul>	From the fiscal period subsequent to the fiscal period in which each reserve was allocated, United Urban will reverse more than 1% of the initial amount (amounts equivalent to the averaged amount for 50 years) in each fiscal period to the extent the balance of reserve for temporary difference adjustments remains and use for cash distribution, respectively.

## 22. SUPPLEMENTAL CASH FLOW INFORMATION

Cash and cash equivalents at May 31, 2022 and November 30, 2022 were as follows:

	Thousands of yen	
	End of 37th Fiscal Period (As of May 31, 2022)	End of 38th Fiscal Period (As of November 30, 2022)
Cash and bank deposits	¥ 63,103,888	¥ 58,906,455
Cash and cash equivalents	¥ 63,103,888	¥ 58,906,455

## 23. LEASES

United Urban leases properties on which rental revenue is earned. At May 31, 2022 and November 30, 2022, future lease revenues under non-cancelable operating leases are summarized as follows:

	Thousands of yen	
	End of 37th Fiscal Period (As of May 31, 2022)	End of 38th Fiscal Period (As of November 30, 2022)
Due within one year	¥ 17,936,225	¥ 16,962,090
Due over one year	87,203,534	85,113,044
Total	¥ 105,139,759	¥ 102,075,135

## 24. SECURITIES

(End of 37th Fiscal Period: As of May 31, 2022)

None

(End of 38th Fiscal Period: As of November 30, 2022)

None

## 25. DERIVATIVE TRANSACTIONS

### 1. Derivative transactions not subject to hedge accounting

Fiscal period ended May 31, 2022: None

Fiscal period ended November 30, 2022: None

### 2. Derivative transactions subject to hedge accounting

(End of 37th Fiscal Period: As of May 31, 2022)

Hedge Accounting Method	Type	Main Hedged Item	Amount of Contract (Thousands of yen)		Fair Value (Thousands of yen)	Calculation Method of Fair Value
				over one year		
Principal method	Interest-rate swaps (fixed rate payable and floating rate receivable)	Long-term debt	¥ 11,500,000	¥ 11,500,000	¥ 12,810	(Note 2)
Special treatment of interest-rate swaps	Interest-rate swaps (fixed rate payable and floating rate receivable)	Long-term debt	10,300,000	3,300,000	(Note 1)	-
Total			¥ 21,800,000	¥ 14,800,000	¥ 12,810	

(End of 38th Fiscal Period: As of November 30, 2022)

Hedge Accounting Method	Type	Main Hedged Item	Amount of Contract (Thousands of yen)		Fair Value (Thousands of yen)	Calculation Method of Fair Value
				over one year		
Principal method	Interest-rate swaps (fixed rate payable and floating rate receivable)	Long-term debt	¥ 11,500,000	¥ 11,500,000	¥ 98,041	(Note 2)
Special treatment of interest-rate swaps	Interest-rate swaps (fixed rate payable and floating rate receivable)	Long-term debt	6,800,000	2,000,000	(Note 1)	-
Total			¥ 18,300,000	¥ 13,500,000	¥ 98,041	

Notes: 1. Since the derivative financial instruments qualifying for the special treatment of interest-rate swaps are accounted for as one transaction with the hedged item (long-term debt), the fair value is included in that of the relevant long-term debt (please refer to the aforementioned "16. THE FAIR VALUE OF FINANCIAL INSTRUMENTS"). As for transactions included in the scope of "Practical Solution on the Treatment of Hedge Accounting for Financial Instruments that Reference LIBOR" (PITF No.40 issued on March 17, 2022), United Urban applies the exceptional treatment stipulated in the PITF.

2. The fair value is measured using values which are calculated based on market interest rates by the counterparty to the transaction.

## 26. SEGMENT INFORMATION

### [Segment Information]

Disclosure is omitted because the business of United Urban is comprised of a single segment engaged in the real estate leasing business.

### [Related Information]

(37th Fiscal Period: December 1, 2021 – May 31, 2022)

#### 1. Information by product and service

Disclosure is omitted because the operating revenues for external customers in a single product/service category are excess of 90% of the operating revenues on Statement of Income and Retained Earnings.

#### 2. Information by region

##### (1) Operating revenues

Disclosure is omitted because the operating revenues for external customers in Japan are in excess of 90% of the operating revenues on Statement of Income and Retained Earnings.

##### (2) Property and equipment

Disclosure is omitted because the amount of property and equipment located in Japan are in excess of 90% of property and equipment on Balance Sheet.

3. Information by major customers

Disclosure is omitted because the operating revenues for a single external customer are less than 10% of the operating revenues on Statement of Income and Retained Earnings.

(38th Fiscal Period: June 1, 2022 – November 30, 2022)

1. Information by product and service

Disclosure is omitted because the operating revenues for external customers in a single product/service category are excess of 90% of the operating revenues on Statement of Income and Retained Earnings.

2. Information by region

(1) Operating revenues

Disclosure is omitted because the operating revenues for external customers in Japan are in excess of 90% of the operating revenues on Statement of Income and Retained Earnings.

(2) Property and equipment

Disclosure is omitted because the amount of property and equipment located in Japan are in excess of 90% of property and equipment on Balance Sheet.

3. Information by major customers

Disclosure is omitted because the operating revenues for a single external customer are less than 10% of the operating revenues on Statement of Income and Retained Earnings.

## 27. SUBSEQUENT EVENTS

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None

## Independent Auditor's Report

The Board of Directors  
United Urban Investment Corporation

### Opinion

We have audited the accompanying financial statements of United Urban Investment Corporation (the Company), which comprise the balance sheet as at November 30, 2022, and the statements of income and retained earnings, changes in unitholders' equity, and cash flows for the six-month period then ended, and notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at November 30, 2022, and its financial performance and its cash flows for the six-month period then ended in accordance with accounting principles generally accepted in Japan.

### Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in Japan. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in Japan, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Other Information

The other information comprises the information included in the Semiannual Report that contains audited financial statements but does not include the financial statements and our auditor's report thereon. Management is responsible for preparation and disclosure of the other information. The Supervisory Director is responsible for overseeing the Company's reporting process of the other information.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

## **Responsibilities of Management and Supervisory Director for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in Japan, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern and disclosing, as required by accounting principles generally accepted in Japan, matters related to going concern.

The Supervisory Director is responsible for overseeing the Company's financial reporting process.

## **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with auditing standards generally accepted in Japan, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.
- Consider internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances for our risk assessments, while the purpose of the audit of the financial statements is not expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation in accordance with accounting principles generally accepted in Japan.

We communicate with the Executive Director regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Executive Director with a statement that we have complied with the ethical requirements regarding independence that are relevant to our audit of the financial statements in Japan, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

**Interest Required to Be Disclosed by the Certified Public Accountants Act of Japan**

Our firm and its designated engagement partners do not have any interest in the Company which is required to be disclosed pursuant to the provisions of the Certified Public Accountants Act of Japan.

Ernst & Young ShinNihon LLC  
Tokyo, Japan

February 28, 2023

/s/ Kazunori Takenouchi

Kazunori Takenouchi  
Designated Engagement Partner  
Certified Public Accountant

/s/ Katsuya Ishida

Katsuya Ishida  
Designated Engagement Partner  
Certified Public Accountant





## Corporate Data

Set out below is certain corporate data of United Urban Investment Corporation (“United Urban”) as of November 30, 2022:

Corporate Name:	United Urban Investment Corporation
Corporate Office:	Shiroyama Trust Tower 18F, 4-3-1 Toranomon, Minato-ku, Tokyo 105-6018, Japan
Date of Incorporation:	November 4, 2003
Paid-in Capital:	¥319,973,305,251
Number of Unitholders:	20,738
Transfer Agent:	Sumitomo Mitsui Trust Bank, Limited 1-4-1 Marunouchi, Chiyoda-ku, Tokyo 100-8233, Japan
Business Office of the Transfer Agent:	Stock Transfer Agency Department of Sumitomo Mitsui Trust Bank, Limited 2-8-4 Izumi, Suginami-ku, Tokyo 168-0063, Japan
Independent Auditor:	ERNST & YOUNG SHINNIHON LLC Tokyo Midtown Hibiya, Hibiya Mitsui Tower, 1-1-2 Yuraku-cho, Chiyoda-ku, Tokyo 100-0006, Japan
Stock Listing:	Tokyo Stock Exchange (Securities Code: 8960)
Fiscal Period:	Fiscal periods are the six months ending on May 31 and November 30
Investor Relations:	For further information, please contact our asset management company: Japan REIT Advisors Co., Ltd. Chief Financial Officer Shiroyama Trust Tower 18F, 4-3-1 Toranomon, Minato-ku, Tokyo 105-6018, Japan Tel: +81-3-5402-3680

## About Our Website

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

United Urban’s website offers various content such as investment policies, basic structure, ESG initiatives, portfolio information, financial information and press releases, etc. We intend to enhance our website to provide useful information to our unitholders.



## Disclaimer

This semiannual report includes translation of certain documents originally filed and made available in Japan in accordance with Financial Instruments and Exchange Act of Japan and the Act on Investment Trusts and Investment Corporations of Japan. This English language semiannual report was prepared solely for the convenience of readers outside Japan and is not intended to constitute a statutory document for an offer to sell, or seeking an offer to buy, any securities of United Urban.

English terms for Japanese legal, accounting, tax, and business concepts used herein may not be precisely identical to the concept of the equivalent Japanese terms. With respect to any and all terms herein, including without limitation, financial statements, if there exist any discrepancies in the meaning or interpretation thereof between the original Japanese documents and the English translation contained herein, the Japanese documents will always govern the meaning and interpretation.

United Urban, JRA, and any of their respective directors, officers, employees, partners, shareholders, agents, affiliates or their advisors are not responsible or liable for the completeness, appropriateness, or accuracy of English translations or the selection of the portion(s) of any document(s) translated into English. No person has been authorized to give any information or make any representations other than as contained in this document in relation to the matters set out in this document, and if given or made, such information or representation must not be relied upon as having been authorized by United Urban, JRA or any of their respective directors, officers, employees, partners, shareholders, agents, affiliates or their advisors.

The financial statements of United Urban have been prepared in accordance with generally accepted accounting principles in Japan “Japanese GAAP,” which may materially differ in certain respects from generally accepted accounting principles in other jurisdictions.

This semiannual report contains forward-looking statements. These statements appear in a number of places in this semiannual report and include statements regarding the intent, belief, or current and future expectations of United Urban or JRA with respect to its business, financial condition and results of operations. In some cases, you can identify forward-looking statements by terms such as may, will, should, would, expect, plan, anticipate, believe, estimate, predict, potential, or the negative of these terms or other similar terminology. These statements are not guarantees of future performance and are subject to various risks and uncertainties. Actual results, performance or achievements, or those of the industries in which we operate, may differ materially from any future results, performance or achievements expressed or implied by these forward-looking statements. In addition, these forward-looking statements are necessarily dependent upon assumptions, estimates and data that may be incorrect or imprecise and involve known and unknown risks and uncertainties. Forward-looking statements regarding operating revenues, operating income, net income or profitability from portfolio are particularly subject to a variety of assumptions, some or all of which may not be realized. Accordingly, readers of this document should not interpret the forward-looking statements included herein as predictions or representations of future events or circumstances.

Potential risks and uncertainties also include those identified and discussed in this document. Given these risks and uncertainties, readers of this document are cautioned not to place undue reliance on forward-looking statements, which speak only as of the date of information produced herein. We disclaim any obligation to update or, except in the limited circumstances required by the Tokyo Stock Exchange, announce publicly any revisions to any of the forward-looking statements contained in this document.



**United Urban Investment Corporation**

4-3-1 Toranomom, Minato-ku, Tokyo  
<https://www.united-reit.co.jp/en/>