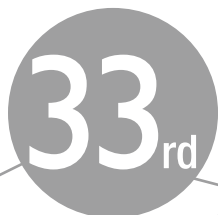


Semiannual Report

Thirty-third Fiscal Period

From December 1, 2019 to May 31, 2020

 33rd

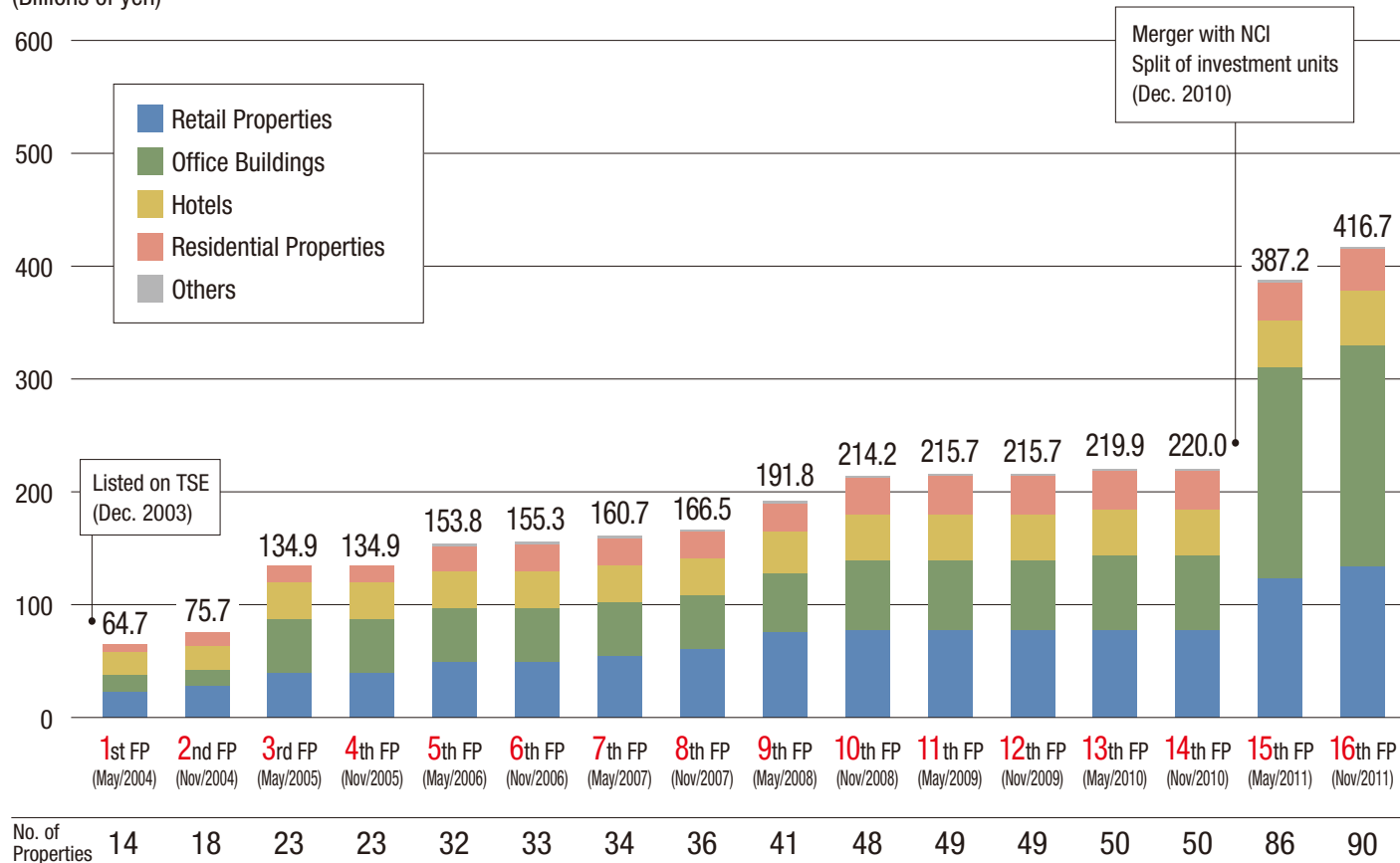
Profile

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 section (“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 ^(Note 1)

(Billions of yen)



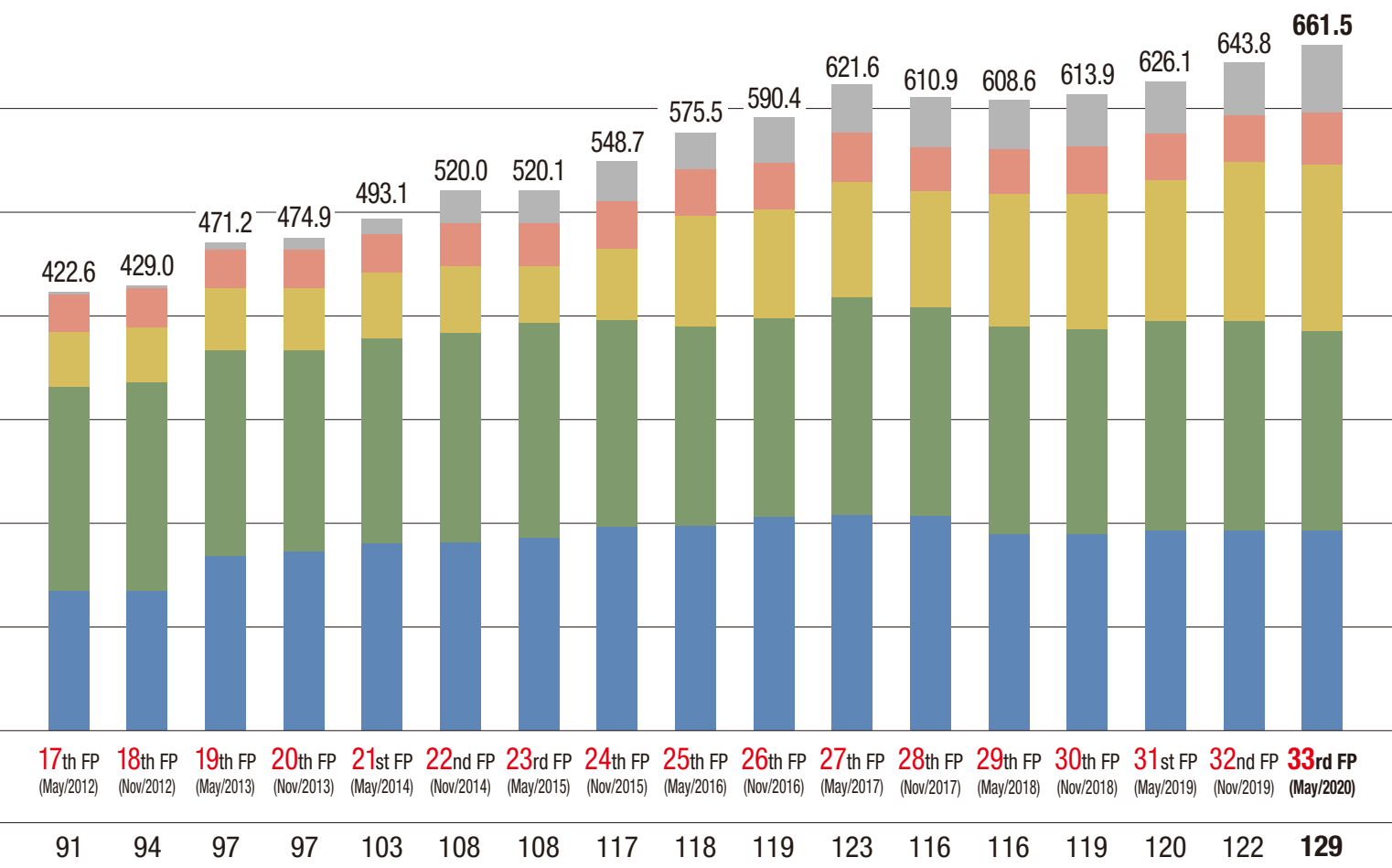
Notes: 1. The total acquisition prices of properties owned by United Urban at the end of each fiscal period are shown above, and figures are rounded to the units stated.
 2. Unless otherwise indicated, in principle, all figures in this report are rounded down to the nearest unit.
 3. In this document,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



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- 3 Financial Highlights
- 4 To Our Unitholders
- 5 Distinctive Features of United Urban
- 6 Acquisitions and Sale of Properties

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.



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Key Figures (As of May 31, 2020)

Cash Distribution per Unit for the 33rd Fiscal Period

¥3,470

Occupancy Ratio

97.1%

Total Acquisition Price

¥661 billion

Number of Properties

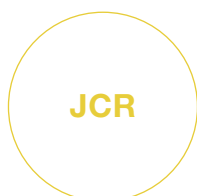
129

Loan-to-Value Ratio (LTV) (Note)

34.2%

Note: LTV = Interest-bearing liabilities (including corporate bonds) / (Total assets + Appraisal values at the end of the period - Book value at the end of the period)

Ratings (As of July 17, 2020)



Long-term issuer rating

AA

Rating outlook: Stable



Long-term issuer rating

A3

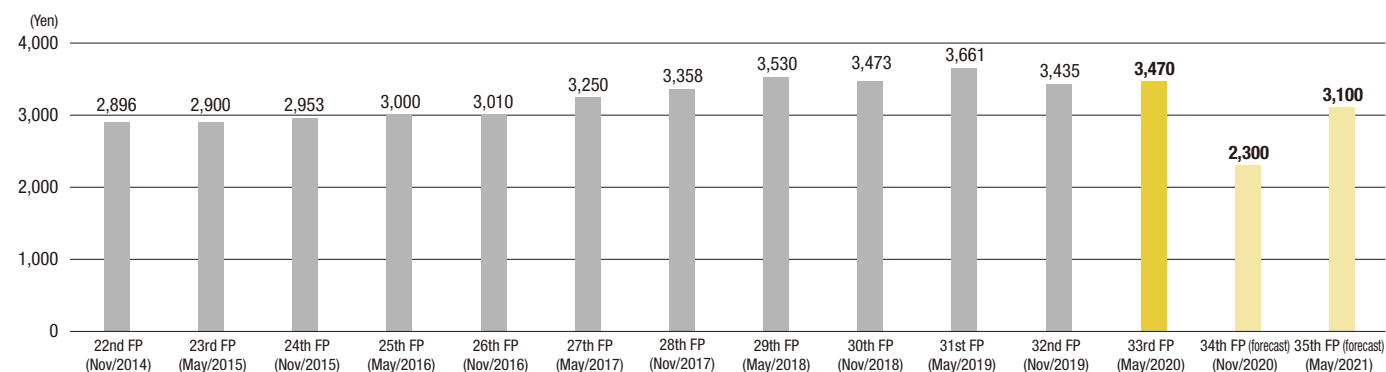
Rating outlook: Stable

Financial Highlights

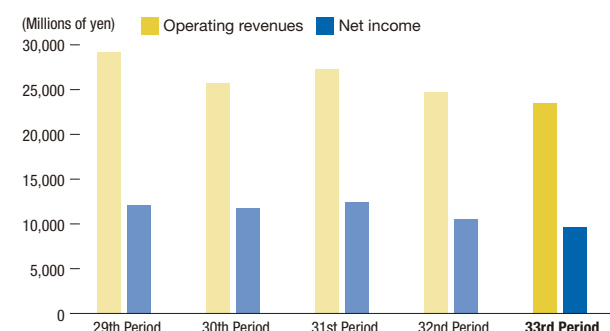
(Millions of yen, except per unit information)

	29th Fiscal Period December 1, 2017- May 31, 2018	30th Fiscal Period June 1, 2018- November 30, 2018	31st Fiscal Period December 1, 2018- May 31, 2019	32nd Fiscal Period June 1, 2019- November 30, 2019	33rd Fiscal Period December 1, 2019- May 31, 2020
Operating revenues	¥ 29,166	¥ 25,733	¥ 27,261	¥ 24,671	¥ 23,565
Operating income	13,089	12,894	13,569	11,565	10,622
Ordinary income	11,974	11,789	12,413	10,544	9,633
Net income	11,973	11,788	12,413	10,543	9,633
Total cash distribution	10,784	10,610	11,184	10,711	10,820
Cash distribution per unit (Yen)	3,530	3,473	3,661	3,435	3,470
Total assets	648,503	651,242	680,901	678,208	694,089
Total net assets	355,017	356,029	357,789	367,970	366,863
Net assets per unit (Yen)	116,205	116,536	117,112	118,002	117,647

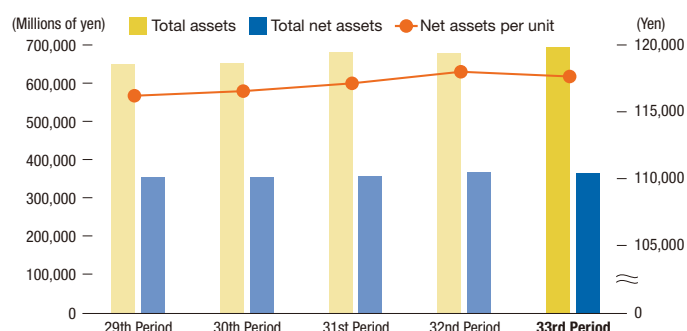
Cash distribution per unit



Operating revenues / Net income



Total assets / Total net assets / Net assets per unit



To Our Unitholders

First, we would like to express our deepest condolences to those who lost their lives due to the COVID-19 pandemic and the torrential rainfall disasters around the country. As well, we would like to convey our deepest sympathy to all who were affected by the pandemic and these disasters. We would also like to extend our sincere gratitude to healthcare professionals and lifesaving workers who continue to devote themselves to those activities.

It is our pleasure to present this report on the business activities of United Urban during the 33rd fiscal period: the six-month period ended May 31, 2020.

The social and economic situation around the world has been hugely affected by COVID-19. In Japan, refraining from nonessential outings, restrictions on overseas travel, temporary closure of target facilities were requested in accordance with the state of emergency in April 2020. Those activities have been resuming in stages with consideration for infection control even after lifting the state of emergency on May 25, 2020. With this unprecedented crisis, United Urban provided emergency responses appropriately and promptly for medium- to long-term stable operation and focused on the suspension of income reduction and stable operation.

In the 33rd fiscal period, revenues from new acquired properties, earnings recovery of existing properties, and gain on sale of a property contributed to the results for this fiscal period. However, as a result of responding to emergency situations, such as rent reductions and other requests from tenants who suffered the significant impact to their business condition and cash flow by the spread of COVID-19, United Urban posted operating revenues of ¥23,565 million and net income of ¥9,633 million. While net income was down by 10.3% from the forecast announced in January 2020, the cash distribution per unit for the 33rd fiscal period became ¥3,470 (unchanged compared to the previous forecast) by utilizing ¥1,109 million of retained earnings. As it is difficult to identify the effect, despite continuing concern over the COVID-19 pandemic, the forecasts after the 34th fiscal period are based on certain assumptions.

United Urban was listed on the J-REIT section of the Tokyo Stock Exchange in December 2003 as a diversified J-REIT, investing in properties varied both in type of use and geographical location. Since listing, United Urban has been making every effort to maintain or improve revenues and reduce various risks for obtaining stable earnings over the medium to long term. With a diversified investment policy, United Urban has been determining real estate with “intrinsic value” and pursuing selected investments in various real estate and property management based on a hands-on approach. Moreover, all of the our officers and employees of United Urban and JRA have a firm awareness of ESG (environmental, social, and governance) issues and make every effort to achieve sustainable growth while coexisting with society and the environment.

In the 33rd fiscal period, United Urban acquired nine properties (total acquisition price: ¥27.2 billion), comprising two hotels (acquisition price: ¥6.8 billion), three residential properties (acquisition price: ¥4.7 billion) and four logistic facilities (acquisition price: ¥15.7 billion). On the other hand, by comprehensively considering the real estate investment market and the potential of existing properties, United Urban sold one office building (sale price: ¥10.0 billion) to improve asset quality and portfolio profitability through the replacement of properties. As of May 31, 2020 (at the end of the 33rd fiscal period), the asset size was ¥661.5 billion (based on acquisition prices), making United Urban one of the largest among all J-REITs in terms of asset size.

In the 34th fiscal period ending November 30, 2020, United Urban acquired REDWOOD Narita Distribution Centre (50% quasi co-ownership), a logistic facility located in Sanbu, Chiba (acquisition price: ¥2.3 billion).

Since we are facing an unprecedented crisis, United Urban and JRA intend to consider harmony with society and perform our duties faithfully under the basic policy of aiming for sustainable growth with all stakeholders. Your continuing support and kind attention are highly appreciated.

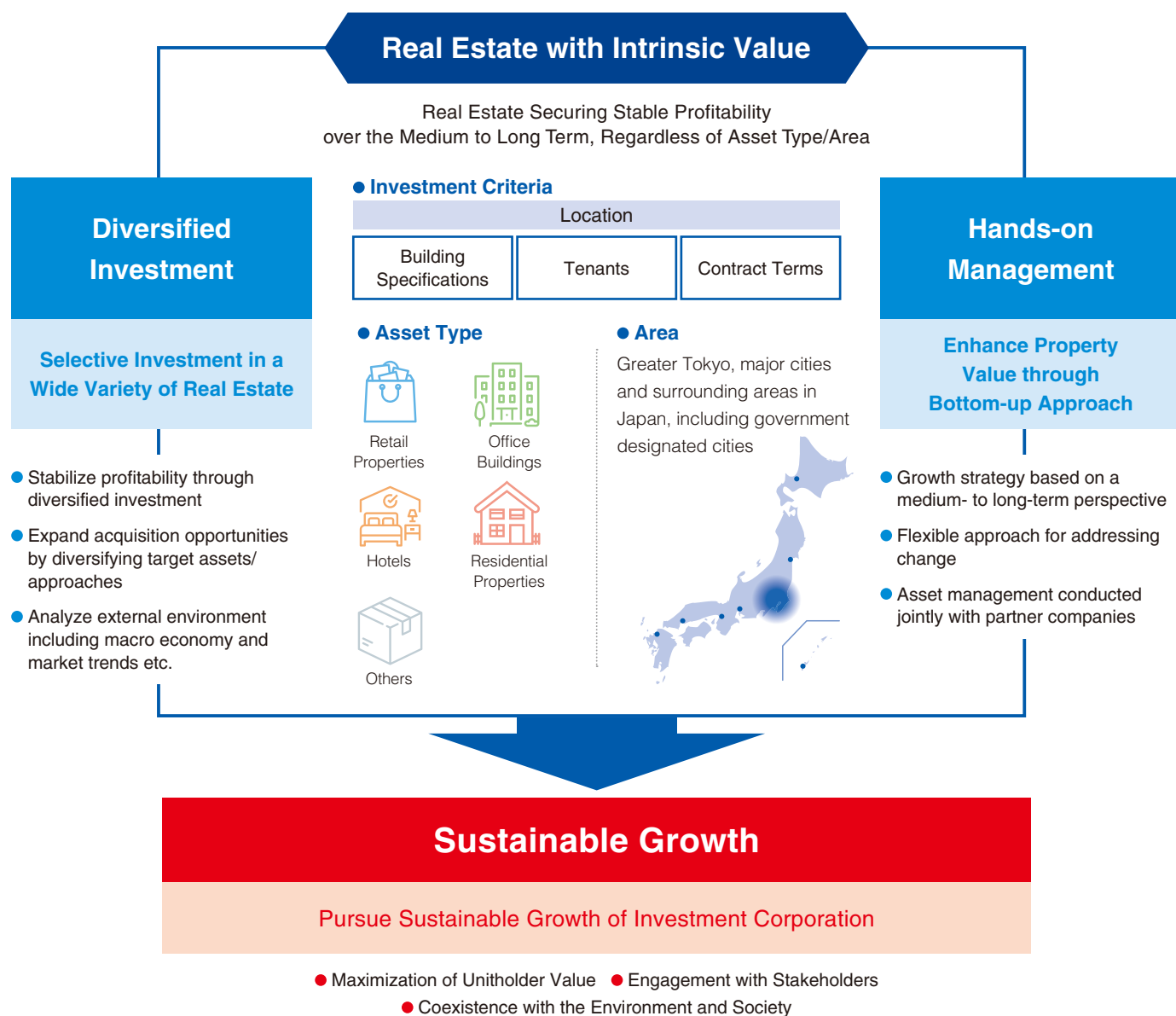
Ikuo Yoshida (Right)
Executive Officer
United Urban Investment Corporation

Norimasa Gaun (Left)
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.

Acquisitions and Sale of Properties

New Acquisitions during the 33rd Fiscal Period

C20 the square hotel KANAZAWA

HOTELS



■ Location	Kanazawa, Ishikawa
■ Site Area	1,632.92 m ²
■ Total Floor Space	6,253.86 m ²
■ Structure and Scale	S 13F
■ Completed	September 2018
■ Acquisition Price	¥4,802 million
■ Acquisition Date	December 3, 2019

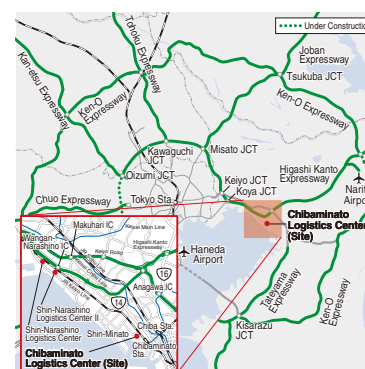


E14 Chibaminato Logistics Center (Site)

OTHERS



■ Location	Chiba, Chiba
■ Site Area	24,466.37 m ²
■ Acquisition Price	¥6,600 million
■ Acquisition Date	February 28, 2020

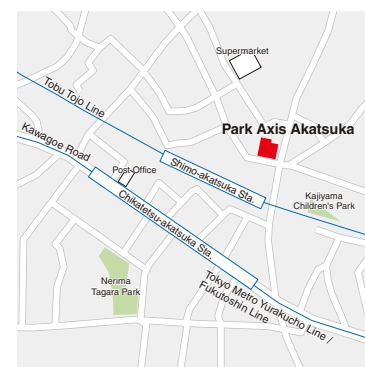


D31 Park Axis Akatsuka (45% co-ownership)

RESIDENTIAL PROPERTIES



■ Location	Itabashi-ku, Tokyo
■ Site Area	1,137.49 m ² (entire property)
■ Total Floor Space	5,433.60 m ² (entire property)
■ Structure and Scale	RC/S 13F
■ Completed	September 2018
■ Acquisition Price	¥1,980 million
■ Acquisition Date	March 30, 2020

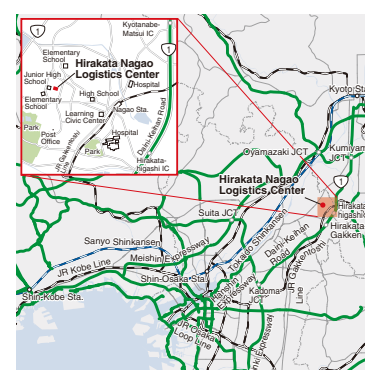


E15 Hirakata Nagao Logistics Center

OTHERS



■ Location	Hirakata, Osaka
■ Site Area	5,951.88 m ²
■ Total Floor Space	11,374.78 m ²
■ Structure and Scale	RC/SRC 4F
■ Completed	March 1989
■ Acquisition Price	¥2,550 million
■ Acquisition Date	March 31, 2020




C21 NEST HOTEL KYOTO SHIJOKARASUMA

HOTELS 

■ Location	Kyoto, Kyoto
■ Site Area	609.28 m ²
■ Total Floor Space	2,358.25 m ²
■ Structure and Scale	RC 5F
■ Completed	June 2018
■ Acquisition Price	¥2,010 million
■ Acquisition Date	March 31, 2020




D32 UUR Court Shirasagi

RESIDENTIAL PROPERTIES 

■ Location	Nakano-ku, Tokyo
■ Site Area	2,849.08 m ²
■ Total Floor Space	2,978.00 m ²
■ Structure and Scale	RC 7F
■ Completed	February 2002
■ Acquisition Price	¥1,442 million
■ Acquisition Date	March 31, 2020



D33 Court Branche AP

RESIDENTIAL PROPERTIES 

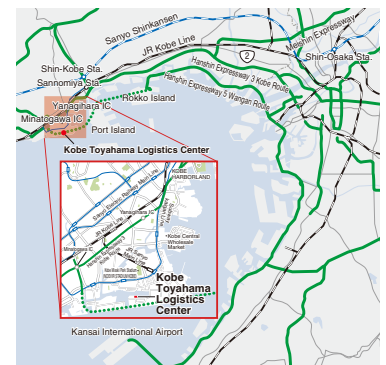
■ Location	Shinagawa-ku, Tokyo
■ Site Area	599.07 m ²
■ Total Floor Space	1,786.90 m ²
■ Structure and Scale	SRC 8F
■ Completed	March 2006
■ Acquisition Price	¥1,270 million
■ Acquisition Date	March 31, 2020



E16 Kobe Toyahama Logistics Center

OTHERS 

■ Location	Kobe, Hyogo
■ Site Area	5,158.42 m ²
■ Total Floor Space	9,046.80 m ²
■ Structure and Scale	S 4F
■ Completed	January 1989
■ Acquisition Price	¥1,300 million
■ Acquisition Date	April 17, 2020



Acquisitions and Sale of Properties

Additional Acquisition during the 33rd Fiscal Period

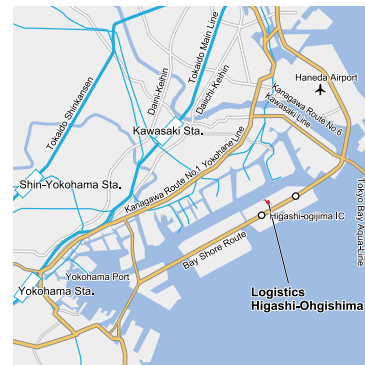
E5 Logistics Higashi-Ohgishima (49% quasi co-ownership)

OTHERS



■ Location	Kawasaki, Kanagawa
■ Site Area	28,351.30 m ² (entire property)
■ Total Floor Space	41,949.12 m ² (entire property)
■ Structure and Scale	S 4F
■ Completed	May 2008
■ Acquisition Price	¥5,292 million
■ Acquisition Date	March 19, 2020

Note: Together with the existing 51% quasi co-ownership of the trust beneficial interest, United Urban currently holds 100% quasi co-ownership.



Sale of Property during the 33rd Fiscal Period

B34 Pacific Marks Esaka

OFFICE BUILDINGS



■ Location	Suita, Osaka
■ Acquisition Price	¥9,590 million
■ Book Value	¥9,547 million (Note 1)
■ Appraisal Value	¥10,000 million (Note 2)
■ Sale Price	¥10,022 million
■ Gain on Sale of Property	¥173 million
■ Building Age	45.0 years (Note 1)
■ Date of Sale	March 31, 2020

Notes: 1. As of the date of sale.

2. As of March 1, 2020.

3. The enclosure construction to prevent asbestos dispersion had been completed by the date of acquisition.

Point of Sale

- Though United Urban had been receiving stable revenues due to the high occupancy ratio, many years have passed since the completion of the asset, and repairs will likely be required to upgrade this building.
- The asset falls into the category of an unqualified building under the current regulations; the floor area exceeds the designated floor area ratio. There is a possibility of a decrease in total floor space when rebuilding the asset.
- The spray-applied asbestos^(Note 3) is used in a part of the asset and it is anticipated that some removal cost will be required in case of reconstruction.
- The proceeds from the disposition were used for property acquisitions during the 33rd fiscal period.

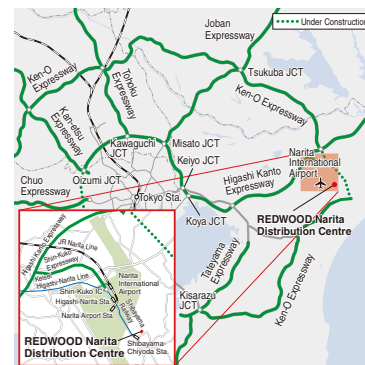
New Acquisition during the 34th Fiscal Period

E17 REDWOOD Narita Distribution Centre (50% quasi co-ownership)

OTHERS

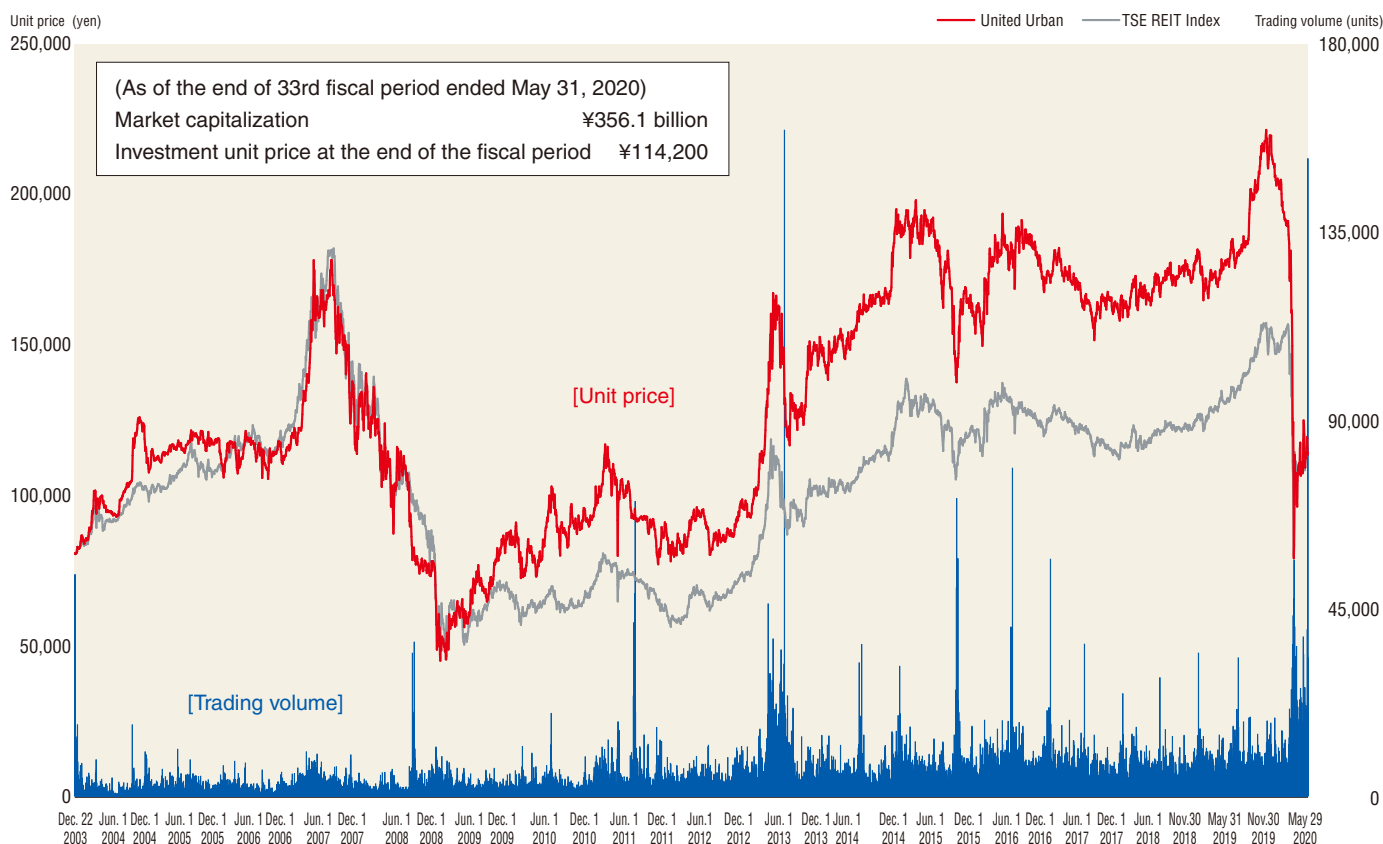


■ Location	Sanbu, Chiba
■ Site Area	12,105.00 m ² (entire property)
■ Total Floor Space	22,079.22 m ² (entire property)
■ Structure and Scale	S 4F
■ Completed	December 2016
■ Acquisition Price	¥2,345 million
■ Acquisition Date	June 30, 2020



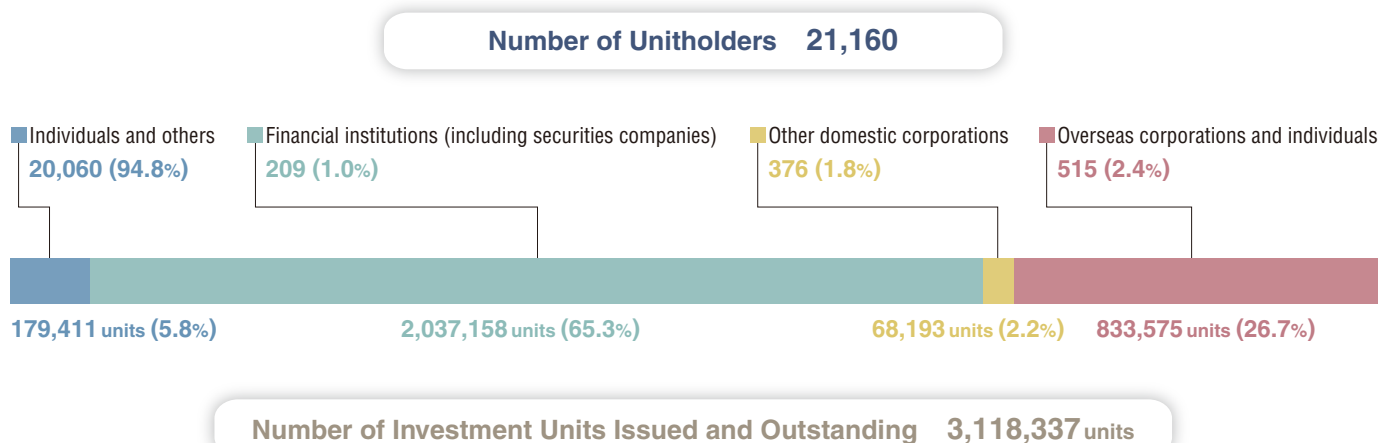
Investment Unit Information

Unit Price and Trading Volume



Notes: 1. In connection with the six-for-one unit split which became effective as of December 1, 2010, United Urban's investment units have been traded at the unit price after the unit split from November 26, 2010. Accordingly, the unit prices on or before November 25, 2010, as indicated in the above chart, are divided by six and the trading volumes on or before November 25, 2010, as indicated in the above chart, are multiplied by six.
 2. TSE REIT Index is shown indexed based on the unit price as of December 22, 2003.

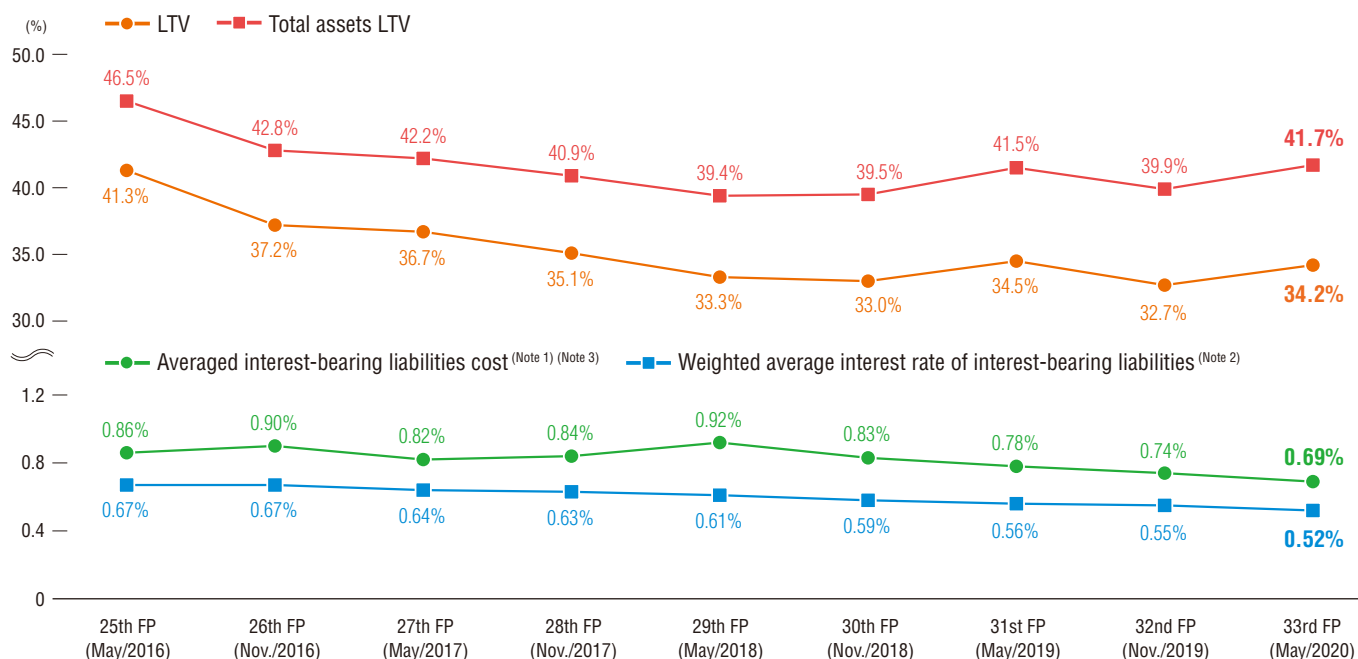
Breakdown of Unitholders (As of May 31, 2020)



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

Financial Status

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



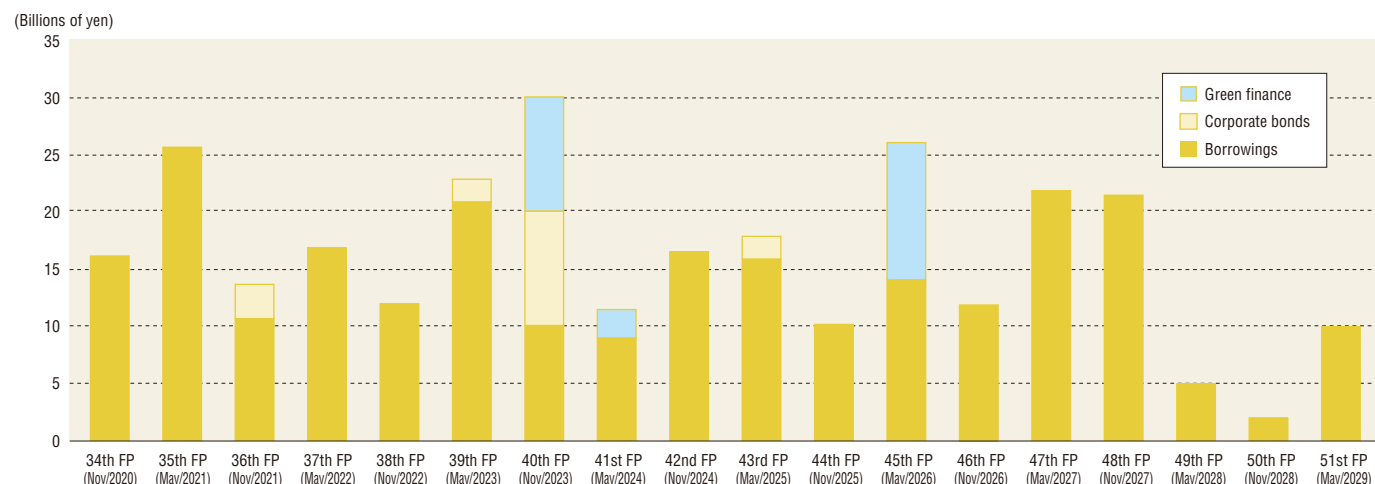
Notes: 1. Averaged interest-bearing liabilities cost is calculated as (interest expenses + loan-related expenses + interest expenses on corporate bonds + corporate bonds issuance expenses) / outstanding balance of interest-bearing liabilities at the end of each fiscal period × 365 / number of operating 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.).
 3. The figure for averaged interest-bearing liabilities cost during the 29th fiscal period and the 31st fiscal period include total issuance expenses for the corporate bonds that were issued in the fiscal period.

Changes in Financial Indices

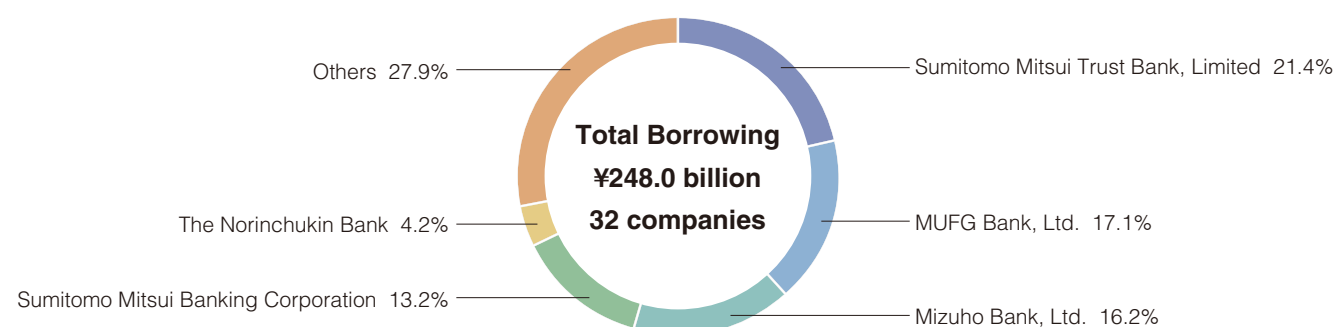
(Billions of yen, unless otherwise indicated)

	End of 32nd Fiscal Period (As of November 30, 2019)	End of 33rd Fiscal Period (As of May 31, 2020)	As of July 17, 2020
Total amount of interest-bearing liabilities	270.7	289.5	292.0
Borrowings	229.2	248.0	250.5
Corporate bonds	17.0	17.0	17.0
Green finance	24.5	24.5	24.5
Collateral/Guarantee	unsecured, unguaranteed		
Weighted average life	3.9 years	3.9 years	3.9 years
Weighted average interest rate	0.55%	0.52%	0.51%
Long-term ratio of interest-bearing liabilities	100% (contract base)		
Ratio of fixed interest rate	88.7%	89.5%	89.6%
Commitment line	36.0 (no borrowing record)		

Diversification of Maturity Date (As of July 17, 2020)



Lenders and Borrowing Amount (As of the end of 33rd fiscal period ended May 31, 2020)



Note: Percentage figures are rounded to one decimal place. Accordingly, they may not add up to the total.

Strategic Utilization of Retained Earnings

(reserve for temporary difference adjustments, reserve retained for distribution, and reserve for reduction entry)

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").

► Policy for retained earnings

- 1 **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.
- 2 **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.
- 3 **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 loss.

Total Amount of Retained Earnings (End of the 33rd Fiscal Period ended May 31, 2020)

¥12,620 million


















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 UN's SDGs (Sustainable Development Goals). The major ESG initiatives that United Urban places a high priority on are considered part of materiality. The action plans and targets for materiality items are monitored and reviewed annually.



► Materiality set in 2020 and related SDGs

	Materiality	Action plan / Target
Environment	Energy consumption/ management, Use of renewable energy  	Cut greenhouse gas (GHG) emissions by 40% compared with 2014.
	Green certified buildings   	<ul style="list-style-type: none"> • Acquire external environmental certification including GRESB Green Star. • Obtain DBJ Green Building, CASBEE, BELS and other external certifications and raise the coverage to 60% (total floor area based) by 2020.
	Tenant/Property manager engagement   	Incorporate green lease clauses in 100% of contracts by 2030 (including buildings that are wholly leased, excluding residences).
Society	Employee job satisfaction/ wellness 	<ul style="list-style-type: none"> • Improve operational effectiveness and quality through IT investments. • Continue and enhance a culture where people respect and help one another
	Contribution to local community/ government   	As a member of society, simultaneously contribute to local disaster prevention measures and revitalization while increasing the interest of individual investors in J-REITs.
	Contribution to the real estate industry  	
Governance	Disclosure and assurance 	Enhance risk management through improvements in IT literacy.
	Disclosure for investors 	Proactive disclosure of non-financial information centering on ESG related material.
	Whistleblower protection 	Circulate internal whistleblower systems.

Contribution to Easing Climate Change

Reduction of GHG Emissions / Usage of Clean Energy

United Urban is working to reduce GHG emissions in both its hard and soft aspects and to resolve SDGs' challenges related to climate change.

Hard aspect	Energy conservation diagnosis	Adoption to highly efficient equipment ^(Note 1)
Soft aspect	Green leases	Switch to clean energy



	TENJIN LUCE	Tenjin Loft Building
Clean energy source ^(Note 2)	Water/Geothermal	Water
Energy category	Saiene ECO Plan (RE100) ^(Note 3)	RE100
Supplier	Kyushu Electric Power Company, Incorporated	Marubeni Power Retail Corporation
Start of service	April 1, 2020	October 1, 2020 ^(scheduled)
Clean energy coverage ^(Note 4)	100%	100%

Notes: 1. Switch to LED lighting and renew A/C

2. Subject to change; most appropriate clean energy to be selected.

3. One of the service plans provided for corporate customers by Kyushu Electric Power Company, Incorporated.

4. Percentage of clean energy used out of total energy used in the subject properties.

What is RE100?

RE100 is an abbreviated name for Renewable Energy 100%. RE100 is the global corporate renewable energy initiative bringing together hundreds of large and ambitious businesses committed to 100% renewable electricity. Electricity is required to be produced from renewable sources. Sources include biomass (including biogas), geothermal, solar, water, and/or wind.

Initiatives to Prevent the Spread of COVID-19

Received patients with mild or no symptoms for medical treatment as well as medical personnel

In response to requests from local governments to help prevent the collapse of the medical care system caused by the spread of COVID-19, hotels owned by United Urban have been used as lodgings for medical treatment for COVID-19 patients with mild or no symptoms who need medical treatment as well as medical personnel.

Hotels used as lodgings for patients who need medical treatment as well as medical personnel

Hotel Hewitt Koshien	Royal Pines Hotel Urawa	Toyoko Inn Shinagawa-eki Takanawa-guchi
Yotsuya 213 Building	Toyoko Inn Kawasaki Ekimae Shiyakusho-dori	Toyoko Inn Hiroshima Heiwa-odori



Hotel staff participating in the infection prevention training by experts in preparation for the acceptance of patients who need medical treatment.

Portfolio Properties

Portfolio Roster (As of the end of 33rd fiscal period ended May 31, 2020)

No.	Property Name	Location	Type of Asset	Completion Date (Note 1) (Note 4)	Acquisition Date (Note 2)	
Retail Properties						
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	Kaden Sumairu-kan YAMADA Sakai Honten	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	Daiei Takarazuka Nakayama	Takarazuka, Hyogo	Trust beneficial interest in real estate	Nov. 1997	Jan. 30, 2008	
A13	maricom-ISOGO / SYSTEM PLAZA YOKOHAMA (Site) (retail portion) (Note 5)	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	
Office Buildings						
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	Marumasu Kojimachi Building	Chiyoda-ku, Tokyo	Trust beneficial interest in real estate	Sep. 1989	Mar. 29, 2004	
B5	Rokubancho K Building	Chiyoda-ku, Tokyo	Trust beneficial interest in real estate	Dec. 1988	Mar. 30, 2004	
B6	Shin-Osaka Central Tower (office portion) (Note 6)	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) (Note 5)	Yokohama, Kanagawa	Trust beneficial interest in real estate	—	Feb. 18, 2008	
B8	UUR Toyocho 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	
B10	Nishi-Shimbashi 1-chome Building (Note 14)	Minato-ku, Tokyo	Trust beneficial interest in real estate	Feb. 1986	Dec. 1, 2010	
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 (Note 7)	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 (Note 6, 8)	Sendai, Miyagi	Trust beneficial interest in real estate	Mar. 1989	Mar. 30, 2017	
B45	LOOP-X-M (Note 9)	Minato-ku, Tokyo	Trust beneficial interest in real estate	Nov. 1991	Apr. 26, 2017	

	Acquisition Price (Millions of yen) (Note 3)	Share in Total Acquisition Price	Site Area (m ²) (Note 1)	Total Floor Space (m ²) (Note 1)	Structure (Note 1) (Note 4)	Number of Floors (Note 1) (Note 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	5,393.09	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	3.4%	2,430.23	25,865.61	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	1.1%	79,484.47	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	0.8%	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	4.2%	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	0.7%	1,947.80	10,594.19	SRC	B1/9F	Proprietary Ownership	Proprietary Ownership
	6,460	1.0%	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	1,486.52	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	0.5%	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
	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	0.4%	703.24	5,218.55	SRC/RC	B1/9F	Proprietary Ownership (Co-ownership)	Compartmentalized Ownership
	2,150	0.3%	689.70	4,031.14	SRC	B1/7F	Proprietary Ownership	Proprietary Ownership
	14,279	2.2%	7,265.79	58,882.64	SRC	B1/23F	Proprietary Ownership	Proprietary Ownership
	19,200	2.9%	8,615.20	51,254.06	S/RC/SRC	B2/14F	Proprietary Ownership	Proprietary Ownership
	5,021	0.8%	(53,363.57)	(—)	—	—	Proprietary Ownership (Co-ownership)	—
	8,500	1.3%	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
	14,800	2.2%	3,464.39	22,952.71	SRC/RC	B2/12F	Proprietary Ownership (Co-ownership)	Proprietary Ownership (Co-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	1.1%	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	1.5%	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	1.7%	5,491.44	31,583.38	(1)S/SRC (2)SRC/RC	(1)B1/17F (2)B1/18F	Proprietary Ownership	Proprietary Ownership

Portfolio Properties

No.	Property Name	Location	Type of Asset	Completion Date (Note 1) (Note 4)	Acquisition Date (Note 2)	
Hotels						
C1	Shinjuku Washington Hotel Honkan ^(Note 7)	Shinjuku-ku, Tokyo	Trust beneficial interest in real estate	Oct. 1983	Dec. 22, 2003	
(B6)	Shin-Osaka Central Tower (hotel portion) ^(Note 4)	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	Naha, Okinawa	Trust beneficial interest in real estate	May 2006	Oct. 25, 2011	
C6	UUR Yotsuya Sanhome 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	the b roppongi ^(Note 7)	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 ^(Note 10)	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 ^(Note 6, 8)	Sendai, Miyagi	Trust beneficial interest in real estate	Mar. 1989	Mar. 30, 2017	
C15	RIHGA Royal Hotel Kokura ARUARU City ^(Note 11)	Kitakyushu, Fukuoka	Trust beneficial interest in real estate	(1)Mar. 1993 (2)Mar. 1993 (3)Aug. 1992	Jan. 26, 2018	
C16	the b 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 SHIOKARASUMA	Kyoto, Kyoto	Trust beneficial interest in real estate	Jun. 2018	Mar. 31, 2020	
Residential Properties						
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	
D20	UUR Court Sapporo Shinoro Ichibankan	Sapporo, Hokkaido	Real estate	Sep. 2008	Nov. 11, 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 Rokuhome	Osaka, Osaka	Trust beneficial interest in real estate	Jul. 2010	Dec. 1, 2016	
D29	Chatte Otemachi S-N ^(Note 12)	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	
Others						
E1	Lilycolor Tohoku Branch	Sendai, Miyagi	Trust beneficial interest in real estate	Apr. 1996	May 29, 2006	
E2	Fuchu Building ^(Note 15)	Fuchu, Tokyo	Trust beneficial interest in real estate	Dec. 1999	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-Ogishima ^(Note 7)	Kawasaki, Kanagawa	Trust beneficial interest in real estate	May 2008	Oct. 2, 2014	
E6	MT Ariake Center Building I&II ^(Note 13)	Koto-ku, Tokyo	Trust beneficial interest in real estate	(1)Apr. 1989 (2)Jun. 1992	Nov. 25, 2014	
E7	Quartz Tower	Shibuya-ku, Tokyo	Trust beneficial interest in real estate	Aug. 2015	Nov. 13, 2015	
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	
E10	Asuto Nagamachi Dental Clinic	Sendai, Miyagi	Trust beneficial interest in real estate	Oct. 2014	Aug. 29, 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	

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, Shinjuku Washington Hotel Honkan, the b roppongi, and Logistics Higashi-Ogishima, 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.

	Acquisition Price (Millions of yen) (Note 3)	Share in Total Acquisition Price	Site Area (m ²) (Note 1)	Total Floor Space (m ²) (Note 1)	Structure (Note 1) (Note 4)	Number of Floors (Note 1) (Note 4)	Type of Ownership	
							Land	Building
	21,140	3.2%	6,215.31	59,985.37	S/SRC	B4/25F	Proprietary Ownership (partly Co-ownership)	Compartmentalized Ownership (partly Co-ownership)
	9,721	1.5%	(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
	7,650	1.2%	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	0.8%	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	3.0%	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)B1/12F (3)B2/12F	Proprietary Ownership	Compartmentalized Ownership, Proprietary Ownership
	16,600	2.5%	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	0.5%	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	0.3%	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	0.5%	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
	870	0.1%	3,340.48	6,255.74	RC	10F	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
	2,050	0.3%	5,457.02	8,693.79	RC/S	4F	Proprietary Ownership	Proprietary Ownership
	4,920	0.7%	5,479.15	14,165.71	S	6F	Right of Site (Co-ownership)	Compartmentalized 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
	5,700	0.9%	354.27	2,720.38	S/SRC	B1/12F	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
	1,200	0.2%	2,009.14	1,554.09	S	B1/2F	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%	5,788.52	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
	661,492	100.0%	712,612.77	1,689,614.50				

Notes: 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.

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).

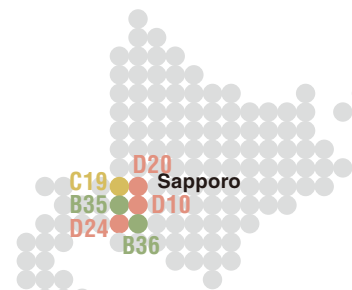
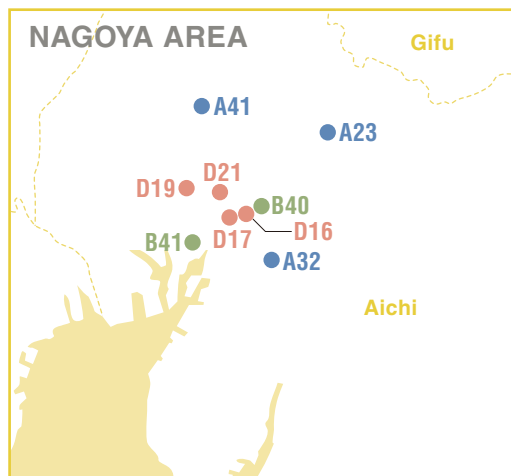
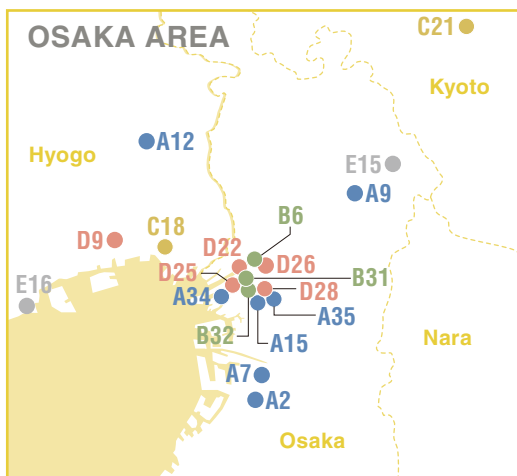
13. The property comprises two buildings: MT Ariake Center Building I (the "Building I") and MT Ariake Center Building II (the "Building II"), and some of the information are shown for the Building I as (1) and the Building II as (2).

14. The property name was changed from Hitachi High-Tech Building to Nishi-Shimbashi 1-chome Building on August 1, 2020.

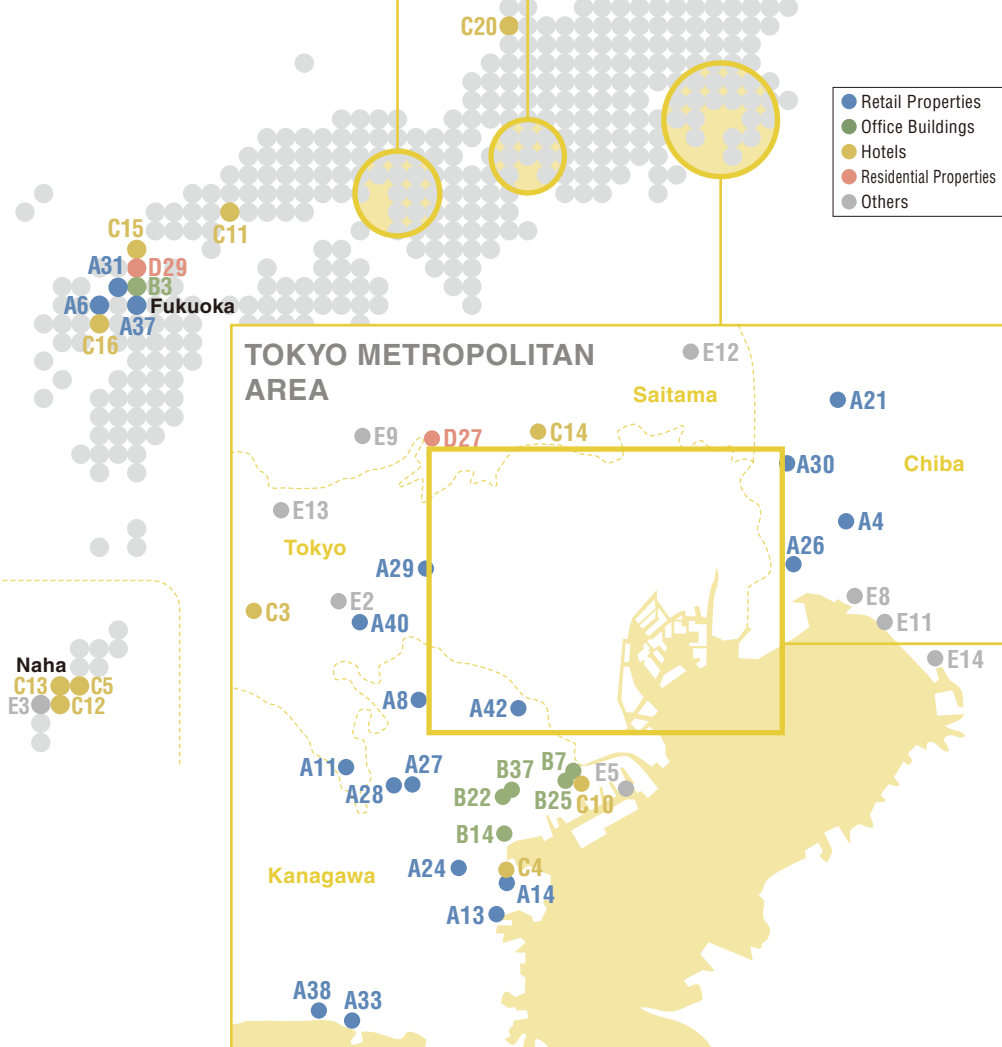
15. The property name was changed from KDDI Fuchu Building to Fuchu Building on March 25, 2020.

Portfolio Properties

Portfolio Map



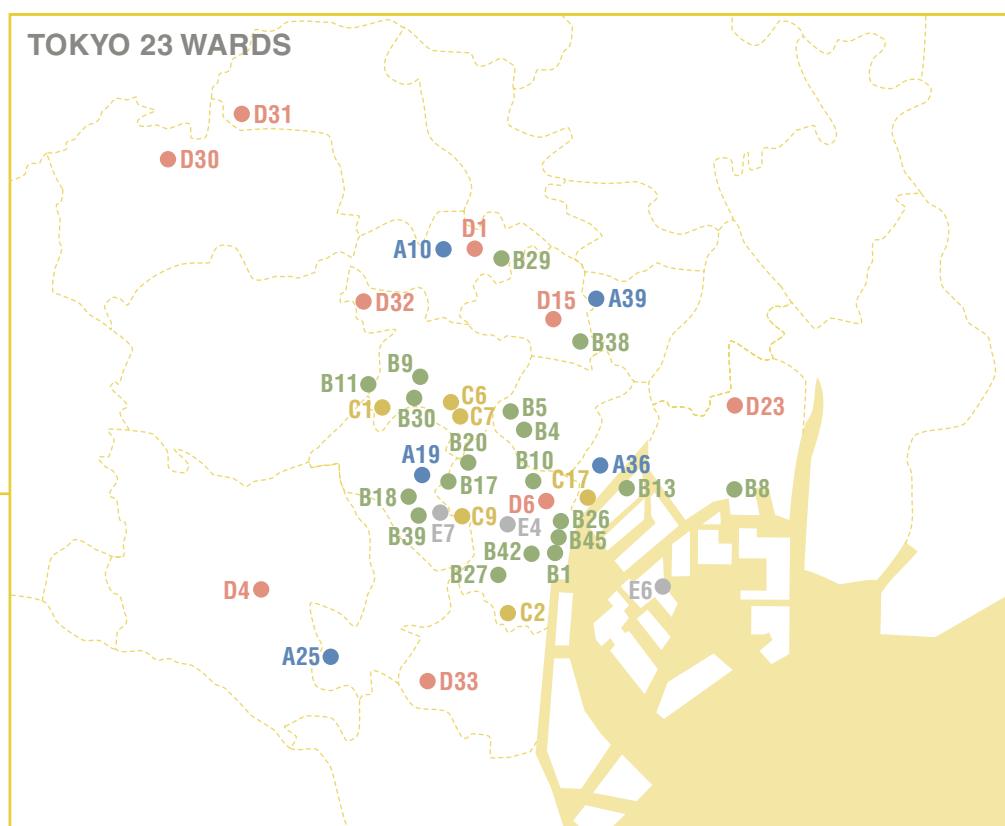
- A2 Joy Park Izumigaoka
- A4 Luz Funabashi
- A6 TENJIN LUCE
- A7 Kaden Sumairu-kan YAMADA Sakai Honten
- A8 Miyamae Shopping Center
- A9 KONAMI SPORTS CLUB Korigaoka
- A10 ACTIOLE Minami-ikebukuro
- A11 Tip's Machida Building
- A12 Daiei Takarazuka Nakayama
- A13 maricom-ISOGO / SYSTEM PLAZA YOKOHAMA (Site) (Note 1)
- 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
- B1 T&G Hamamatsucho Building
- B3 Fukuoka Eartheon Building
- B4 Marumasu Kojimachi Building
- B5 Rokubancho K Building
- B6 Shin-Osaka Central Tower (Note 2)
- B7 Kawasaki Toshiba Building
- B8 UUR Toyocho Building
- B9 FOUR SEASONS BLDG



- B10 Nishi-Shimbashi 1-chome Building
- B11 Pacific Marks Shinjuku Parkside
- B13 Pacific Marks Tsukishima
- B14 Pacific Marks Yokohama East
- B17 Akasaka Hikawa Building
- B18 Pacific Marks Shibuya Koen-dori
- B20 Pacific Marks Akasaka-mitsuke
- B22 Pacific Marks Shin-Yokohama
- B25 Pacific Marks Kawasaki
- B26 Hamamatsucho 262 Building
- B27 Lila Hijirizaka
- B29 Otsuka HT Building
- B30 Pacific Marks Shinjuku South-gate
- B31 Pacific Marks Nishi-Umeda
- B32 Pacific Marks Higobashi
- B35 Pacific Marks Sapporo Kita-Ichijo
- B36 Shin-Sapporo Center Building
- B37 ARENA TOWER
- B38 Yushima First Building
- B39 Dogenzaka Square
- B40 GRAND-SQUARE Shin-Sakae
- B41 GRAND-SQUARE Meieki-minami
- B42 Shiba 520 Building
- B43 Hirose-dori SE Building
- B44 SS30 (Note 2)
- B45 LOOP-X-M
- C1 Shinjuku Washington Hotel Honkan
- C2 Toyoko Inn Shinagawa-eki Takanawa-guchi
- C3 MZ BLD.

- C4 HOTEL ROUTE-INN Yokohama Bashamichi
- C5 Hotel JAL City Naha
- C6 UUR Yotsuya Sanchome Building
- C7 Yotsuya 213 Building
- C9 the b roppongi
- C10 Toyoko Inn Kawasaki Ekimae Shiyakusho-dori
- C11 Toyoko Inn Hiroshima Heiwa-odori
- C12 Toyoko Inn Naha Kokusai-dori Miebashiki
- C13 Loisir Hotel & Spa Tower Naha
- C14 Royal Pines Hotel Urawa
- C15 RIHGA Royal Hotel Kokura-ARUARU City
- C16 the b fukuoka tenjin
- C17 Henn na Hotel Tokyo Hamamatsucho
- C18 Hotel Hewitt Koshien
- C19 Smile Hotel Premium Sapporo Susukino
- C20 the square hotel KANAZAWA
- C21 NEST HOTEL KYOTO SHIJOKARASUMA
- D1 T&G Higashi-ikebukuro Mansion
- D4 Komazawa Court
- D6 UUR Court Shiba-Daimon
- D9 Aprile Shin-Ohgi Ichibankan
- D10 UUR Court Sapporo Kita-Sanjo
- D15 CLIO Bunkyo Koishikawa
- D16 GRAND-ROUGE Sakae
- D17 GRAND-ROUGE Sakae II
- D18 MA Sendai Building
- D19 UUR Court Nagoya Meieki
- D20 UUR Court Sapporo Shinoro Ichibankan

- D21 Park Site IZUMI
- D22 UUR Court Osaka Juso-honmachi
- D23 UUR Court Kinshicho
- D24 UUR Court Sapporo Minami-Sanjo Premier Tower
- D25 GRAND-ROUGE Nakanoshima-minami
- D26 Glenpark Umeda-kita
- D27 UUR Court Shiki
- D28 GRAND-ROUGE Tanimachi Rokucho
- D29 Chatle Otemachi S-N
- D30 GRAN FONTE
- D31 Park Axis Akatsuka
- D32 UUR Court Shirasagi
- D33 Court Branche AP
- E1 Lilycolor Tohoku Branch
- E2 Fuchu Building
- E3 Tsubogawa Square Building
- E4 THE PLACE of TOKYO
- E5 Logistics Higashi-Ohgishima
- E6 MT Ariake Center Building I&II
- E7 Quartz Tower
- E8 Shin-Narashino Logistics Center
- E9 Kawagoe Logistics Center
- E10 Asuto Nagamachi Dental Clinic
- E11 Shin-Narashino Logistics Center II
- E12 Yoshikawa Logistics Center
- E13 Musashimurayama Logistics Center
- E14 Chibaminato Logistics Center (Site)
- E15 Hirakata Nagao Logistics Center
- E16 Kobe Toyahama Logistics Center

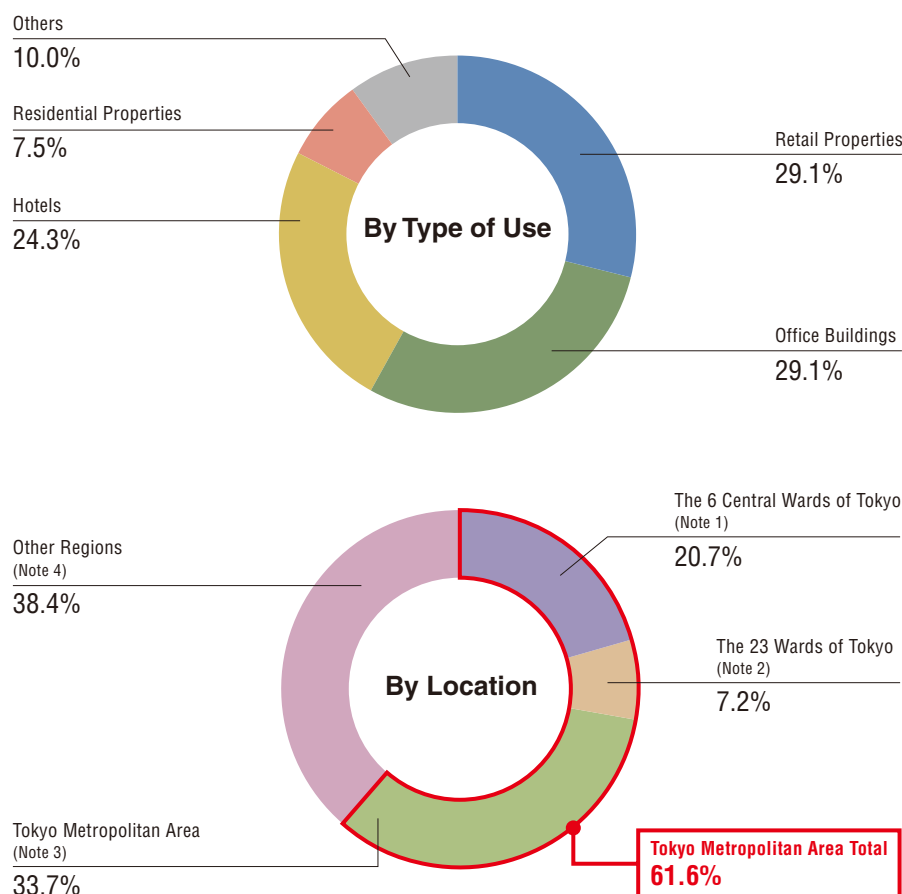


Notes: 1. maricom-ISOGO / SYSTEM PLAZA YOKOHAMA (Site) includes the retail portion and the office portion.
 2. Shin-Osaka Central Tower and SS30 include the office portion and the hotel portion.

Portfolio Properties

Portfolio Data

Portfolio Breakdown (Based on acquisition prices) (As of the end of 33rd fiscal period ended May 31, 2020)



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

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

3. "Tokyo Metropolitan Area" refers to the Tokyo Metropolitan Area (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 Tokyo Metropolitan Area) 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 Tokyo Metropolitan Area, Osaka Area or Nagoya Area."

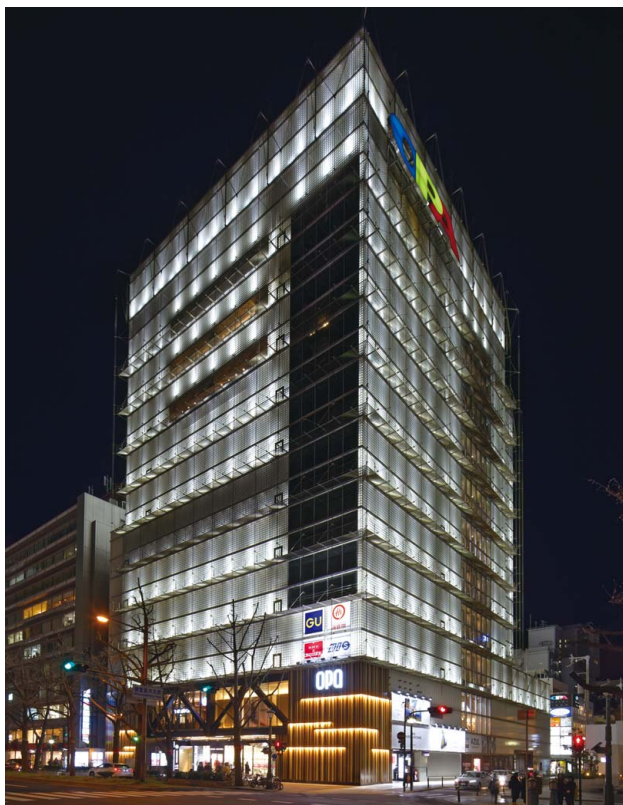
Occupancy Ratio

	2019			2020		
	End of December	End of January	End of February	End of March	End of April	End of May
Retail Properties	99.4%	99.5%	99.4%	99.4%	98.8%	98.6%
Office Buildings	98.9%	98.9%	94.5%	94.3%	94.1%	94.2%
Hotels	99.7%	99.8%	99.95%	99.97%	99.97%	99.97%
Residential Properties	97.0%	93.8%	94.9%	98.2%	97.2%	96.7%
Others	92.5%	92.5%	93.4%	93.7%	94.0%	94.0%
Total	98.3%	98.0%	97.2%	97.5%	97.2%	97.1%

Major Properties

Retail Properties

A15 Shinsaibashi OPA Honkan



Office Buildings

B37 ARENA TOWER



Office Buildings/Hotels

B6 Shin-Osaka Central Tower



Hotels

C14 Royal Pines Hotel Urawa



Retail Properties

A29 Yodobashi Camera Multimedia Kichijoji



Others

E6 MT Ariake Center Building I&II



Portfolio Properties

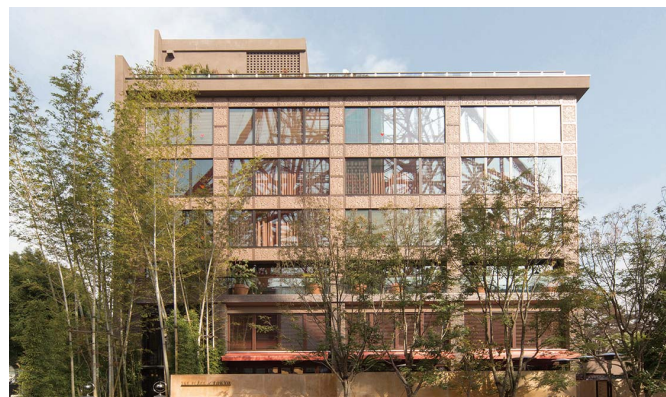
Hotels

C1 Shinjuku Washington Hotel Honkan



Others

E4 THE PLACE of TOKYO



Office Buildings/Hotels

B44 SS30



Retail Properties

A42 Luz Musashikosugi



Hotels

C13 Loisir Hotel & Spa Tower Naha



Residential Properties

D26 Glenpark Umeda-kita



Corporate Profile

Overview

Name	United Urban Investment Corporation ("United Urban")
Board of Directors	Ikuo Yoshida, 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.

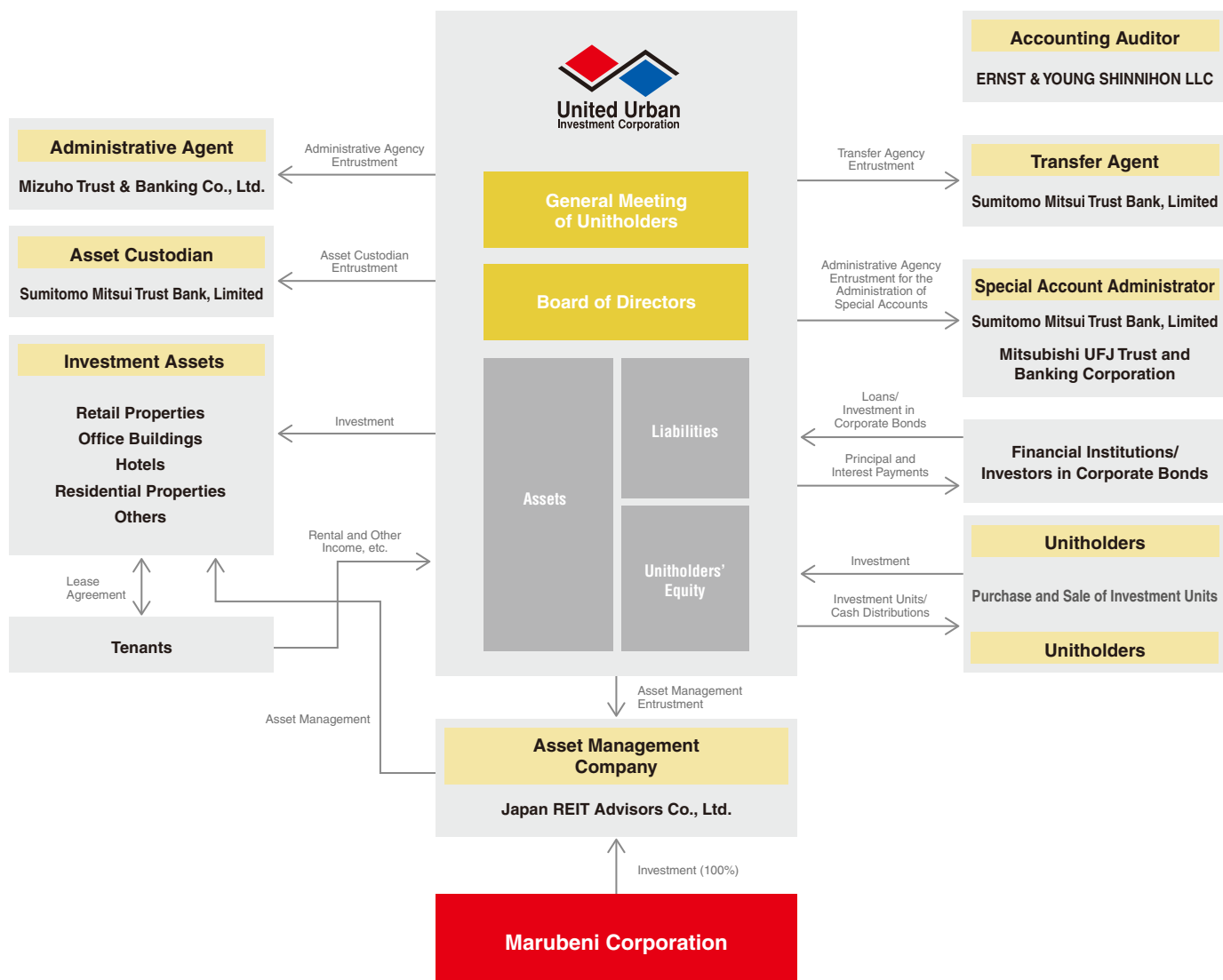


Kumiko Sekine
Supervisory Officer

Ikuo Yoshida
Executive Officer

Kenichiro Okamura
Supervisory Officer

Corporate Structure

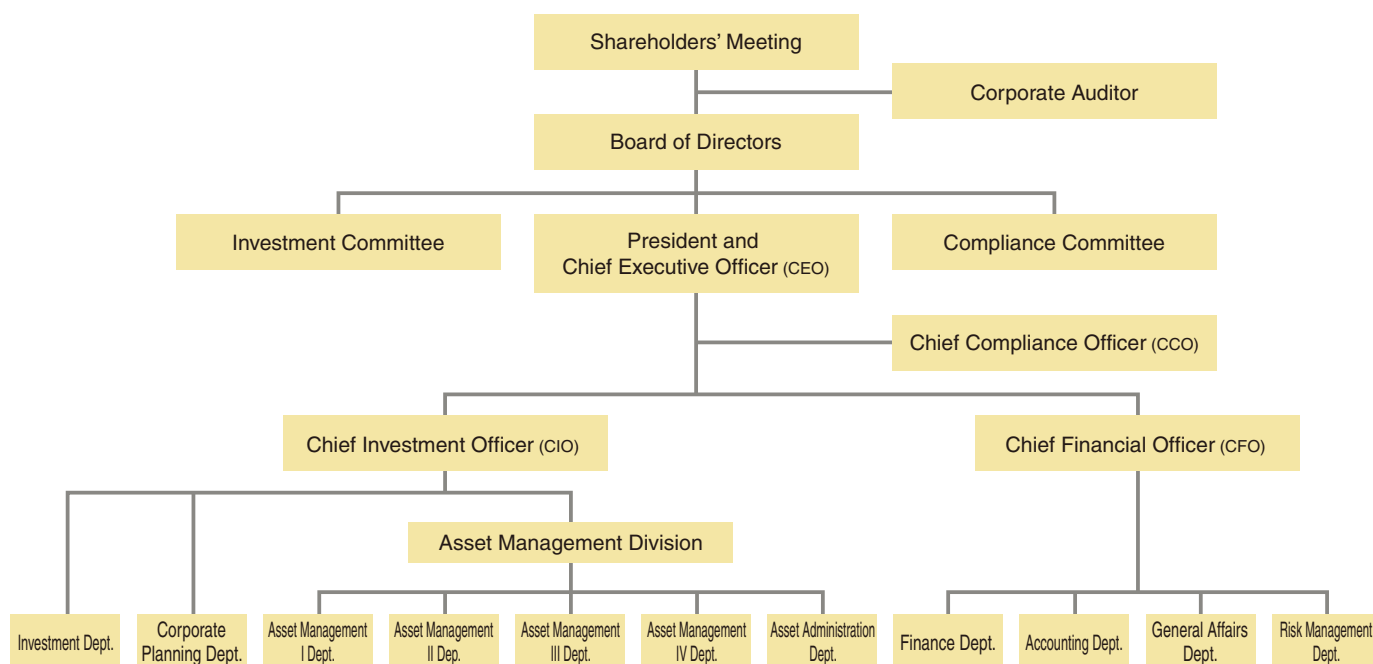


Profile of Asset Management Company

Overview (As of May 31, 2020)

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

Organization (As of May 31, 2020)



Investment Committee

The Investment Committee deliberates and resolves important management plans and policies regarding the investment corporation in a multilayered way by cooperating with the Board of Directors. The chairman of the committee and its members are appointed by the Board of Directors. As of May 31, 2020, the chairman of the committee is the President and CEO of JRA, and the committee members are one non-executive director and one external intellectual (external lawyer).

Compliance Committee

The Compliance Committee aims at executing compliance as an asset management company which deals with the asset management of the investment corporation by cooperating with the Board of Directors and Corporate Auditor. As of May 31, 2020, the chairman of the committee is the CCO of JRA, and committee members are the President and CEO, the head of the General Affairs Dept. and one external intellectual (external lawyer).

◆ PERFORMANCE REPORT

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Financial Highlights

1. Track Records on Operations

Fiscal Period (Calculation Period)		29th Fiscal Period (December 1, 2017- May 31, 2018)	30th Fiscal Period (June 1, 2018- November 30, 2018)	31st Fiscal Period (December 1, 2018- May 31, 2019)	32nd Fiscal Period (June 1, 2019- November 30, 2019)	33rd Fiscal Period (December 1, 2019- May 31, 2020)
Operating revenues (Note 1) (Millions of yen)		29,166	25,733	27,261	24,671	23,565
(Rental revenues) (Millions of yen)		(24,219)	(23,867)	(24,215)	(24,671)	(23,391)
Operating expenses (Millions of yen)		16,077	12,838	13,691	13,106	12,942
(Property-related expenses) (Millions of yen)		(10,328)	(10,663)	(11,506)	(10,870)	(10,686)
Operating income (Millions of yen)		13,089	12,894	13,569	11,565	10,622
Ordinary income (Millions of yen)		11,974	11,789	12,413	10,544	9,633
Net income (a) (Millions of yen)		11,973	11,788	12,413	10,543	9,633
Total assets (compared with the previous period) (b) (Millions of yen)		648,503 (△2.3%)	651,242 (+0.4%)	680,901 (+4.6%)	678,208 (△0.4%)	694,089 (+2.3%)
Total unitholders' equity (Net assets) (compared with the previous period) (c) (Millions of yen)		355,017 (+0.5%)	356,029 (+0.3%)	357,789 (+0.5%)	367,970 (+2.8%)	366,863 (△0.3%)
Unitholders' capital (compared with the previous period) (Millions of yen)		309,205 (-)	309,205 (-)	309,205 (-)	319,973 (+3.5%)	319,973 (+0.0%)
Total no. of investment units issued and outstanding (d) (Units)		3,055,087	3,055,087	3,055,087	3,118,337	3,118,337
Net assets per unit (c)/(d) (Yen)		116,205	116,536	117,112	118,002	117,647
Total cash distribution (e) (Millions of yen)		10,784	10,610	11,184	10,711	10,820
Net income per unit (Note 2) (Yen)		3,919	3,858	4,063	3,388	3,089
Cash distribution per unit (e)/(d) (Yen)		3,530	3,473	3,661	3,435	3,470
(Distribution of earnings per unit) (Yen)		(3,530)	(3,473)	(3,661)	(3,435)	(3,470)
(Distribution in excess of earnings per unit) (Yen)		(-)	(-)	(-)	(-)	(-)
Return on assets (Annualized) (Note 3) (%)		1.8 (3.7)	1.8 (3.6)	1.9 (3.7)	1.6 (3.1)	1.4 (2.8)
Return on equity (Annualized) (Note 3) (%)		3.4 (6.8)	3.3 (6.6)	3.5 (7.0)	2.9 (5.8)	2.6 (5.2)
Equity ratio (compared with the previous period) (c)/(b) (%)		54.7 (+1.5%)	54.7 (△0.1%)	52.5 (△2.1%)	54.3 (+1.7%)	52.9 (△1.4%)
Payout ratio (Note 3) (%)		90.0	90.0	90.1	101.3	112.3
Supplementary information						
No. of investment properties at end of period (Properties)		116	119	120	122	129
Total leasable floor space at end of period (m ²)		1,431,245.06	1,456,193.69	1,434,587.61	1,479,025.78	1,522,162.03
Total no. of tenants at end of period (Tenants)		2,278	2,442	2,534	2,511	2,691
Occupancy ratio at end of period (%)		99.3	99.1	99.3	99.2	97.1
Depreciation and amortization (Millions of yen)		4,160	4,050	4,050	4,132	4,174
Capital expenditures (Millions of yen)		1,903	1,406	2,870	2,373	1,361
NOI (Net Operating Income) from leasing (Note 3) (Millions of yen)		18,051	17,253	16,759	17,933	16,880
FFO (Funds From Operations) per unit (Note 3) (Yen)		4,835	4,574	4,406	4,706	4,372
FFO ratio (Note 3) (Times)		17.2	19.8	20.3	22.7	13.1
Debt service coverage ratio (Note 3) (Times)		15.8	15.9	16.9	15.6	14.8
Net income before interest, depreciation and amortization (Note 3) (Millions of yen)		17,222	16,901	17,500	15,683	14,810
Interest expense and interest expenses on corporate bonds (Millions of yen)		1,088	1,061	1,036	1,007	1,003
Interest-bearing liabilities (Note 3) (Millions of yen)		255,884	257,384	282,884	270,777	289,533
Ratio of interest-bearing liabilities to total assets at end of period (Note 3) (%)		39.4	39.5	41.5	39.9	41.7
No. of operating days (Days)		182	183	182	183	183

Notes: 1. Operating revenues, etc., do not include consumption taxes.

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

	29th FP	30th FP	31st FP	32nd FP	33rd FP
Average no. of investment units during the period	3,055,087 units	3,055,087 units	3,055,087 units	3,111,123 units	3,118,337 units

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

4. 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 32 fiscal periods from the 1st fiscal period (fiscal year ended May 31, 2004) to the 32nd fiscal period (fiscal period ended November 30, 2019). For the current period (33rd fiscal period: fiscal period ended May 31, 2020), United Urban decided to make cash distribution of ¥3,470 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

Japanese economy in this fiscal period experienced a significant slowdown due to the global spread of COVID-19. Japanese real GDP growth rate in Q1 2020 resulted in minus 2.2% on an annual basis (revised figure). After the declaration of state of emergency in April 2020 (Note), consumer spending and corporate capital investment fell into stagnation in earnest and the economy dropped further. While the continued low interest policy has been supporting a favorable financing environment, financial market tumbled during this period, and an uncertainty grew accordingly.

Since the state of emergency was lifted, it has been getting certain that the economy is resuming slowly in Japan. Similar momentum has been seen in countries and regions around the world. However, there remains the self-restraint requests to go out and the constraints to use facilities across Japan. Moreover, the restrictions or self-restraint requests for overseas travel continue globally, and it will likely to take some time to see a full recovery of the Japanese economy.

In the real estate investment market, an investment appetite of domestic and foreign investors continues to be strong amid a global low-interest rate environment, and property acquisitions remain highly competitive. However, cancellations or postponements of transactions are becoming a case as investors cannot inspect properties under the restrictions or self-restraint requests for travel, and a wait-and-see attitude is getting the momentum. While yields are still compressed overall, some areas or asset types have started to see a shift from a declining trend to a flat or reverse trend.

Real estate leasing market were strong across almost all asset types. Demand of residential properties and logistic facilities remains robust even under COVID-19 pandemic, and occupancy ratio and rental level of both asset types remain stable across the country.

On the other hand, an impact of COVID-19 pandemic is significant in hotel and retail sectors. The number of foreign visitors to Japan in May 2020 was minus 99.9% year-on-year, recording an eight consecutive month drop since October 2019. Since the end of February 2020 in particular, when COVID-19 started to spread in earnest in Asia, not only foreign visitors but also domestic travel demand saw a major decline, and hotel business plunged in general. While a stable business condition has been kept in retail stores selling living essentials, the self-restraint requests of business as well as going out forced a sharp decline in number of customers in industries such as food and beverage, services and fitness. The state of emergency is now lifted, but business reopening needs to cope with some restrictions, and hotel and retail sectors are still facing difficulties in operation.

Vacancy rate of office buildings remains low nationwide, and rental level continues a moderate increase. However, it is important to carefully watch the current recession affected by COVID-19 pandemic and potential changes in office tenant's needs associated with expanding momentum of working from home.

Note: Issued in April 7, 2020 for seven prefectures including Tokyo under Article 32, Paragraph 1 of the Act on Special Measures Concerning Pandemic Influenza (Act No. 31 of 2012, as amended), followed by all prefectures in April 16, 2020. In May 25, 2020, the state of emergency was lifted.

(ii) New Acquisition and Sale of Properties

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

Property No.	Property Name	Type (Note 1)	Location	Acquisition Price (Millions of yen) (Note 2)	Acquisition Date
C20	the square hotel KANAZAWA	Hotel	Kanazawa, Ishikawa	4,802	December 3, 2019
E14	Chibaminato Logistics Center (Site)	-	Chiba, Chiba	6,600	February 28, 2020
E5	Logistics Higashi-Ohgishima (additional acquisition) (Note 3)	Warehouse	Kawasaki, Kanagawa	5,292	March 19, 2020
D31	Park Axis Akatsuka (Note 4)	Apartment	Itabashi-ku, Tokyo	1,980	March 30, 2020
C21	NEST HOTEL KYOTO SHIJOKARASUMA	Hotel	Kyoto, Kyoto	2,010	March 31, 2020
D32	UUR Court Shirasagi	Apartment	Nakano-ku, Tokyo	1,442	
D33	Court Branche AP	Apartment	Shinagawa-ku, Tokyo	1,270	
E15	Hirakata Nagao Logistics Center	Warehouse	Hirakata, Osaka	2,550	
E16	Kobe Toyahama Logistics Center	Warehouse	Kobe, Hyogo	1,300	April 17, 2020
Total				27,246	

On the other hand, United Urban sold the following property.

Property No.	Property Name	Type (Note 1)	Location	Sale Price (Millions of yen) (Note 2)	Date of Sale
B34	Pacific Marks Esaka	Office	Suita, Osaka	10,022	March 31, 2020

- 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.
3. United Urban additionally acquired 49% quasi co-ownership of the trust beneficial interest in Logistics Higashi-Ohgishima. Together with its existing 51% quasi co-ownership, United Urban currently holds 100% quasi co-ownership of the property.
4. United Urban acquired 45% co-ownership of Park Axis Akatsuka.

(iii) Portfolio Overview

As a result of the acquisition and sale of properties mentioned above (ii), United Urban held a total of 129 properties, comprising 34 retail properties, 32 office buildings, 1 retail-office complex, 20 hotels, 2 office-hotel complexes, 24 residential properties and 16 others, with an aggregate acquisition price of ¥661,492 million at the end of the 33rd fiscal period (as of May 31, 2020). In addition, the total leasable floor space was 1,522,162.03 sq. m. and the total numbers of tenants were 2,691.

United Urban has continued to focus on maintaining occupancy ratios during the period despite economic slowdown due to the spread of COVID-19. As a result, the occupancy ratio for the entire portfolio at the end of each month during the period fluctuated between

97.1% and 99.2%, and stood at 97.1% at the end of the 33rd fiscal period (as of May 31, 2020).

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 33rd fiscal period are as follows.

(Millions of yen)				
		Balance at the end of the 32nd Fiscal Period (As of November 30, 2019)	Balance at the end of the 33rd Fiscal Period (As of May 31, 2020)	Changes
	Short-term borrowings	-	-	-
	Long-term borrowings (borrowings due for repayment within one year)	243,777 (35,377)	262,533 (49,933)	+18,756 (+14,556)
	Total of borrowings	243,777	262,533	+18,756
	Corporate bonds (corporate bonds that is to become due for maturity within one year)	27,000 (-)	27,000 (-)	- (-)
	Total of interest-bearing liabilities	270,777	289,533	+18,756

Moreover, the details of ratings of United Urban as of June 30, 2020 are as follows.

Rating Agency	Details	
Japan Credit Rating Agency, Ltd. (JCR)	Long-Term Issuer Rating: AA	Rating Outlook: Stable
Moody's Japan K.K. (Moody's)	Long-Term Issuer Rating: A3	Rating Outlook: Stable

c. Overview of Financial Results and Distribution

As for financial result of the fiscal period, United Urban achieved operating revenues of ¥23,565 million (down by 4.5% from the previous period), profit from rental activities of ¥12,705 million (down by 7.9% from the previous period), operating income of ¥10,622 million (down by 8.2% from the previous period), ordinary income of ¥9,633 million (down by 8.6% from the previous period), and net income of ¥9,633 million (down by 8.6% from the previous period).

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, and ¥1,109 million, which is a portion of the reversal of the reserve for reduction entry in accordance with the Article 65-7 of the Act on Special Measures Concerning Taxation (Act No.26 of 1957, as amended; the same shall apply hereinafter), to ¥9,633 million of unappropriated retained earnings to distribute. As a result, United Urban decided to distribute ¥10,820 million, and cash distribution per unit was ¥3,470. 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.

3. Issuance of New Investment Units

During the fiscal period, no capital increase was carried out and there were no changes in the number of investment units issued and outstanding and unitholders' capital. 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	Balance	Increase	Balance	
September 16, 2015	Additional issue of new investment units through public offering	95,000	2,739,311	12,680	256,549	(Note 1)
October 15, 2015	Additional issue of new investment units through third-party allotment	12,065	2,751,376	1,610	258,160	(Note 2)
June 14, 2016	Additional issue of new investment units through public offering	190,000	2,941,376	32,273	290,433	(Note 3)

Date	Remarks	Total Number of Investment Units Issued and Outstanding (Units)		Unitholders' Capital (Millions of yen)		Notes
		Increase	Balance	Increase	Balance	
July 12, 2016	Additional issue of new investment units through third-party allotment	11,646	2,953,022	1,978	292,411	(Note 4)
December 14, 2016	Additional issue of new investment units through public offering	90,000	3,043,022	14,808	307,220	(Note 5)
January 12, 2017	Additional issue of new investment units through third-party allotment	12,065	3,055,087	1,985	309,205	(Note 6)
June 19, 2019	Additional issue of new investment units through public offering	55,000	3,110,087	9,363	318,568	(Note 7)
July 11, 2019	Additional issue of new investment units through third-party allotment	8,250	3,118,337	1,404	319,973	(Note 8)

Notes: 1. New investment units were issued through public offering at the offer price of ¥137,690 per unit (issue price (underwriter price) ¥133,475), for the purpose of procuring funds for property acquisitions and replenishing cash reserves, which was reduced by the acquisition of properties.

2. New investment units were issued through third-party allotment at the issue price of ¥133,475 per unit for the purpose of procuring funds for property acquisitions and replenishing cash reserves, which was reduced by the acquisition of properties.

3. New investment units were issued through public offering at the offer price of ¥175,224 per unit (issue price (underwriter price) ¥169,860) for the purpose of procuring funds to support a portion of the payment for acquiring properties and a portion of the repayment of interest-bearing liabilities.

4. New investment units were issued through third-party allotment at the issue price of ¥169,860 per unit for the purpose of procuring funds to support a portion of the repayment of interest-bearing liabilities and a portion of the payment for acquiring properties.

5. New investment units were issued through public offering at the offer price of ¥169,736 per unit (issue price (underwriter price) ¥164,540), for the purpose of replenishing cash reserves, which was reduced by the acquisition of properties and procuring funds to support a portion of the repayment of interest-bearing liabilities.

6. New investment units were issued through third-party allotment at the issue price of ¥164,540 per unit for the purpose of procuring funds to support a portion of the payment for acquiring properties and a portion of the repayment of interest-bearing liabilities.

7. 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.

8. 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.

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				
	29th Fiscal Period (December 1, 2017 - May 31, 2018)	30th Fiscal Period (June 1, 2018 - November 30, 2018)	31st Fiscal Period (December 1, 2018 - May 31, 2019)	32nd Fiscal Period (June 1, 2019 - November 30, 2019)	33rd Fiscal Period (December 1, 2019 - May 31, 2020)
Highest	173,900	181,900	185,400	221,700	212,900
Lowest	159,400	166,100	165,000	175,800	79,100

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, and ¥1,109 million, which is a portion of the reversal of the reserve for reduction entry in accordance with the Article 65-7 of the Act on Special Measures Concerning Taxation, to ¥9,633 million of unappropriated retained earnings to distribute. As a result, United Urban decided to distribute ¥10,820 million, and cash distribution per unit was ¥3,470. 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.

		29th Fiscal Period (December 1, 2017 - May 31, 2018)	30th Fiscal Period (June 1, 2018 - November 30, 2018)	31st Fiscal Period (December 1, 2018 - May 31, 2019)	32nd Fiscal Period (June 1, 2019 - November 30, 2019)	33rd Fiscal Period (December 1, 2019 - May 31, 2020)
Unappropriated retained earnings at end of period	Thousands of yen	11,973,610	11,788,602	12,413,047	10,543,501	9,633,226
Retained earnings (Note)	Thousands of yen	11,569,387	12,747,672	13,976,047	13,808,060	12,620,658
Total cash distribution	Thousands of yen	10,784,457	10,610,317	11,184,673	10,711,487	10,820,629
(Cash distribution per unit)	(Yen)	(3,530)	(3,473)	(3,661)	(3,435)	(3,470)
Total profit distribution	Thousands of yen	10,784,457	10,610,317	11,184,673	10,711,487	10,820,629
(Profit distribution per unit)	(Yen)	(3,530)	(3,473)	(3,661)	(3,435)	(3,470)
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 (Of refund of capital per unit, cash distribution per unit from provision for temporary difference adjustment)	Thousands of yen (Yen)	- (-)	- (-)	- (-)	- (-)	- (-)
Of total refund of capital, the total cash distribution from the distribution associated with investment decrease for tax purpose (Of refund of capital per unit, cash distribution per unit from the distribution associated with investment decrease for tax purpose)	Thousands of yen (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

While the state of emergency was gradually lifted in the end of May 2020, it is expected that the Japanese economy continues to face difficulties due to COVID-19 pandemic for the meanwhile. Portfolio of United Urban is quite diverse with various asset types, but it is difficult to avoid a negative impact of COVID-19 as the economy has been largely suppressed. Amid an uncertainty of outlook, great caution toward global economy and financial market is required.

While United Urban closely assess a level of impact of COVID-19 pandemic on global and local economy as well as business conditions of our tenants, United Urban continues to enhance an internal growth by maintaining/improving occupancy ratio, revising terms and conditions in leasing contracts, etc. to strengthen a profitability further. Moreover, United Urban pursues investment opportunities for various types of assets with a cautious attention to real estate investment market and remains persistent in selective investment through varied acquisition approaches.

Regarding the financial management, United Urban makes continued efforts to create a robust and stable financial standing by 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 investor's value, engagement with stakeholders, and coexistence with the environment and society, United Urban is dedicated not only to the improvement in aforementioned financial aspects, but also to the resolutions for non-financial issues associated with ESG (Environment, Society, and Governance) and SDGs (Sustainable Development Goals).

6. Material Facts Arising after the End of the 33rd Fiscal Period and Other Material Events

There are no material facts arising after the end of the 33rd fiscal period (May 31, 2020). In addition, the reference information is as follows:

a. Issuance of Corporate Bonds

In order to procure funds for the part of the repayment of existing borrowings due in the end of March 2021, United Urban issued Series 20 of Unsecured Corporate Bonds of ¥8,000 million based on the resolution of the board of directors' meeting of United Urban held on June 18, 2020, and the payments were completed on August 11, 2020. The summary of the corporate bonds was as follows:

Name	:	United Urban Investment Corporation Series 20 of Unsecured Corporate Bonds (with pari passu conditions among specified corporate bonds)
Total amount	:	¥8,000 million
Issue price	:	¥100 per ¥100 of the corporate bond
Redemption price	:	¥100 per ¥100 of the corporate bond
Interest rate	:	0.270% per annum
Collateral/Guarantee	:	There is no collateral or guarantee on the corporate bonds. There are no assets reserved as security for the corporate bonds.
Closing date	:	August 11, 2020
Redemption method and date	:	The total amount of the corporate bonds will be redeemed on August 8, 2025. *The corporate bonds may be repurchased and cancelled at any time from the date following the closing date unless otherwise specified by a depository trust company.
Interest payment dates	:	February 11 and August 11 of each year
Fiscal agent	:	Sumitomo Mitsui Trust Bank, Limited
Use of proceeds	:	The reason for the issuance is to fund the part of the repayment of existing borrowings due in the end of March 2021.

b. New Borrowing for Repayment

United Urban procured debt financing of a total of ¥8,050 million on June 22, 2020 for the repayment of the existing borrowings (¥8,050 million) upon their maturity on June 22, 2020, as set forth below.

Title	Lender	Amount of Borrowing (Millions of yen)	Interest Rate	Drawdown Date	Repayment Date	Remarks
Term Loan 2C	Sumitomo Mitsui Trust Bank, Limited	2,000	0.48270%	June 22, 2020	June 21, 2027	Unsecured Unguaranteed
Term Loan 3C	Mizuho Bank, Ltd.	1,000	0.36378%		June 20, 2025	
Term Loan 4C	Sumitomo Mitsui Banking Corporation	1,650	0.30000%		June 20, 2024	
Term Loan 5C	Mizuho Trust & Banking Co., Ltd.	500	0.53275%		June 21, 2027	
Term Loan 6C	Development Bank of Japan Inc.	900	0.50000%		June 21, 2027	
Term Loan 7C	Aozora Bank, Ltd.	1,000	0.33623%		June 20, 2024	
Term Loan 8C		1,000	0.39751%		June 20, 2025	
Total		8,050				

c. Acquisition of Property and Debt Financing

1) United Urban acquired the following property on June 30, 2020.

Property No.	Property Name	Type	Location	Acquisition Price (Millions of yen)	Acquisition Date
E17	REDWOOD Narita Distribution Centre (Note)	Warehouse	Sanbu, Chiba	2,345	June 30, 2020

Note: United Urban acquired 50% quasi co-ownership of the trust beneficial interest in REDWOOD Narita Distribution Centre.

2) United Urban procured debt financing to support for acquiring the property mentioned above 1), as set for the below.

Title	Lender	Amount of Borrowing (Millions of yen)	Interest Rate	Drawdown Date	Repayment Date	Remarks
Term Loan 9C	The Norinchukin Bank	1,500	0.39596%	June 30, 2020	June 21, 2027	Unsecured Unguaranteed
Term Loan 10C	MUFG Bank, Ltd.	1,000	0.36000%			
Total		2,500				

d. New Committed Line of Credit Agreement

United Urban concluded a new committed line of credit agreement on June 26, 2020, as set forth below.

Outline of the new committed line of credit agreement

Participating financial institutions : Sumitomo Mitsui Trust Bank Limited
Mizuho Bank, Ltd.
MUFG Bank, Ltd.

Maximum loan amount : ¥24,000 million

Date of agreement : June 26, 2020

Term of agreement : From June 26, 2020 to June 25, 2021

Remarks : Unsecured, unguaranteed

Overall Condition of Investment Corporation

1. Summary of Unitholders' Contribution

		29th Fiscal Period (As of May 31, 2018)	30th Fiscal Period (As of November 30, 2018)	31st Fiscal Period (As of May 31, 2019)	32nd Fiscal Period (As of November 30, 2019)	33rd Fiscal Period (As of May 31, 2020)
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)	3,055,087	3,055,087	3,055,087	3,118,337	3,118,337
Total unitholders' capital	(Millions of yen)	309,205	309,205	309,205	319,973	319,973
Number of unitholders		21,303	20,408	19,983	18,860	21,160

2. Major Unitholders

TOP 10 unitholders based on the number of investment units held at the end of the 33rd fiscal period were as follows:

Unitholder Name	Investment Units Held (Units)	Percentage of Investment Units Held (%) (Note 1)
Japan Trustee Services Bank, Ltd. (trust account) (Note 2)	748,572	24.01
The Master Trust Bank of Japan, Ltd. (trust account)	475,955	15.26
The Nomura Trust and Banking Co., Ltd. (investment trust account)	156,712	5.03
STATE STREET BANK WEST CLIENT - TREATY 505234	108,477	3.48
Trust & Custody Services Bank, Ltd. (securities investment trust account) (Note 2)	95,729	3.07
SMBC Nikko Securities Inc.	52,475	1.68
STATE STREET BANK AND TRUST COMPANY 505103	50,951	1.63
JP MORGAN CHASE BANK 385771	39,523	1.27
SSBTC CLIENT OMNIBUS ACCOUNT	38,233	1.23
JAPAN SECURITIES FINANCE CO., LTD.	35,702	1.14
Total	1,802,329	57.80

Notes: 1. The percentages of investment units held are rounded to two decimal places.

2. Absorption-type merger was executed with Trust & Custody Services Bank, Ltd. and JTC Holdings, Ltd. as the absorbed company, Japan Trustee Services Bank, Ltd. as the surviving company on July 27, 2020. The corporate name was changed to "Custody Bank of Japan, Ltd." on the same date.

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	Ikuo Yoshida	-	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	-	17,000
Total			27,200

- 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.

4. Advisors and Agents

Asset Management Company, Asset Custodian, and Administrative Agents at the end of the 33rd 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		32nd Fiscal Period (As of November 30, 2019)		33rd Fiscal Period (As of May 31, 2020)	
				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)	The 6 central wards of Tokyo (Note 3)	-	-	-	-
			The 23 wards of Tokyo (Note 4)	-	-	-	-
			Tokyo metropolitan area (Note 5)	7,239,732	1.1	7,232,796	1.0
			Other regions (Note 6)	13,559,765	2.0	13,502,932	1.9
	Office Buildings	Capital region	The 6 central wards of Tokyo	12,980,955	1.9	13,005,333	1.9
			The 23 wards of Tokyo	9,435,493	1.4	9,398,092	1.4
			Tokyo metropolitan area	8,895,510	1.3	8,833,451	1.3
			Other regions	-	-	-	-
	Hotels	Capital region	The 6 central wards of Tokyo	1,604,675	0.2	1,598,076	0.2
			The 23 wards of Tokyo	-	-	-	-
			Tokyo metropolitan area	3,924,718	0.6	3,879,606	0.6
			Other regions	-	-	-	-
	Residential Properties	Capital region	The 6 central wards of Tokyo	-	-	-	-
			The 23 wards of Tokyo	2,830,632	0.4	4,865,002	0.7
			Tokyo metropolitan area	-	-	-	-
			Other regions	4,379,651	0.6	4,347,607	0.6
	Others	Capital region	The 6 central wards of Tokyo	-	-	-	-
			The 23 wards of Tokyo	-	-	-	-
			Tokyo metropolitan area	-	-	6,914,588	1.0
			Other regions	-	-	-	-
	Subtotal				64,851,133	9.6	73,577,489
Real Estate in Trust	Retail Properties	Capital region	The 6 central wards of Tokyo	4,248,424	0.6	4,239,289	0.6
			The 23 wards of Tokyo	11,654,619	1.7	11,608,852	1.7
			Tokyo metropolitan area	91,856,072	13.5	91,443,606	13.2
			Other regions	56,102,795	8.3	55,894,616	8.1
	Office Buildings	Capital region	The 6 central wards of Tokyo	65,413,145	9.6	65,270,268	9.4
			The 23 wards of Tokyo	2,019,994	0.3	2,023,837	0.3
			Tokyo metropolitan area	40,870,287	6.0	40,562,860	5.8
			Other regions	56,227,971	8.3	46,455,820	6.7
	Hotels	Capital region	The 6 central wards of Tokyo	40,812,658	6.0	40,642,137	5.9
			The 23 wards of Tokyo	-	-	-	-
			Tokyo metropolitan area	23,411,718	3.5	23,369,989	3.4
			Other regions	85,538,268	12.6	92,254,125	13.3
	Residential Properties	Capital region	The 6 central wards of Tokyo	977,494	0.1	2,324,606	0.3
			The 23 wards of Tokyo	8,353,848	1.2	9,832,329	1.4
			Tokyo metropolitan area	2,848,980	0.4	2,834,174	0.4
			Other regions	20,731,227	3.1	20,483,602	3.0
	Others	Capital region	The 6 central wards of Tokyo	9,158,879	1.4	9,121,530	1.3
			The 23 wards of Tokyo	7,937,438	1.2	7,906,050	1.1
			Tokyo metropolitan area	25,641,284	3.8	30,881,968	4.4
			Other regions	6,430,010	0.9	10,377,679	1.5
	Subtotal				560,235,118	82.6	567,527,347
Bank Deposits and Other Assets				53,122,488	7.8	52,984,991	7.6
Total Assets				678,208,740	100.0	694,089,828	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. "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 May 31, 2020 were as follows:

Property Name	Book Value (Millions of yen)	Leasable Floor Space (m ²) (Note 1)	Leased Floor Space (m ²) (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	26,907	37,932.95	37,932.95	100.0	(Note 4)	Retail Properties	N/A
Shin-Osaka Central Tower	23,476	45,938.36	45,781.71	99.7	(Note 5)	Office / Hotels	N/A
Shinjuku Washington Hotel Honkan	21,989	53,310.20	53,310.20	100.0	(Note 5)	Hotels	N/A
Shinsaibashi OPA Honkan	21,898	27,025.42	27,025.42	100.0	(Note 5)	Retail Properties	N/A
Loisir Hotel & Spa Tower Naha	20,312	45,731.16	45,731.16	100.0	(Note 5)	Hotels	N/A
Kawasaki Toshiba Building	19,256	36,142.30	36,142.30	100.0	4.0	Office Buildings	N/A
SS30	18,742	67,700.37	67,451.61	99.6	(Note 5)	Office / Hotels	N/A
Royal Pines Hotel Urawa	17,696	31,129.86	31,129.86	100.0	(Note 5)	Hotels	N/A
RIHGA Royal Hotel Kokura • ARUARU City	17,584	81,371.29	81,260.16	99.9	(Note 5)	Hotels	N/A
Nishi-Shimbashi 1-chome Building (Note 6)	14,326	15,781.64	0.00	0.0	0.0	Office Buildings	N/A
Total	202,190	442,063.55	425,765.37	96.3	31.0		

- Notes: 1. "Leasable Floor Space," "Leased Floor Space," and "Occupancy Ratio" are based on data as of May 31, 2020. "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 land 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 (*seko 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, for master lease agreements with rental guarantee, the floor spaces in the master lease agreements are indicated.
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 May 31, 2020. In addition, it doesn't include variable rents.
4. With regard to these properties, the tenants with whom a 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. 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 investors.
6. The property name was changed from Hitachi High-Tech Building to Nishi-Shimbashi 1-chome Building on August 1, 2020. The same shall apply hereinafter.

3. Details of Properties in the Portfolio

Details of properties owned by United Urban as of May 31, 2020 were as follows:

Property Name	Location (Residential) (Note 1)	Type of Asset (Note 2)	Leasable Floor Space (m ²)	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	13,611.24	4,780	4,993

Property Name	Location (Residential) (Note 1)	Type of Asset (Note 2)	Leasable Floor Space (m ²)	Appraisal Value at End of Period (Millions of yen) (Note 3)	Book Value (Millions of yen)
Luz Funabashi	7-2-2 Fujiwara, Funabashi, Chiba	Trust beneficial interest	12,952.88	6,200	4,281
TENJIN LUCE	2-3-24 Tenjin, Chuo-ku, Fukuoka, Fukuoka	Trust beneficial interest	4,214.99	6,510	6,176
Kaden Sumairu-kan YAMADA Sakai Honten	5-1 Yashimochi 1-cho, Higashi-ku, Sakai, Osaka	Real estate	8,637.63	3,930	2,690
Miyamae Shopping Center	3-9-12 Inukura, Miyamae-ku, Kawasaki, Kanagawa	Trust beneficial interest	10,487.92	5,340	4,922
KONAMI SPORTS CLUB Korigaoka	3-3-1 Korigaoka, Hirakata, Osaka	Trust beneficial interest	8,627.58	2,060	1,470
ACTIOLE Minami-ikebukuro	2-26-10 Minami-ikebukuro, Toshima- ku, Tokyo	Trust beneficial interest	2,081.50	3,400	3,601
Tip's Machida Building	6-7-8 Haramachida, Machida, Tokyo	Trust beneficial interest	6,710.19	5,060	4,233
Daiei Takarazuka Nakayama	21-22 Mefuhigashino-cho, Takarazuka, Hyogo	Trust beneficial interest	16,729.60	3,940	3,126 (Note 4)
maricom-ISOGO / SYSTEM PLAZA YOKOHAMA (Site)	1-1-1 Isogo, Isogo-ku, Yokohama, Kanagawa, etc.	Trust beneficial interest	52,668.38	11,600	12,459
ACTIOLE Kannai	3-31 Masago-cho, Naka-ku, Yokohama, Kanagawa	Real estate	1,938.56	2,080	2,221
Shinsaibashi OPA Honkan	1-4-3 Nishi-Shinsaibashi, Chuo-ku, Osaka, Osaka	Trust beneficial interest	27,025.42	26,500	21,898
Albore Jingumae	5-27-7 Jingumae, Shibuya-ku, Tokyo	Trust beneficial interest	931.14	2,390	1,547
Albore Sendai	2-4-5 Chuo, Aoba-ku, Sendai, Miyagi	Trust beneficial interest	3,151.93	3,600	2,332
Mallage Kashiwa	2-3-1 Oyamadai, Kashiwa, Chiba, etc.	Trust beneficial interest	41,748.73	8,710	6,725
Ito-Yokado Owariasahi	116-4 Ishihara, Minami-Harayama- cho, Owariasahi, Aichi, etc.	Real estate	54,606.34	4,880	3,962
Yokohama Kariba Shopping Center	164-1 Kariba-cho Hodogaya-ku, Yokohama, Kanagawa, etc.	Trust beneficial interest	11,345.09	2,140	2,104
Luz Jiyugaoka	2-9-6 Jiyugaoka, Meguro-ku, Tokyo	Trust beneficial interest	2,283.47	5,930	4,831
ACTIOLE Ichikawa	1-4-17 Ichikawa, Ichikawa, Chiba	Trust beneficial interest	3,927.49	4,050	2,869
Yokohama Aoba Shopping Center (Site)	1-2 Moegino, Aoba-ku, Yokohama, Kanagawa, etc.	Real estate	9,193.00	3,300	2,740
Yamada Denki Tecc Land Aoba (Site)	2-3 Moegino, Aoba-ku, Yokohama, Kanagawa, etc.	Real estate	7,650.63	2,840	2,270
Yodobashi Camera Multimedia Kichijoji	1-19-1 Kichijoji-honcho, Musashino, Tokyo	Trust beneficial interest	37,932.95	33,900	26,907
Kaden Sumairu-kan YAMADA Matsudo Honten	2289-3 Matsudo Aza Iwase-sakai, Matsudo, Chiba, etc.	Trust beneficial interest	17,561.23	6,830	4,734
Tenjin Loft Building	4-9-25 Watanabe-dori, Chuo-ku, Fukuoka, Fukuoka	Trust beneficial interest	7,730.09	6,110	4,598
Narumi Shopping Center (Site)	3-2 Narumicho-aza Denjiyama, Midori- ku, Nagoya, Aichi, etc.	Real estate	60,419.26	7,470	6,850
Plussing Wave Enoshima	1-3-16 Kugenuma-Kaigan, Fujisawa, Kanagawa	Trust beneficial interest	2,885.94	1,970	1,900
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	2,190	1,967
Granbell Ginza Building	2-8-18 Ginza, Chuo-ku, Tokyo	Trust beneficial interest	1,352.35	3,050	2,692
UUR Tenjin Nishi-dori Building	2-5-21 Tenjin, Chuo-ku, Fukuoka, Fukuoka	Trust beneficial interest	1,564.70	5,980	5,660
Luz Shonan Tsujido	1-2-12 Tsujido-Kandai, Fujisawa, Kanagawa	Trust beneficial interest	10,454.22	4,620	3,869
ACTIOLE Ueno	4-5-5 Ueno, Taito-ku, Tokyo	Trust beneficial interest	1,163.44	2,810	3,176
KURURU	1-50 Miyamachi, Fuchu, Tokyo	Trust beneficial interest	13,292.33	9,420	9,456
K's Denki Nagoya-kita	3-1 Nagaregawa, Aza-Toyoba, Oaza- Toyoyamacho, Nishikasugai-gun, Aichi	Trust beneficial interest	4,733.74	1,890	1,826
Luz Musashikosugi	3-1100-4, Shinmarukohigashi, Nakahara-ku, Kawasaki, Kanagawa, etc.	Trust beneficial interest	8,272.58	12,100	12,233
T&G Hamamatsucho Building	2-12-10 Shiba-Daimon, Minato-ku, Tokyo	Trust beneficial interest	2,382.25	3,130	2,094
Fukuoka Eartheon Building	3-6-3 Hakata-Eki Higashi, Hakata-ku, Fukuoka, Fukuoka	Trust beneficial interest	4,934.40	3,100	1,542
Marumasu Kojimachi Building	3-3-8 Kojimachi, Chiyoda-ku, Tokyo	Trust beneficial interest	2,576.57	2,790	2,396
Rokubancho K Building	2-19 Rokuban-cho, Chiyoda-ku, Tokyo, etc.	Trust beneficial interest	4,031.14	3,780	2,241

Property Name	Location (Residential) (Note 1)	Type of Asset (Note 2)	Leasable Floor Space (m ²)	Appraisal Value at End of Period (Millions of yen) (Note 3)	Book Value (Millions of yen)
Shin-Osaka Central Tower	5-5-15 Nishi-Nakashima, Yodogawa-ku, Osaka, Osaka	Trust beneficial interest	45,938.36	30,600	23,476
Kawasaki Toshiba Building	580-1 Horikawa-cho, Saiwai-ku, Kawasaki, Kanagawa, etc.	Trust beneficial interest	36,142.30	33,500	19,256
UUR Toyocho Building	2-4-18 Toyo, Koto-ku, Tokyo	Real estate	7,540.30	8,450	8,323
FOUR SEASONS BLDG	2-4-3 Shinjuku, Shinjuku-ku, Tokyo	Trust beneficial interest	5,000.54	6,650	4,073
Nishi-Shimbashi 1-chome Building	1-24-14 Nishi-Shinbashi, Minato-ku, Tokyo	Trust beneficial interest	15,781.64	17,900	14,326
Pacific Marks Shinjuku Parkside	4-15-7 Nishi-Shinjuku, Shinjuku-ku, Tokyo	Trust beneficial interest	10,947.34	14,000	11,717
Pacific Marks Tsukishima	1-15-7 Tsukishima, Chuo-ku, Tokyo	Real estate	9,335.19	7,030	5,717
Pacific Marks Yokohama East	3-4 Sakae-cho, Kanagawa-ku, Yokohama, Kanagawa, etc.	Trust beneficial interest	11,199.19	8,090	6,569
Akasaka Hikawa Building	6-18-3 Akasaka, Minato-ku, Tokyo	Trust beneficial interest	3,438.20	4,320	3,192
Pacific Marks Shibuya Koen-dori	1-6-3 Jinnan, Shibuya-ku, Tokyo	Trust beneficial interest	1,972.43	3,340	2,456
Pacific Marks Akasaka-mitsuke	3-20-6 Akasaka, Minato-ku, Tokyo	Real estate	1,675.13	2,660	2,156
Pacific Marks Shin-Yokohama	3-18-20 Shin-Yokohama, Kohoku-ku, Yokohama, Kanagawa, etc.	Trust beneficial interest	3,110.72	1,780	1,560
Pacific Marks Kawasaki	11-1 Ekimae-honcho, Kawasaki-ku, Kawasaki, Kanagawa, etc.	Real estate	7,395.50	12,500	8,833
Hamamatsucho 262 Building	2-6-2 Hamamatsucho, Minato-ku, Tokyo	Trust beneficial interest	6,157.96	8,090	6,398
Lila Hijirizaka	3-4-9 Mita, Minato-ku, Tokyo, etc.	Real estate	4,255.02	3,300	2,654
Otsuka HT Building	3-43-1 Minami-otsuka, Toshima-ku, Tokyo	Real estate	1,774.56	1,220	1,074
Pacific Marks Shinjuku South-gate	4-2-16 Shinjuku, Shinjuku-ku, Tokyo	Real estate	1,726.68	3,830	2,476
Pacific Marks Nishi-Umeda	2-6-20 Umeda, Kita-ku, Osaka, Osaka	Trust beneficial interest	10,990.99	8,570	6,605
Pacific Marks Higobashi	1-10-8 Edobori, Nishi-ku, Osaka, Osaka	Trust beneficial interest	7,616.83	5,100	4,424
Pacific Marks Sapporo Kita-Ichijo	7-4-4 Kita Ichi-jo Nishi, Chuo-ku, Sapporo, Hokkaido, etc.	Trust beneficial interest	4,727.65	2,230	1,706
Shin-Sapporo Center Building	6-2-15 Atsubetsu Chuo Ichi-jo, Atsubetsu-ku, Sapporo, Hokkaido	Trust beneficial interest	2,796.65	1,080	833
ARENA TOWER	3-1-9 Shin-yokohama, Kohoku-ku, Yokohama, Kanagawa, etc.	Trust beneficial interest	17,967.46	12,900	7,920
Yushima First Building	3-19-11 Yushima, Bunkyo-ku, Tokyo	Trust beneficial interest	4,558.77	3,150	2,023
Dogenzaka Square	5-18 Maruyamacho, Shibuya-ku, Tokyo	Trust beneficial interest	2,233.65	3,170	2,233
GRAND-SQUARE Shin-Sakae	2-19-6 Shin-Sakae, Naka-ku, Nagoya, Aichi, etc.	Trust beneficial interest	4,578.93	1,900	1,286
GRAND-SQUARE Meieki-minami	1-12-9 Meieki-minami, Nakamura-ku, Nagoya, Aichi	Trust beneficial interest	4,003.05	2,240	1,078
Shiba 520 Building	5-20-6 Shiba, Minato-ku, Tokyo	Trust beneficial interest	2,831.94	3,360	2,133
Hirose-dori SE Building	205-1 Nagake-cho, Miyagino-ku, Sendai, Miyagi	Trust beneficial interest	8,235.87	5,170	3,139
SS 30	4-6-1 Chuo, Aoba-ku, Sendai, Miyagi	Trust beneficial interest	67,700.37	21,800	18,742
LOOP-X・M	3-9-15 Kaigan, Minato-ku, Tokyo, etc.	Trust beneficial interest	21,590.90	12,600	12,006
Shinjuku Washington Hotel Honkan	3-2-9 Nishi-Shinjuku, Shinjuku-ku, Tokyo	Trust beneficial interest	53,310.20	27,100	21,989
Toyoko Inn Shinagawa-eki Takanawa-guchi	4-23-2 Takanawa, Minato-ku, Tokyo	Real estate	3,088.85	2,600	1,598
MZ BLD.	2-26-9 Myojin-cho, Hachioji, Tokyo	Trust beneficial interest	6,660.20	3,960	3,038
HOTEL ROUTE-INN Yokohama Bashamichi	4-53-1 Benten Dori, Naka-ku, Yokohama, Kanagawa	Real estate	7,139.44	5,150	3,879
Hotel JAL City Naha	1-3-70 Makishi, Naha, Okinawa	Trust beneficial interest	13,701.80	11,600	7,239
UUR Yotsuya Sancho Building	3-14-1 Yotsuya, Shinjuku-ku, Tokyo, etc.	Trust beneficial interest	7,854.86	6,960	4,483
Yotsuya 213 Building	2-1-3 Yotsuya, Shinjuku-ku, Tokyo	Trust beneficial interest	7,544.42	7,040	4,933
the b roppongi	3-9-8 Roppongi, Mitato-ku, Tokyo	Trust beneficial interest	3,714.06	4,840	4,766
Toyoko Inn Kawasaki Ekimae Shiyakusho-dori	2-11-14 Isago, Kawasaki-ku, Kawasaki, Kanagawa, etc.	Trust beneficial interest	4,874.28	3,150	2,634

Property Name	Location (Residential) (Note 1)	Type of Asset (Note 2)	Leasable Floor Space (m ²)	Appraisal Value at End of Period (Millions of yen) (Note 3)	Book Value (Millions of yen)
Toyoko Inn Hiroshima Heiwa-odori	5-15 Tanakamachi, Naka-ku, Hiroshima, Hiroshima	Trust beneficial interest	4,357.75	2,560	2,058
Toyoko Inn Naha Kokusai-dori Miebashi-eki	1-20-1 Makishi, Naha, Okinawa	Trust beneficial interest	1,529.47	854	722
Loisir Hotel & Spa Tower Naha	3-2-1 Nishi, Naha, Okinawa	Trust beneficial interest	45,731.16	22,500	20,312
Royal Pines Hotel Urawa	2-5-1 Nakachou, Urawa-ku, Saitama, Saitama	Trust beneficial interest	31,129.86	17,900	17,696
RIHGA Royal Hotel Kokura・ ARUARU City	2-14-2 Asano, Kokurakita-ku, Kitakyushu, Fukuoka, etc.	Trust beneficial interest	81,371.29	17,000	17,584
the b fukuoka tenjin	1-2-1 Tenjin, Chuo-ku, Fukuoka, Fukuoka	Trust beneficial interest	3,567.22	3,680	3,083
Henn na Hotel Tokyo Hamamatsucho	1-24-11 Hamamatsucho, Minato-ku, Tokyo	Trust beneficial interest	2,293.64	4,740	4,469
Hotel Hewitt Koshien	3-30 Koshientakashiocho, Nishinomiya, Hyogo	Trust beneficial interest	36,104.06	13,700	13,561
Smile Hotel Premium Sapporo Susukino	1-13-1 Minami4jonishi, Chuo-ku, Sapporo, Hokkaido	Trust beneficial interest	8,332.04	5,210	4,242
the square hotel KANAZAWA	10 Shimotsutsumicho, Kanazawa, Ishikawa	Trust beneficial interest	6,333.36	5,900	4,972
NEST HOTEL KYOTO SHIJOKARASUMA	551 Sannou-cho, Muromachi-dori Takatsuji-agaru, Shimogyo-ku, Kyoto, Kyoto	Trust beneficial interest	2,358.25	3,120	2,096
T&G Higashi-ikebukuro Mansion	3-8-8 Higashi-Ikebukuro, Toshima-ku, Tokyo	Trust beneficial interest	2,603.22	2,420	1,392
Komazawa Court	2-37-1 Komazawa, Setagaya-ku, Tokyo	Trust beneficial interest	3,741.17	2,130	1,468
UUR Court Shiba-Daimon	1-2-3 Shiba-Daimon, Minato-ku, Tokyo	Trust beneficial interest	1,486.38	1,460	971
Aprile Shin-Ohgi Ichibankan	2-10-6 Kita-Ohgi, Higashi Nada-ku, Kobe, Hyogo	Trust beneficial interest	12,700.44	3,620	2,386
UUR Court Sapporo Kita-Sanjo	3-1-28 Kitasanjo Higashi, Chuo-ku, Sapporo, Hokkaido	Trust beneficial interest	4,790.50	1,620	910
CLIO Bunkyo Koishikawa	1-13-9 Koishikawa, Bunkyo-ku, Tokyo	Trust beneficial interest	4,097.51	3,590	2,577
GRAND-ROUGE Sakae	5-21-26 Sakae, Naka-ku, Nagoya, Aichi	Trust beneficial interest	3,697.38	1,360	1,159
GRAND-ROUGE Sakae II	5-21-37 Sakae, Naka-ku, Nagoya, Aichi	Trust beneficial interest	2,579.89	1,400	968
MA Sendai Building	1-3-7 Kimachidori, Aoba-ku, Sendai, Miyagi	Trust beneficial interest	11,525.36	4,690	2,536
UUR Court Nagoya Meieki	2-5-4 Meieki, Nishi-ku, Nagoya, Aichi	Trust beneficial interest	2,958.45	1,570	1,135
UUR Court Sapporo Shinoro Ichibankan	Shinoro 3-jo 6-4-32, Kita-ku, Sapporo, Hokkaido	Real estate	6,271.74	874	678
Park Site IZUMI	1-14-6 Izumi, Higashi-ku, Nagoya, Aichi	Trust beneficial interest	2,067.95	769	806
UUR Court Osaka Juso-honmachi	3-4-15 Jusohommachi, Yodogawa-ku, Osaka, Osaka	Trust beneficial interest	3,650.00	1,700	1,241
UUR Court Kinshicho	1-7-5 Kameido, Koto-ku, Tokyo	Real estate	5,460.39	3,660	2,806
UUR Court Sapporo Minami-Sanjo Premier Tower	2-3 Minamisanjo Nishi 1-chome, Chuo-ku, Sapporo, Hokkaido, etc.	Trust beneficial interest	7,763.18	3,120	1,728
GRAND-ROUGE Nakanoshima- minami	1-25-27 Edohori, Nishi-ku, Osaka, Osaka	Trust beneficial interest	3,090.36	1,630	1,245
Glenpark Umeda-kita	3-4-22 Nakazaki, Kita-ku, Osaka, Osaka	Trust beneficial interest	12,730.60	6,590	4,997
UUR Court Shiki	1-6-5 Saiwaicho, Shiki, Saitama	Trust beneficial interest	9,885.83	3,100	2,834
GRAND-ROUGE Tanimachi Rokuchome	3-22 Junikencho, Chuo-ku, Osaka, Osaka	Trust beneficial interest	2,792.81	1,520	1,365
Chatle Otemachi S・N	10-20 Otemachi, Kokurakita-ku, Kitakyushu, Fukuoka, etc.	Real estate	12,040.28	3,680	3,668
GRAN FONTE	6-49-2 Higashioizumi, Nerima-ku, Tokyo	Trust beneficial interest	6,268.24	3,340	2,859
Park Axis Akatsuka	2-2-18 Akatsuka, Itabashi-ku, Tokyo	Real estate	4,370.31	2,070	2,058
UUR Court Shirasagi	1-13-17 Shirasagi, Nakano-ku, Tokyo	Trust beneficial interest	2,815.30	1,640	1,533
Court Branche AP	5-8-2 Nakanobu, Shinagawa-ku, Tokyo	Trust beneficial interest	1,480.17	1,310	1,352
Lilycolor Tohoku Branch	3-10 Okadanishimachi, Miyagino-ku, Sendai, Miyagi	Trust beneficial interest	9,271.16	2,200	1,378
Fuchu Building (Note 5)	1-43 Nikkocho, Fuchu, Tokyo	Trust beneficial interest	14,490.92	4,890	4,732

Property Name	Location (Residential) (Note 1)	Type of Asset (Note 2)	Leasable Floor Space (m ²)	Appraisal Value at End of Period (Millions of yen) (Note 3)	Book Value (Millions of yen)
Tsubogawa Square Building	3-3-5 Tsubogawa, Naha, Okinawa	Trust beneficial interest	10,570.98	6,280	3,766
THE PLACE of TOKYO	3-5-4 Shibakoen, Mitato-ku, Tokyo	Trust beneficial interest	3,212.21	4,600	3,329
Logistics Higashi-Ohgishima	6-4 Higashi-Ohgishima, Kawasaki-ku, Kawasaki, Kanagawa, etc.	Trust beneficial interest	42,113.83	10,800	9,392
MT Ariake Center Building I&II	1-2-41 Ariake, Koto-ku, Tokyo, etc.	Trust beneficial interest	23,816.82	14,400	7,906
Quartz Tower	2-10-10 Shibuya, Shibuya-ku, Tokyo	Trust beneficial interest	2,940.22	6,240	5,792
Shin-Narashino Logistics Center	2-3-6 Akanehamma, Narashino, Chiba	Trust beneficial interest	12,909.90	2,820	2,628
Kawagoe Logistics Center	1822-1 Aza-Obakeue, Oaza- Shimoakasaka, Kawagoe, Saitama	Trust beneficial interest	40,060.76	9,520	7,589
Asuto Nagamachi Dental Clinic	1-6-37 Asutonagamachi, Taihaku-ku, Sendai, Miyagi	Trust beneficial interest	1,554.09	1,290	1,213
Shin-Narashino Logistics Center II	2-5-2 Shibazono, Narashino, Chiba	Trust beneficial interest	12,598.46	2,640	2,719
Yoshikawa Logistics Center	1-1 Asahi, Yoshikawa, Saitama	Trust beneficial interest	11,096.70	2,030	1,960
Musashimurayama Logistics Center	2-93-1 Inadaira, Musashimurayama, Tokyo, etc.	Trust beneficial interest	9,237.87	1,910	1,859
Chibaminato Logistics Center (Site)	43-5 Shin-minato, Mihama-ku, Chiba, Chiba, etc.	Real estate	24,467.78	7,790	6,914
Hirakata Nagao Logistics Center	1-72-1 Nagaotanimachi, Hirakata, Osaka, etc.	Trust beneficial interest	11,874.51	2,650	2,660
Kobe Toyahama Logistics Center	5-35 Toyahamacho, Hyogo-ku, Kobe, Hyogo	Trust beneficial interest	9,402.93	1,360	1,359
Total			1,522,162.03	792,847	641,104

- Notes: 1. "Location" shows residential indication of each property, in principle. However, as for properties which have no residential indication, location stated in the land 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 May 31, 2020, 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. The property name was changed from KDDI Fuchu Building to Fuchu Building on March 25, 2020. 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	32nd Fiscal Period (June 1, 2019 to November 30, 2019)				33rd Fiscal Period (December 1, 2019 to May 31, 2020)			
	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	19	98.8	259	1.1	21	100.0	(Note 4)	(Note 4)
Luz Funabashi	17	100.0	261	1.1	17	100.0	(Note 4)	(Note 4)
TENJIN LUCE	10	85.0	285	1.2	11	90.4	(Note 4)	(Note 4)
Kaden Sumairu-kan YAMADA Sakai Honten	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Miyamae Shopping Center	3	100.0	191	0.8	3	100.0	(Note 4)	(Note 4)
KONAMI SPORTS CLUB Korigaoka	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
ACTIOLE Minami-ikebukuro	10	100.0	84	0.3	10	100.0	(Note 4)	(Note 4)
Tip's Machida Building	9	100.0	210	0.9	9	100.0	(Note 4)	(Note 4)

Name of Property	32nd Fiscal Period (June 1, 2019 to November 30, 2019)				33rd Fiscal Period (December 1, 2019 to May 31, 2020)			
	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 (%)
Daiei Takarazuka Nakayama	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
maricom-ISOGO / SYSTEM PLAZA YOKOHAMA (Site)	4	100.0	299	1.2	4	100.0	(Note 4)	(Note 4)
ACTIOLE Kannai	8	88.7	65	0.3	7	78.8	(Note 4)	(Note 4)
Shinsaibashi OPA Honkan	1	100.0	683	2.8	1	100.0	(Note 4)	(Note 4)
Albore Jingumae	4	100.0	52	0.2	4	100.0	(Note 4)	(Note 4)
Albore Sendai	6	84.4	100	0.4	7	100.0	(Note 4)	(Note 4)
Mallage Kashiwa	95	97.1	671	2.7	93	98.0	(Note 4)	(Note 4)
Ito-Yokado Owariasahi	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Yokohama Kariba Shopping Center	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Luz Jiyugaoka	20	100.0	162	0.7	20	100.0	(Note 4)	(Note 4)
ACTIOLE Ichikawa	13	100.0	161	0.7	11	88.5	(Note 4)	(Note 4)
Yokohama Aoba Shopping Center (Site)	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Yamada Denki Tecc Land Aoba (Site)	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Yodobashi Camera Multimedia Kichijoji	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Kaden Sumairu-kan YAMADA Matsudo Honten	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Tenjin Loft Building	6	100.0	266	1.1	6	100.0	(Note 4)	(Note 4)
Narumi Shopping Center (Site)	3	100.0	(Note 3)	(Note 3)	3	100.0	(Note 3)	(Note 3)
Plussing Wave Enoshima	8	90.4	68	0.3	8	90.3	(Note 4)	(Note 4)
Life Nishikujo (Site)	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Life Tamatsukuri (Site)	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Granbell Ginza Building	11	100.0	75	0.3	11	100.0	(Note 4)	(Note 4)
UUR Tenjin Nishi-dori Building	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Luz Shonan Tsujido	33	98.8	304	1.2	31	95.3	(Note 4)	(Note 4)
ACTIOLE Ueno	9	100.0	82	0.3	8	89.6	(Note 4)	(Note 4)
KURURU	26	98.8	392	1.6	25	76.2	(Note 4)	(Note 4)
K's Denki Nagoya-kita	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Luz Musashikosugi	2	100.0	322	1.3	2	100.0	(Note 4)	(Note 4)
T&G Hamamatsucho Building	6	100.0	91	0.4	6	100.0	91	0.4
Fukuoka Eartheon Building	7	100.0	122	0.5	7	100.0	124	0.5
Marumasu Kojimachi Building	16	100.0	96	0.4	16	100.0	96	0.4
Rokubancho K Building	1	100.0	108	0.4	1	100.0	108	0.5
Shin-Osaka Central Tower	63	99.8	1,235	5.0	61	99.7	(Note 4)	(Note 4)
Kawasaki Toshiba Building	1	100.0	836	3.4	1	100.0	836	3.6
UUR Toyocho Building	1	100.0	277	1.1	1	100.0	271	1.2
FOUR SEASONS BLDG	1	100.0	190	0.8	1	100.0	189	0.8
Nishi-Shimbashi 1-chome Building	2	100.0	413	1.7	0	0.0	530	2.3
Pacific Marks Shinjuku Parkside	21	97.0	363	1.5	22	100.0	366	1.6
Pacific Marks Tsukishima	40	96.0	258	1.0	45	98.9	256	1.1
Pacific Marks Yokohama East	28	95.9	253	1.0	29	100.0	253	1.1
Akasaka Hikawa Building	1	100.0	117	0.5	1	100.0	116	0.5
Pacific Marks Shibuya Koen-dori	1	100.0	84	0.3	1	100.0	84	0.4

Name of Property	32nd Fiscal Period (June 1, 2019 to November 30, 2019)				33rd Fiscal Period (December 1, 2019 to May 31, 2020)			
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Pacific Marks Akasaka-mitsuke	8	100.0	67	0.3	8	100.0	70	0.3
Pacific Marks Shin-Yokohama	10	100.0	67	0.3	10	100.0	67	0.3
Pacific Marks Kawasaki	41	98.7	342	1.4	42	100.0	344	1.5
Hamamatsucho 262 Building	19	100.0	230	0.9	19	100.0	226	1.0
Lila Hijirizaka	14	97.5	119	0.5	14	100.0	121	0.5
Otsuka HT Building	7	100.0	58	0.2	7	100.0	57	0.2
Pacific Marks Shinjuku South-gate	8	100.0	95	0.4	8	100.0	98	0.4
Pacific Marks Nishi-Umeda	31	100.0	268	1.1	31	100.0	278	1.2
Pacific Marks Higobashi	23	91.5	149	0.6	24	98.8	163	0.7
Pacific Marks Esaka (Note 5)	42	98.7	440	1.8	-	-	295	1.3
Pacific Marks Sapporo Kita-Ichijo	11	100.0	101	0.4	11	100.0	97	0.4
Shin-Sapporo Center Building	20	96.2	61	0.3	19	92.8	59	0.3
ARENA TOWER	11	100.0	473	1.9	11	100.0	465	2.0
Yushima First Building	7	100.0	118	0.5	7	100.0	116	0.5
Dogenzaka Square	28	97.3	98	0.4	25	90.4	94	0.4
GRAND-SQUARE Shin-Sakae	8	100.0	91	0.4	8	93.0	91	0.4
GRAND-SQUARE Meieki-minami	13	100.0	89	0.4	13	100.0	89	0.4
Shiba 520 Building	5	100.0	116	0.5	5	100.0	115	0.5
Hirose-dori SE Building	8	94.5	209	0.9	8	100.0	220	0.9
SS30	81	99.4	1,117	4.5	79	99.6	(Note 4)	(Note 4)
LOOP-X・M	108	96.3	484	2.0	108	91.7	492	2.1
Shinjuku Washington Hotel Honkan	8	100.0	785	3.2	8	100.0	(Note 4)	(Note 4)
Toyoko Inn Shinagawa-eki Takanawa-guchi	1	100.0	57	0.2	1	100.0	(Note 4)	(Note 4)
MZ BLD.	9	95.2	130	0.5	10	100.0	(Note 4)	(Note 4)
HOTEL ROUTE-INN Yokohama Bashamichi	4	100.0	156	0.6	4	100.0	(Note 4)	(Note 4)
Hotel JAL City Naha	2	100.0	276	1.1	2	100.0	(Note 4)	(Note 4)
UUR Yotsuya Sanchome Building	3	100.0	186	0.8	3	100.0	(Note 4)	(Note 4)
Yotsuya 213 Building	3	91.8	192	0.8	3	100.0	(Note 4)	(Note 4)
the b roppongi	3	100.0	111	0.5	3	100.0	(Note 4)	(Note 4)
Toyoko Inn Kawasaki Ekimae Shiyakusho-dori	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Toyoko Inn Hiroshima Heiwa-odori	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Toyoko Inn Naha Kokusai-dori Miehashi-eki	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Loisir Hotel & Spa Tower Naha	1	100.0	657	2.7	1	100.0	(Note 4)	(Note 4)
Royal Pines Hotel Urawa	10	100.0	466	1.9	10	100.0	(Note 4)	(Note 4)
RIHGA Royal Hotel Kokura・ARUARU City	30	99.9	969	3.9	30	99.9	(Note 4)	(Note 4)
the b fukuoka tenjin	2	100.0	109	0.4	2	100.0	(Note 4)	(Note 4)
Henn na Hotel Tokyo Hamamatsucho	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Hotel Hewitt Koshien	2	100.0	(Note 3)	(Note 3)	2	100.0	(Note 3)	(Note 3)
Smile Hotel Premium Sapporo Susukino	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)

Name of Property	32nd Fiscal Period (June 1, 2019 to November 30, 2019)				33rd Fiscal Period (December 1, 2019 to May 31, 2020)			
	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 (%)
the square hotel KANAZAWA					1	100.0	(Note 3)	(Note 3)
NEST HOTEL KYOTO SHIJOKARASUMA					1	100.0	(Note 3)	(Note 3)
T&G Higashi-ikebukuro Mansion	128	99.2	69	0.3	125	96.9	70	0.3
Komazawa Court	1	100.0	60	0.2	1	100.0	156	0.7
UUR Court Shiba-Daimon	1	100.0	33	0.1	1	100.0	33	0.1
Aprile Shin-Ohgi Ichibankan	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
UUR Court Sapporo Kita-Sanjo	1	100.0	52	0.2	1	100.0	52	0.2
CLIO Bunkyo Koishikawa	86	94.1	100	0.4	88	96.4	99	0.4
GRAND-ROUGE Sakae	91	94.8	49	0.2	86	89.9	48	0.2
GRAND-ROUGE Sakae II	1	100.0	36	0.1	1	100.0	37	0.2
MA Sendai Building	147	98.4	167	0.7	137	94.5	167	0.7
UUR Court Nagoya Meieki	1	100.0	45	0.2	1	100.0	46	0.2
UUR Court Sapporo Shinoro Ichibankan	3	100.0	33	0.1	3	100.0	33	0.1
Park Site IZUMI	37	93.4	26	0.1	37	93.4	28	0.1
UUR Court Osaka Juso-honmachi	1	100.0	52	0.2	1	100.0	52	0.2
UUR Court Kinshicho	196	96.9	120	0.5	190	93.5	121	0.5
UUR Court Sapporo Minami-Sanjo Premier Tower	125	90.9	108	0.4	123	90.1	111	0.5
GRAND-ROUGE Nakanoshima-minami	108	92.1	53	0.2	116	98.4	53	0.2
Glenpark Umeda-kita	179	98.2	192	0.8	173	94.1	193	0.8
UUR Court Shiki	1	100.0	93	0.4	1	100.0	93	0.4
GRAND-ROUGE Tanimachi Rokuchome	50	98.0	44	0.2	49	96.1	43	0.2
Chatle Otemachi S・N	142	92.6	118	0.5	148	96.2	119	0.5
GRAN FONTE	88	96.7	90	0.4	89	97.9	93	0.4
Park Axis Akatsuka					155	97.7	17	0.1
UUR Court Shirasagi					45	95.7	13	0.1
Court Branche AP					39	93.6	12	0.1
Lilycolor Tohoku Branch	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Fuchu Building	1	100.0	(Note 3)	(Note 3)	0	0.0	(Note 3)	(Note 3)
Tsubogawa Square Building	5	100.0	306	1.2	5	100.0	288	1.2
THE PLACE of TOKYO	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Logistics Higashi-Ohgishima (Note 6)	2	100.0	(Note 3)	(Note 3)	2	100.0	(Note 3)	(Note 3)
MT Ariake Center Building I&II	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Quartz Tower	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Shin-Narashino Logistics Center	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Kawagoe Logistics Center	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Asuto Nagamachi Dental Clinic	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Shin-Narashino Logistics Center II	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Yoshikawa Logistics Center	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Musashimurayama Logistics Center	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)

Name of Property	32nd Fiscal Period (June 1, 2019 to November 30, 2019)				33rd Fiscal Period (December 1, 2019 to May 31, 2020)			
	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 (%)
Chibaminato Logistics Center (Site)					1	100.0	(Note 3)	(Note 3)
Hirakata Nagao Logistics Center					1	100.0	(Note 3)	(Note 3)
Kobe Toyahama Logistics Center					1	100.0	(Note 3)	(Note 3)
Total	2,511	99.2	24,671	100.0	2,691	97.1	23,391	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 concluded directly with the owner, United Urban or the respective trustee, as one tenant for each property. However, in the case of a sublease property in which the lessee is subleasing the property to end tenants and if the lease agreement between the owner, United Urban or the trustee, and the lessee is a pass-through-type agreement without rental guarantee, 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 property, 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. With regard to these properties, the tenants with whom a 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.

4. 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 investors.

5. United Urban sold Pacific Marks Esaka on March 31, 2020.

6. United Urban additionally acquired 49% quasi co-ownership of the trust beneficial interest in Logistics Higashi-Ohgishima on March 19, 2020. Together with its existing 51% quasi co-ownership, United Urban currently holds 100% quasi co-ownership of the property.

4. Amount of Contract and Fair Value of Specified Transactions

Overview of amount of contract and fair values of specified transactions as of May 31, 2020 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)	63,133,000	34,900,000	(341,134)
Total		63,133,000	34,900,000	(341,134)

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 May 31, 2020, 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 properties and properties which are the trust assets of trust beneficial interests in real estate managed by United Urban (collectively the "Investment Real Estate") scheduled as of May 31, 2020. 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	Amount payable in the 33rd fiscal period	Amount already paid
TENJIN LUCE	Fukuoka, Fukuoka	Renewal construction (2nd floor to B1F)	From December 2019 to July 2020	286	-	-
Nishi-Shimbashi 1-chome Building	Minato-ku, Tokyo	Restoration work	From July 2020 to November 2020	121	-	-
Nishi-Shimbashi 1-chome Building	Minato-ku, Tokyo	Restoration work	From December 2020 to May 2021	121	-	-
MZ BLD.	Hachioji, Tokyo	Renewal of air-conditioning facilities	From August 2020 to January 2021	111	-	-
RIHGA Royal Hotel Kokura・ARUARU City	Kitakyushu, Fukuoka	Repair of guest rooms (3rd period)	From December 2020 to February 2021	150	-	-
RIHGA Royal Hotel Kokura・ARUARU City	Kitakyushu, Fukuoka	Repair of guest rooms (4th period)	From January 2021 to February 2021	171	-	-
Glenpark Umeda-kita	Osaka, Osaka	Repair of common area	From November 2020 to March 2021	121	-	-

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 33rd fiscal period, which totaled ¥1,361 million. Together with ¥978 million of repair and maintenance costs recorded as expenses in the statement of income in the period, expenditure on engineering works totaled ¥2,339 million.

Name of Properties	Location	Purpose	Period Implemented	Expenditure Amount (Millions of yen)
Mallage Kashiwa	Kashiwa, Chiba	Renewal of air-conditioning facilities (Part I building)	From November 2019 to December 2019	75
Shin-Osaka Central Tower	Osaka, Osaka	Renewal of air-conditioners of 1st floor of North building (lobby, rental spcase)	From July 2019 to May 2020	33
Kawasaki Toshiba Building	Kawasaki, Kanagawa	Renewal of water receiving tank for industrial water	From April 2020 to May 2020	47
SS30	Sendai, Miyagi	Renewal of water receiving tank for clean water	From December 2019 to May 2020	34
LOOP-X・M	Minato-ku, Tokyo	Renewal of toilets and staff kitchen of office building (in some floors)	From December 2019 to March 2020	31
Royal Pines Hotel Urawa	Saitama, Saitama	Renewal of hot water heater for the upper floors	From May 2020 to May 2020	31
RIHGA Royal Hotel Kokura・ARUARU City	Kitakyushu, Fukuoka	Renewal of dimming board of Royal Hall (hotel building)	From January 2020 to May 2020	39
RIHGA Royal Hotel Kokura・ARUARU City	Kitakyushu, Fukuoka	Repair of guest rooms of hotel building (26F-27F)	From January 2020 to February 2020	98
Other capital expenditures				971
Total				1,361

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				
	29th Fiscal Period (December 1, 2017 - May 31, 2018)	30th Fiscal Period (June 1, 2018 - November 30, 2018)	31st Fiscal Period (December 1, 2018 - May 31, 2019)	32nd Fiscal Period (June 1, 2019 - November 30, 2019)	33rd Fiscal Period (December 1, 2019 - May 31, 2020)
Reserve balance at beginning of period	1,308	1,417	1,465	1,490	1,634
Addition to the reserve during the period (Note)	165	51	75	154	16
Reduction of reserve during the period	56	4	50	10	41
Reserve balance to be carried over to the next period	1,417	1,465	1,490	1,634	1,609

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	
	32nd Fiscal Period (June 1, 2019 - November 30, 2019)	33rd Fiscal Period (December 1, 2019 - May 31, 2020)
Asset management fees (Note)	1,917,079	1,954,603
Asset custodian fees	18,143	18,089
Administrative agent fees	65,665	65,319
Directors' fees	10,200	10,200
Other expenses	224,691	208,554
Total	2,235,779	2,256,766

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 property (32nd fiscal period: ¥142,024 thousand, 33rd fiscal period: ¥217,968 thousand) and asset management fees related to sale of properties which was deducted from gain or loss from sale of the Investment Real Estate (33rd fiscal period: ¥80,176 thousand).

2. Borrowings

Borrowings from financial institutions as of May 31, 2020 were as follows:

	Lenders	Drawdown Date	Balance at Beginning of 33rd FP (Millions of yen) (Note 1)	Balance at End of 33rd FP (Millions of yen) (Note 1)	Average Interest Rate (%) (Note 2)	Maturity Date	Repayment Method	Use	Remarks
Long-term debt due for repayment within one year	Mizuho Trust & Banking Co., Ltd.	Apr. 1, 2016	1,000	-	0.200	Mar. 23, 2020	Bullet Payment	(Note 3)	Unsecured Unguaranteed
	MUFG Bank, Ltd.	Mar. 15, 2013	4,000	-	0.800	Mar. 23, 2020		(Note 3)	
	MUFG Bank, Ltd.	Mar. 21, 2013	2,427	-	0.780	Mar. 23, 2020		(Note 4)	
	Sumitomo Mitsui Banking Corporation	Mar. 21, 2013	1,209	-	0.617 (Note 7)	Mar. 23, 2020		(Note 4)	
	MUFG Bank, Ltd.		869	-					
	Resona Bank, Limited		339	-					
	MUFG Bank, Ltd.	Mar. 20, 2014	1,300	-	0.640 (Note 7)	Mar. 23, 2020		(Note 4)	
	Development Bank of Japan Inc.	Jun. 20, 2012	900	900	1.370	Jun. 20, 2020		(Note 4)	
	Sumitomo Mitsui Trust Bank, Limited	Jun. 20, 2013	1,000	1,000	0.631 (Note 7)	Jun. 20, 2020		(Note 4)	
	Sumitomo Mitsui Banking Corporation		1,650	1,650					
	Mizuho Bank, Ltd.		1,000	1,000					
	Aozora Bank, Ltd.		2,000	2,000					
	Mizuho Trust & Banking Co., Ltd.		500	500					
	The Daishi Bank, Ltd.	Jul. 8, 2015	1,000	1,000	0.550 (Note 7)	Jun. 22, 2020		(Note 5)	
	The 77 Bank, Ltd.	Jul. 8, 2015	500	500	0.527 (Note 7)	Sep. 23, 2020		(Note 5)	
	The Bank of Yokohama, Ltd.		500	500					
	Kiraboshi Bank, Ltd.		500	500					
	THE KAGAWA BANK LTD.		500	500					
	The Bank of Fukuoka, Ltd.	Aug. 7, 2015	500	500	0.428 (Note 7)	Sep. 23, 2020		(Note 3)	
	Sumitomo Mitsui Trust Bank, Limited	Mar. 15, 2013	4,500	4,500	0.668 (Note 7)	Sep. 23, 2020		(Note 3)	
	Sumitomo Mitsui Trust Bank, Limited	Mar. 21, 2013	3,283	3,283	0.668 (Note 7)	Sep. 23, 2020		(Note 4)	
	Nippon Life Insurance Company	Sep. 20, 2013	1,000	1,000	1.000	Sep. 23, 2020		(Note 4)	

	Lenders	Drawdown Date	Balance at Beginning of 33rd FP (Millions of yen) (Note 1)	Balance at End of 33rd FP (Millions of yen) (Note 1)	Average Interest Rate (%) (Note 2)	Maturity Date	Repayment Method	Use	Remarks
Long-term debt due for repayment within one year	Development Bank of Japan Inc.	Nov. 1, 2013	2,400	2,400	0.826	Sep. 23, 2020	Bullet Payment	(Note 3)	Unsecured Unguaranteed
	Shinsei Bank, Limited	Nov. 29, 2013	2,500	2,500	0.888	Sep. 23, 2020		(Note 3)	
	The Norinchukin Bank	Jul. 8, 2015	-	1,000	0.509 (Note 7)	Dec. 21, 2020		(Note 5)	
	Tokio Marine & Nichido Fire Insurance Co., Ltd.	Feb. 5, 2016	-	1,000	0.230 (Note 7)	Dec. 21, 2020		(Note 3)	
	Mizuho Trust & Banking Co., Ltd.	Feb. 28, 2014	-	1,300	0.858	Dec. 21, 2020		(Note 3)	
	Sumitomo Mitsui Banking Corporation	Feb. 5, 2016	-	1,000	0.217 (Note 7)	Mar. 22, 2021		(Note 3)	
	The Iyo Bank, Ltd.	Feb. 5, 2016	-	1,000	0.337	Mar. 22, 2021		(Note 3)	
	Sumitomo Mitsui Banking Corporation	Mar. 20, 2014	-	5,800	0.850 (Note 7)	Mar. 22, 2021		(Note 4)	
	MUFG Bank, Ltd.	Mar. 20, 2014	-	1,400	0.830	Mar. 22, 2021		(Note 4)	
	Mizuho Bank, Ltd.	Mar. 20, 2014	-	1,400	0.841	Mar. 22, 2021		(Note 4)	
	MUFG Bank, Ltd.	Mar. 28, 2014	-	2,200	0.850	Mar. 22, 2021		(Note 3)	
	Sumitomo Mitsui Trust Bank, Limited	Apr. 8, 2014	-	5,700	0.883	Mar. 22, 2021		(Note 3)	
	MUFG Bank, Ltd.	Aug. 29, 2014	-	1,900	0.690	Mar. 22, 2021		(Note 3)	
	Sumitomo Mitsui Banking Corporation	Oct. 2, 2014	-	2,000	0.619 (Note 7)	Mar. 22, 2021		(Note 3)	
	Subtotal		35,377	49,933					
Long-term debt	The Norinchukin Bank	Jul. 8, 2015	1,000	-	0.509 (Note 7)	Dec. 21, 2020	Bullet Payment	(Note 5)	Unsecured Unguaranteed
	Tokio Marine & Nichido Fire Insurance Co., Ltd.	Feb. 5, 2016	1,000	-	0.230 (Note 7)	Dec. 21, 2020		(Note 3)	
	Mizuho Trust & Banking Co., Ltd.	Feb. 28, 2014	1,300	-	0.858	Dec. 21, 2020		(Note 3)	
	Sumitomo Mitsui Banking Corporation	Feb. 5, 2016	1,000	-	0.217 (Note 7)	Mar. 22, 2021		(Note 3)	
	The Iyo Bank, Ltd.	Feb. 5, 2016	1,000	-	0.337	Mar. 22, 2021		(Note 3)	
	Sumitomo Mitsui Banking Corporation	Mar. 20, 2014	5,800	-	0.850 (Note 7)	Mar. 22, 2021		(Note 4)	
	MUFG Bank, Ltd.	Mar. 20, 2014	1,400	-	0.830	Mar. 22, 2021		(Note 4)	
	Mizuho Bank, Ltd.	Mar. 20, 2014	1,400	-	0.841	Mar. 22, 2021		(Note 4)	
	MUFG Bank, Ltd.	Mar. 28, 2014	2,200	-	0.850	Mar. 22, 2021		(Note 3)	
	Sumitomo Mitsui Trust Bank, Limited	Apr. 8, 2014	5,700	-	0.883	Mar. 22, 2021		(Note 3)	
	MUFG Bank, Ltd.	Aug. 29, 2014	1,900	-	0.690	Mar. 22, 2021		(Note 3)	
	Sumitomo Mitsui Banking Corporation	Oct. 2, 2014	2,000	-	0.619 (Note 7)	Mar. 22, 2021		(Note 3)	
	Sumitomo Mitsui Banking Corporation	Mar. 22, 2016	1,000	1,000	0.322	Jun. 21, 2021		(Note 4)	
	Sumitomo Mitsui Banking Corporation	Apr. 1, 2016	2,000	2,000	0.322	Jun. 21, 2021		(Note 3)	
	The Nomura Trust and Banking Co., Ltd.	Apr. 1, 2016	1,000	1,000	0.350	Jun. 21, 2021		(Note 3)	
	Sumitomo Mitsui Banking Corporation	Jul. 4, 2017	1,000	1,000	0.272	Jun. 21, 2021		(Note 5)	
	Mizuho Bank, Ltd.	May 1, 2014	1,700	1,700	0.737 (Note 7)	Jun. 21, 2021		(Note 3)	
	Sumitomo Mitsui Banking Corporation	May 1, 2014	1,000	1,000	0.872 (Note 7)	Jun. 21, 2021		(Note 3)	
	MUFG Bank, Ltd.	May 1, 2014	1,000	1,000	0.770 (Note 7)	Jun. 21, 2021		(Note 3)	
	The Gunma Bank, Ltd.	Jul. 8, 2015	500	500	0.559 (Note 7)	Sep. 21, 2021		(Note 5)	
	The Norinchukin Bank	Apr. 1, 2016	1,500	1,500	0.322	Sep. 21, 2021		(Note 3)	

	Lenders	Drawdown Date	Balance at Beginning of 33rd FP (Millions of yen) (Note 1)	Balance at End of 33rd FP (Millions of yen) (Note 1)	Average Interest Rate (%) (Note 2)	Maturity Date	Repayment Method	Use	Remarks
Long-term debt	Sumitomo Mitsui Banking Corporation	Jun. 30, 2015	2,900	2,900	0.612 (Note 7)	Dec. 20, 2021	Bullet Payment	(Note 3)	Unsecured Unguaranteed
	MUFG Bank, Ltd.	Aug. 29, 2014	3,000	3,000	0.670 (Note 7)	Dec. 20, 2021		(Note 3)	
	Sumitomo Mitsui Banking Corporation	Mar. 21, 2017	2,400	2,400	0.322	Mar. 22, 2022		(Note 4)	
	Sompo Japan Insurance Inc. (Note 8)	Mar. 21, 2017	1,000	1,000	0.455	Mar. 22, 2022		(Note 4)	
	The Daishi Bank, Ltd.	Mar. 30, 2017	1,000	1,000	0.448	Mar. 22, 2022		(Note 3)	
	The Gunma Bank, Ltd.	Apr. 26, 2017	1,000	1,000	0.342	Mar. 22, 2022		(Note 3)	
	Sumitomo Mitsui Trust Bank, Limited	Mar. 20, 2014	2,600	2,600	1.030	Mar. 22, 2022		(Note 4)	
	Mizuho Bank, Ltd.	Oct. 2, 2014	3,000	3,000	0.661 (Note 7)	Mar. 22, 2022		(Note 3)	
	Mizuho Bank, Ltd.	Nov. 25, 2014	2,000	2,000	0.672 (Note 7)	Jun. 20, 2022		(Note 3)	
	Shinkin Central Bank	Jul. 8, 2015	1,000	1,000	0.728	Jun. 20, 2022		(Note 5)	
	Development Bank of Japan Inc.	Aug. 7, 2015	1,200	1,200	0.710	Jun. 20, 2022		(Note 3)	
	Sumitomo Mitsui Trust Bank, Limited	Jul. 4, 2017	1,000	1,000	0.272	Jun. 20, 2022		(Note 5)	
	The Hiroshima Bank, Ltd.	Jul. 8, 2015	500	500	0.685 (Note 7)	Sep. 20, 2022		(Note 5)	
	The Yamaguchi Bank, Ltd.	Jul. 8, 2015	1,000	1,000	0.885 (Note 7)	Sep. 20, 2022		(Note 5)	
	Nippon Life Insurance Company	Jul. 8, 2015	1,000	1,000	0.861	Sep. 20, 2022		(Note 5)	
	Shinsei Bank, Limited	Jul. 15, 2015	1,500	1,500	0.773	Sep. 20, 2022		(Note 3)	
	Sumitomo Mitsui Trust Bank, Limited	Oct. 2, 2014	2,800	2,800	0.814	Sep. 20, 2022		(Note 3)	
	Sumitomo Mitsui Trust Bank, Limited	Dec. 20, 2013	3,400	3,400	1.239	Dec. 20, 2022		(Note 4)	
	Sumitomo Mitsui Trust Bank, Limited	Nov. 25, 2014	6,500	6,500	0.842	Mar. 20, 2023		(Note 3)	
	Sumitomo Mitsui Trust Bank, Limited	May 29, 2015	3,500	3,500	0.775	Mar. 20, 2023		(Note 4)	
	Resona Bank, Limited	Feb. 5, 2016	1,500	1,500	0.370 (Note 7)	Mar. 20, 2023		(Note 3)	
	Mizuho Bank, Ltd.	Mar. 22, 2016	2,000	2,000	0.452	Mar. 20, 2023		(Note 4)	
	Resona Bank, Limited	Mar. 22, 2016	1,000	1,000	0.372	Mar. 20, 2023		(Note 4)	
	Saitama Resona Bank, Limited	Apr. 1, 2016	2,000	2,000	0.490 (Note 7)	Mar. 20, 2023		(Note 3)	
	The Ashikaga Bank, Ltd.	Apr. 1, 2016	1,000	1,000	0.441	Mar. 20, 2023		(Note 3)	
	Mizuho Trust & Banking Co., Ltd.	Aug. 7, 2015	1,000	1,000	0.798	Jun. 20, 2023		(Note 3)	
	Development Bank of Japan Inc.	Apr. 1, 2016	1,500	1,500	0.372	Jun. 20, 2023		(Note 3)	
	THE NISHI-NIPPON CITY BANK, LTD.	Apr. 1, 2016	1,000	1,000	0.422	Jun. 20, 2023		(Note 3)	
	Mizuho Bank, Ltd.	Jul. 15, 2015	1,300	1,300	0.749 (Note 7)	Sep. 20, 2023		(Note 3)	
	MUFG Bank, Ltd.	Jul. 15, 2015	1,300	1,300	0.780	Sep. 20, 2023		(Note 3)	
	Sumitomo Mitsui Banking Corporation	Sep. 20, 2019	4,000	4,000	0.300	Sep. 20, 2023		(Note 4)	
	The Ashikaga Bank, Ltd.	Nov. 16, 2018	1,000	1,000	0.306	Dec. 20, 2023		(Note 5)	
	Sumitomo Mitsui Banking Corporation	Apr. 17, 2020	-	1,300	0.300	Mar. 21, 2024		(Note 3)	
	MUFG Bank, Ltd.	Dec. 4, 2015	1,000	1,000	0.625 (Note 7)	Mar. 21, 2024		(Note 3)	
	Mizuho Trust & Banking Co., Ltd.	Mar. 22, 2016	1,000	1,000	0.352	Mar. 21, 2024		(Note 4)	
	The Hiroshima Bank, Ltd.	Mar. 21, 2017	1,000	1,000	0.565	Mar. 21, 2024		(Note 4)	
	The 77 Bank, Ltd.	Mar. 30, 2017	1,500	1,500	0.422	Mar. 21, 2024		(Note 3)	

	Lenders	Drawdown Date	Balance at Beginning of 33rd FP (Millions of yen) (Note 1)	Balance at End of 33rd FP (Millions of yen) (Note 1)	Average Interest Rate (%) (Note 2)	Maturity Date	Repayment Method	Use	Remarks
Long-term debt	Resona Bank, Limited	Mar. 20, 2019	1,000	1,000	0.191 (Note 7)	Mar. 21, 2024	Bullet Payment	(Note 4)	Unsecured Unguaranteed
	Sumitomo Mitsui Banking Corporation	Mar. 23, 2020	-	1,200	0.300	Mar. 21, 2024		(Note 4)	
	Sumitomo Mitsui Trust Bank, Limited	Jul. 15, 2015	1,700	1,700	0.924	Jun. 20, 2024		(Note 3)	
	Mizuho Bank, Ltd.	Apr. 1, 2016	2,000	2,000	0.523	Jun. 20, 2024		(Note 3)	
	The Norinchukin Bank	Jan. 31, 2017	2,700	2,700	0.422	Jun. 20, 2024		(Note 3)	
	Resona Bank, Limited	Apr. 26, 2017	1,500	1,500	0.302	Jun. 20, 2024		(Note 3)	
	MUFG Bank, Ltd.	Dec. 4, 2015	1,000	1,000	0.680	Sep. 20, 2024		(Note 3)	
	Mizuho Bank, Ltd.	Dec. 4, 2015	1,000	1,000	0.633 (Note 7)	Sep. 20, 2024		(Note 3)	
	The Norinchukin Bank	Mar. 30, 2017	1,500	1,500	0.422	Sep. 20, 2024		(Note 3)	
	Development Bank of Japan Inc.	Apr. 26, 2017	1,500	1,500	0.428	Sep. 20, 2024		(Note 3)	
	Tokio Marine & Nichido Fire Insurance Co., Ltd.	Sep. 20, 2019	1,000	1,000	0.320	Sep. 20, 2024		(Note 4)	
	The Bank of Fukuoka, Ltd.	Dec. 1, 2016	1,400	1,400	0.372	Dec. 20, 2024		(Note 3)	
	Mizuho Bank, Ltd.	Jul. 4, 2017	3,000	3,000	0.430	Dec. 20, 2024		(Note 5)	
	Meiji Yasuda Life Insurance Company	Feb. 5, 2016	1,000	1,000	0.687	Mar. 21, 2025		(Note 3)	
	MUFG Bank, Ltd.	Apr. 1, 2016	2,000	2,000	0.430	Mar. 21, 2025		(Note 3)	
	MUFG Bank, Ltd.	Mar. 21, 2017	3,500	3,500	0.489	Mar. 21, 2025		(Note 4)	
	Shinsei Bank, Limited	Mar. 21, 2017	2,000	2,000	0.639	Mar. 21, 2025		(Note 4)	
	The Bank of Fukuoka, Ltd.	Mar. 21, 2017	1,000	1,000	0.489	Mar. 21, 2025		(Note 4)	
	Shinkin Central Bank	Mar. 30, 2017	1,000	1,000	0.624	Mar. 21, 2025		(Note 3)	
	The Bank of Kyoto, Ltd.	Mar. 30, 2017	1,000	1,000	0.524	Mar. 21, 2025		(Note 3)	
	The Norinchukin Bank	Jun. 20, 2018	2,200	2,200	0.423	Jun. 20, 2025		(Note 4)	
	Sumitomo Mitsui Trust Bank, Limited	Apr. 1, 2016	3,000	3,000	0.412	Sep. 22, 2025		(Note 3)	
	Development Bank of Japan Inc.	Nov. 16, 2018	1,000	1,000	0.466	Sep. 22, 2025		(Note 5)	
	Shinkin Central Bank	Nov. 16, 2018	1,000	1,000	0.466	Sep. 22, 2025		(Note 5)	
	THE NISHI-NIPPON CITY BANK, LTD.	Nov. 16, 2018	1,000	1,000	0.466	Sep. 22, 2025		(Note 5)	
	Sumitomo Mitsui Trust Bank, Limited	Feb. 5, 2016	2,000	2,000	0.627	Dec. 22, 2025		(Note 3)	
	Mizuho Bank, Ltd.	Dec. 28, 2018	4,000	4,000	0.323	Dec. 22, 2025		(Note 3)	
	MUFG Bank, Ltd.	Mar. 30, 2017	2,000	2,000	0.460	Mar. 23, 2026		(Note 3)	
	Mizuho Bank, Ltd.	Mar. 30, 2017	4,500	4,500	0.569	Mar. 23, 2026		(Note 3)	
	The Norinchukin Bank	Mar. 20, 2019	1,600	1,600	0.313	Mar. 23, 2026		(Note 4)	
	Mizuho Bank, Ltd.	Apr. 26, 2017	2,400	2,400	0.544	Jun. 22, 2026		(Note 3)	
	Mizuho Bank, Ltd.	Jun. 20, 2018	3,000	3,000	0.474	Jun. 22, 2026		(Note 4)	
	MUFG Bank, Ltd.	Jul. 4, 2017	1,500	1,500	0.440	Sep. 24, 2026		(Note 5)	
	Sumitomo Mitsui Trust Bank, Limited	Dec. 3, 2019	-	5,000	0.238	Sep. 24, 2026		(Note 3)	
	The Bank of Fukuoka, Ltd.	Nov. 16, 2018	1,000	1,000	0.495 (Note 7)	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					

	Lenders	Drawdown Date	Balance at Beginning of 33rd FP (Millions of yen) (Note 1)	Balance at End of 33rd FP (Millions of yen) (Note 1)	Average Interest Rate (%) (Note 2)	Maturity Date	Repayment Method	Use	Remarks
Long-term debt	Sumitomo Mitsui Trust Bank, Limited	Dec. 28, 2018	2,000	2,000	0.391 (Note 7)	Dec. 21, 2026	Bullet Payment	(Note 3)	Unsecured Unguaranteed
	The Shinkumi Federation Bank		1,000	1,000				(Note 3)	
	Meiji Yasuda Life Insurance Company	Mar. 30, 2017	1,000	1,000	0.756	Mar. 23, 2027		(Note 3)	
	Taiyo Life Insurance Company	Mar. 30, 2017	1,000	1,000	0.656	Mar. 23, 2027		(Note 3)	
	THE NISHI-NIPPON CITY BANK, LTD.	Mar. 19, 2020	-	1,000	0.390	Mar. 23, 2027		(Note 3)	
	The 77 Bank, Ltd.	Mar. 19, 2020	-	1,000	0.400	Mar. 23, 2027		(Note 3)	
	Shinkin Central Bank	Mar. 19, 2020	-	1,000	0.375	Mar. 23, 2027		(Note 3)	
	Resona Bank, Limited	Mar. 19, 2020	-	1,000	0.295	Mar. 23, 2027		(Note 3)	
	MUFG Bank, Ltd.	Mar. 23, 2020	-	8,900	0.230	Mar. 23, 2027		(Note 4)	
	Sumitomo Mitsui Trust Bank, Limited	Mar. 30, 2017	2,500	2,500	0.382	Jun. 21, 2027		(Note 3)	
	MUFG Bank, Ltd.	Jun. 20, 2018	2,800	2,800	0.465	Jun. 21, 2027		(Note 4)	
	Sumitomo Mitsui Banking Corporation	Dec. 28, 2018	2,000	2,000	0.322	Jun. 21, 2027		(Note 3)	
	MUFG Bank, Ltd.	Jul. 3, 2018	3,800	3,800	0.465	Sep. 21, 2027		(Note 3)	
	Sumitomo Mitsui Banking Corporation	Mar. 20, 2019	3,500	3,500	0.426 (Note 7)	Sep. 21, 2027		(Note 4)	
	Mizuho Bank, Ltd.	Sep. 20, 2019	1,000	1,000	0.414	Sep. 21, 2027		(Note 4)	
	Sumitomo Mitsui Trust Bank, Limited	Apr. 26, 2017	2,500	2,500	0.412	Dec. 20, 2027		(Note 3)	
	Mizuho Trust & Banking Co., Ltd.	Mar. 23, 2020	-	1,000	0.344	Mar. 21, 2028		(Note 4)	
	The Bank of Fukuoka, Ltd.	Mar. 19, 2020	-	1,500	0.290	Mar. 21, 2028		(Note 3)	
	MUFG Bank, Ltd.	Nov. 16, 2018	2,000	2,000	0.570	Sep. 20, 2028		(Note 5)	
	MUFG Bank, Ltd.	Dec. 28, 2018	3,000	3,000	0.470	Dec. 20, 2028		(Note 3)	
	Mizuho Bank, Ltd.	Feb. 28, 2020	-	7,000	0.405	Mar. 21, 2029		(Note 3)	
Long-term debt (Green Finance)	Sumitomo Mitsui Trust Bank, Limited (Trust account)	Sep. 28, 2018	10,000	10,000	0.250	Sep. 29, 2023	Bullet Payment	(Note 6)	Unsecured Unguaranteed
	Sumitomo Mitsui Trust Bank, Limited (Trust account)	Mar. 29, 2019	2,500	2,500	0.290	Mar. 29, 2024		(Note 6)	
	Sumitomo Mitsui Trust Bank, Limited (Trust account)	Mar. 29, 2019	2,000	2,000	0.390	Mar. 31, 2026		(Note 6)	
Subtotal			208,400	212,600					
Total			243,777	262,533					

- Notes: 1. Amounts in balance at the beginning and end of the fiscal period 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. The funds are used for acquisition of real estate or trust beneficial interest in real estate and expenses related to the acquisition.
4. The funds are used for repayment of borrowings.
5. The funds are used for redemption of corporate bonds.
6. 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.
7. It is a borrowing with floating interest rate applying the Japanese Bankers Association (JBA) one month JPY TIBOR, three months JPY TIBOR or the one month Euroyen LIBOR as a basic interest rate. However, 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.
8. Sompo Japan Nipponkoa Insurance Inc. changed its corporate name to "Sompo Japan Insurance Inc." on April 1, 2020.

3. Corporate Bonds

Corporate Bonds as of May 31, 2020 were as follows :

Name	Issue Date	Balance at Beginning of 33rd FP (Millions of yen)	Balance at End of 33rd FP (Millions of yen)	Interest Rate (%)	Maturity Date	Redemption Method	Use	Remarks
Series 15 of Unsecured Corporate Bonds	Oct. 30, 2014	3,000	3,000	0.525	Oct. 29, 2021	Bullet payment	(Note 1)	Unsecured (Note 5)
Series 16 of Unsecured Corporate Bonds	May 29, 2015	2,000	2,000	0.804	May 29, 2025	Bullet payment	(Note 2)	Unsecured (Note 5)
Series 17 of Unsecured Corporate Bonds	May 22, 2018	10,000	10,000	0.240	Nov. 22, 2023	Bullet payment	(Note 3)	Unsecured (Note 5)
Series 18 of Unsecured Corporate Bonds	May 22, 2018	2,000	2,000	0.230	May 22, 2023	Bullet payment	(Note 3)	Unsecured (Note 5)
Series 19 of Unsecured Corporate Bonds (Green Finance)	May 23, 2019	10,000	10,000	0.448	May 22, 2026	Bullet payment	(Note 4)	Unsecured (Note 5)
Total		27,000	27,000					

Notes: 1. The funds are used for the repayment of the existing borrowings.
2. The funds are used for the redemption of the corporate bonds.
3. The funds are used for the redemption of the corporate bonds and the working capital
4. 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.
5. Ranking pari passu among corporate bonds

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) (Note 1)	Date of transfer	Sale price (Millions of yen) (Note 1)	Book value (Millions of yen)	Gain or loss on sale (Millions of yen)
Trust beneficial interest in real estate	the square hotel KANAZAWA	Dec. 3, 2019	4,802	-	-	-	-
Real estate	Chibaminato Logistics Center (Site)	Feb. 28, 2020	6,600	-	-	-	-
Trust beneficial interest in real estate	Logistics Higashi-Ohgishima (additional acquisition) (Note 2)	Mar. 19, 2020	5,292	-	-	-	-
Real estate	Park Axis Akatsuka (Note 3)	Mar. 30, 2020	1,980	-	-	-	-
Trust beneficial interest in real estate	NEST HOTEL KYOTO SHIJOKARASUMA	Mar. 31, 2020	2,010	-	-	-	-
Trust beneficial interest in real estate	UUR Court Shirasagi	Mar. 31, 2020	1,442	-	-	-	-
Trust beneficial interest in real estate	Court Branche AP	Mar. 31, 2020	1,270	-	-	-	-
Trust beneficial interest in real estate	Hirakata Nagao Logistics Center	Mar. 31, 2020	2,550	-	-	-	-
Trust beneficial interest in real estate	Kobe Toyahama Logistics Center	Apr. 17, 2020	1,300	-	-	-	-
Trust beneficial interest in real estate	Pacific Marks Esaka	-	-	Mar. 31, 2020	10,022	9,547	173
Total		-	27,246	-	10,022	9,547	173

Notes: 1. The "Acquisition price" and "Sale price" does not include consumption taxes and expenses necessary for making the relevant acquisition and transfer.
2. United Urban additionally acquired 49% quasi co-ownership of the trust beneficial interest in Logistics Higashi-Ohgishima. Together with its existing 51% quasi co-ownership, United Urban currently holds 100% quasi co-ownership of the property. The same shall apply hereinafter.
3. United Urban acquired 45% co-ownership of Park Axis Akatsuka. The same shall apply hereinafter.

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 1)

Acquisition or Sale	Type of Asset	Name of Properties	Transaction Date	Acquisition Price or Sale Price (Millions of yen) (Note 2)	Appraisal Value (Millions of yen)	Date of Valuation	Real Estate Appraisal Organization
Acquisition	Trust beneficial interest in real estate	the square hotel KANAZAWA	Dec. 3, 2019	4,802	5,930	Nov. 30, 2019	The Tanizawa Sōgō Appraisal Co., Ltd.
Acquisition	Real estate	Chibaminato Logistics Center (Site)	Feb. 28, 2020	6,600	7,790	Feb. 1, 2020	The Tanizawa Sōgō Appraisal Co., Ltd.
Acquisition	Trust beneficial interest in real estate	Logistics Higashi-Ohgishima (additional acquisition)	Mar. 19, 2020	5,292	5,292	Feb. 1, 2020	Japan Real Estate Institute
Acquisition	Real estate	Park Axis Akatsuka	Mar. 30, 2020	1,980	2,070	Jan. 31, 2020	The Tanizawa Sōgō Appraisal Co., Ltd.
Acquisition	Trust beneficial interest in real estate	NEST HOTEL KYOTO SHIJOKARASUMA	Mar. 31, 2020	2,010	3,180	Mar. 1, 2020	The Tanizawa Sōgō Appraisal Co., Ltd.
Acquisition	Trust beneficial interest in real estate	UUR Court Shirasagi	Mar. 31, 2020	1,442	1,640	Mar. 1, 2020	The Tanizawa Sōgō Appraisal Co., Ltd.

Acquisition or Sale	Type of Asset	Name of Properties	Transaction Date	Acquisition Price or Sale Price (Millions of yen) (Note 2)	Appraisal Value (Millions of yen)	Date of Valuation	Real Estate Appraisal Organization
Acquisition	Trust beneficial interest in real estate	Court Branche AP	Mar. 31, 2020	1,270	1,300	Mar. 1, 2020	The Tanizawa Sōgō Appraisal Co., Ltd.
Acquisition	Trust beneficial interest in real estate	Hirakata Nagao Logistics Center	Mar. 31, 2020	2,550	2,630	Mar. 1, 2020	The Tanizawa Sōgō Appraisal Co., Ltd.
Acquisition	Trust beneficial interest in real estate	Kobe Toyahama Logistics Center	Apr. 17, 2020	1,300	1,360	Mar. 1, 2020	Japan Real Estate Institute
Sale	Trust beneficial interest in real estate	Pacific Marks Esaka	Mar. 31, 2020	10,022	10,000	Mar. 1, 2020	The Tanizawa Sōgō Appraisal Co., Ltd.

- Notes: 1. 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.
2. The "Acquisition Price or Sale Price" does not include consumption taxes and expenses necessary for making the relevant acquisition or sale.

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. (Thousands of yen)	Sale price etc. (Thousands of yen)
Total Amount	27,246,000	10,022,000
Breakdown of transactions with related parties		
Mizuho Marubeni Leasing Corporation (Note 2)	the square hotel KANAZAWA 4,552,000 (Note 3) (16.7%)	-
Marubeni Corporation	Park Axis Akatsuka 1,980,000 (7.3%)	
Total	6,532,000 (24.0%)	-

- Notes: 1. "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.
2. The corporate name was changed from MG Leasing Corporation to Mizuho Marubeni Leasing Corporation on May 18, 2020.
3. Though United Urban acquired the square hotel KANAZAWA at ¥4,802,000 thousand, the portion of acquisition from related parties was ¥4,552,000 thousand.

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)	
Brokerage Commission	633,560	Marubeni Real Estate Management Co., Ltd.	260,000	41.0
Property Management Fees	1,778,867	Marubeni Real Estate Management Co., Ltd.	601,632	33.8
Casualty Insurance	24,458	Marubeni Safenet Co., Ltd.	24,065	98.4
Construction Management Fees	35,371	Marubeni Real Estate Management Co., Ltd.	13,073	37.0
Other Rental Expenses	134,875	Marubeni Real Estate Management Co., Ltd.	10,892	8.1

- Notes: 1. Among Related Parties, the companies have conducted business or have received payment of commissions during the 33rd 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.: ¥31,820 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. Status of 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 33rd fiscal period)

	Number of Investment Units at End of Period (Unit)	Total Value of Investment Units Held at End of Period (Thousands of Yen) (Note)	(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)
24th Fiscal Period (From Jun. 1, 2015 to Nov. 30, 2015)	4,901	803,764	164,000	0.18	2,751,376
25th Fiscal Period (From Dec. 1, 2015 to May 31, 2016)	4,901	857,675	175,000	0.18	2,751,376
26th Fiscal Period (From Jun. 1, 2016 to Nov. 30, 2016)	4,901	854,734	174,400	0.17	2,953,022
27th Fiscal Period (From Dec. 1, 2016 to May 31, 2017)	4,901	798,863	163,000	0.16	3,055,087
28th Fiscal Period (From Jun. 1, 2017 to Nov. 30, 2017)	4,901	780,729	159,300	0.16	3,055,087

	Number of Investment Units at End of Period (Unit)	Total Value of Investment Units Held at End of Period (Thousands of Yen) (Note)	(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

Note: It is calculated by multiplying number of investment units at the end of the period by investment unit price at the end of the period.

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 33rd 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 32nd Fiscal Period (As of November 30, 2019)	End of 33rd Fiscal Period (As of May 31, 2020)
ASSETS		
CURRENT ASSETS:		
Cash and bank deposits	¥ 50,475,055	¥ 49,612,059
Rent receivables	641,020	596,703
Other current assets	261,244	908,244
Total current assets	51,377,321	51,117,007
PROPERTY AND EQUIPMENT, AT COST:		
Land	413,716,869	428,603,129
Buildings and structures	265,938,011	269,145,569
Machinery and equipment	3,007,901	3,067,388
Tools, furniture and fixtures	1,445,893	1,516,769
Construction in progress	69,355	119,792
Subtotal	684,178,032	702,452,649
Less accumulated depreciation	(68,412,487)	(70,668,519)
Net property and equipment	615,765,544	631,784,129
INVESTMENTS AND OTHER ASSETS:		
Software	12,965	9,424
Leasehold	9,320,707	9,320,707
Other intangible assets	152,307	144,450
Security deposits paid	91,458	89,768
Long-term prepaid expenses	1,488,436	1,624,341
Total investments and other assets	11,065,874	11,188,691
TOTAL ASSETS	¥ 678,208,740	¥ 694,089,828

	Thousands of yen	
	End of 32nd Fiscal Period (As of November 30, 2019)	End of 33rd Fiscal Period (As of May 31, 2020)
LIABILITIES		
CURRENT LIABILITIES:		
Trade accounts payable	¥ 2,989,192	¥ 1,638,632
Long-term debt due for repayment within one year	35,377,000	49,933,000
Accrued expenses	271,786	279,179
Consumption taxes payable	37,623	431,034
Rent received in advance	3,649,427	3,393,300
Derivatives liabilities	21,073	6,989
Other current liabilities	60,538	604,471
Total current liabilities	42,406,641	56,286,607
LONG-TERM LIABILITIES:		
Corporate bonds	27,000,000	27,000,000
Long-term debt	208,400,000	212,600,000
Leasehold and security deposits received	32,382,030	31,247,329
Derivatives liabilities	49,798	92,585
Total long-term liabilities	267,831,828	270,939,914
Total liabilities	310,238,470	327,226,522
NET ASSETS		
UNITHOLDERS' EQUITY:		
Unitholders' Capital	319,973,305	319,973,305
Units authorized: 10,000,000 units as of November 30, 2019 and May 31, 2020		
Units issued and outstanding: 3,118,337 units as of November 30, 2019 and May 31, 2020		
Capital surplus	23,548,287	23,548,287
Reserve for temporary difference adjustments	7,373,149	7,295,624
Reserve retained for distribution	3,204,781	3,207,320
Reserve for reduction entry	3,398,115	3,305,115
Unappropriated retained earnings	10,543,501	9,633,226
VALUATION AND TRANSLATION ADJUSTMENTS:		
Deferred gains or losses on hedges	(70,871)	(99,574)
Total net assets	367,970,269	366,863,306
TOTAL LIABILITIES AND NET ASSETS	¥ 678,208,740	¥ 694,089,828

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

STATEMENT OF INCOME AND RETAINED EARNINGS

	Thousands of yen	
	32nd Fiscal Period (June 1, 2019 - November 30, 2019)	33rd Fiscal Period (December 1, 2019 - May 31, 2020)
OPERATING REVENUES		
Rental revenues	¥ 22,720,890	¥ 21,432,117
Other rental revenues	1,950,491	1,959,542
Gain on sales of real estate properties	-	173,393
	24,671,381	23,565,053
OPERATING EXPENSES		
Property-related expenses	10,870,357	10,686,033
Asset management fees	1,917,079	1,954,603
Administrative service fees	83,808	83,408
Other operating expenses	234,891	218,754
	13,106,137	12,942,800
OPERATING INCOME	11,565,243	10,622,252
NON-OPERATING REVENUES		
Interest income	120	118
Reversal of cash distributions payable	1,128	1,290
Insurance income	21,242	25,692
Subsidy income	-	519
Compensation income for damage or loss	1,643	14,475
Other non-operating revenues	1,951	952
	26,087	43,047
NON-OPERATING EXPENSES		
Interest expense	954,982	950,167
Interest expense on corporate bonds	52,388	52,841
Investment unit issuance expenses	26,808	-
Loss on disposal of real estate	5,531	22,031
Other non-operating expenses	7,514	6,428
	1,047,224	1,031,468
ORDINARY INCOME	10,544,106	9,633,831
INCOME BEFORE INCOME TAXES	10,544,106	9,633,831
INCOME TAXES		
Current	605	605
	605	605
NET INCOME	10,543,501	9,633,226
RETAINED EARNINGS BROUGHT FORWARD	-	-
UNAPPROPRIATED RETAINED EARNINGS AT END OF PERIOD	¥ 10,543,501	¥ 9,633,226

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	Unitholders' Capital	Unitholders' Equity				
			Capital Surplus	Surplus			
				Voluntary Retained Earnings			Total Voluntary Retained Earnings
				Reserve for Temporary Difference Adjustments	Reserve Retained for Distribution	Reserve for Reduction Entry	
BALANCE AS OF MAY 31, 2019	3,055,087	¥309,205,625	¥ 23,548,287	¥ 7,386,911	¥ 3,132,645	¥ 2,228,115	¥12,747,672
Issuance of new investment units	63,250	10,767,680					-
Provision of reserve for temporary difference adjustments				63,132			63,132
Reversal of reserve for temporary difference adjustments				(76,894)			(76,894)
Provision of reserve retained for distribution					72,136		72,136
Provision of reserve for reduction entry						1,170,000	1,170,000
Cash distributions disbursed							-
Net income							-
Net changes of items other than unitholders' equity							-
BALANCE AS OF NOVEMBER 30, 2019	3,118,337	¥319,973,305	¥ 23,548,287	¥ 7,373,149	¥ 3,204,781	¥ 3,398,115	¥13,976,047
Reversal of reserve for temporary difference adjustments				(77,525)			(77,525)
Provision of reserve retained for distribution					2,539		2,539
Reversal of reserve for reduction entry						(93,000)	(93,000)
Cash distributions disbursed							-
Net income							-
Net changes of items other than unitholders' equity							-
BALANCE AS OF MAY 31, 2020	3,118,337	¥319,973,305	¥ 23,548,287	¥ 7,295,624	¥ 3,207,320	¥ 3,305,115	¥13,808,060

	Thousands of yen					
	Unitholders' Equity			Valuation and Translation Adjustments		
	Surplus		Total Unitholders' Equity	Deferred Gains or Losses on Hedges	Total Valuation and Translation Adjustments	Net Assets
	Unappropriated Retained Earnings	Total Surplus				
BALANCE AS OF MAY 31, 2019	¥12,413,047	¥48,709,008	¥357,914,633	¥(125,202)	¥(125,202)	¥357,789,430
Issuance of new investment units		-	10,767,680		-	10,767,680
Provision of reserve for temporary difference adjustments	(63,132)	-	-		-	-
Reversal of reserve for temporary difference adjustments	76,894	-	-		-	-
Provision of reserve retained for distribution	(72,136)	-	-		-	-
Provision of reserve for reduction entry	(1,170,000)	-	-		-	-
Cash distributions disbursed	(11,184,673)	(11,184,673)	(11,184,673)		-	(11,184,673)
Net income	10,543,501	10,543,501	10,543,501		-	10,543,501
Net changes of items other than unitholders' equity	-	-	-	54,331	54,331	54,331
BALANCE AS OF NOVEMBER 30, 2019	¥10,543,501	¥48,067,835	¥368,041,141	¥(70,871)	¥(70,871)	¥367,970,269
Reversal of reserve for temporary difference adjustments	77,525	-	-		-	-
Provision of reserve retained for distribution	(2,539)	-	-		-	-
Reversal of reserve for reduction entry	93,000	-	-		-	-
Cash distributions disbursed	(10,711,487)	(10,711,487)	(10,711,487)		-	(10,711,487)

Net income	9,633,226	9,633,226	9,633,226		-	9,633,226
Net changes of items other than unitholders' equity	-	-	-	(28,702)	(28,702)	(28,702)
BALANCE AS OF MAY 31, 2020	¥9,633,226	¥46,989,575	¥366,962,880	¥(99,574)	¥(99,574)	¥366,863,306

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

STATEMENT OF CASH FLOWS

	Thousands of yen	
	32nd Fiscal Period (June 1, 2019 - November 30, 2019)	33rd Fiscal Period (December 1, 2019 - May 31, 2020)
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before income taxes	¥ 10,544,106	¥ 9,633,831
Depreciation and amortization	4,132,956	4,174,616
Gain on sales of real estate properties	-	(173,393)
Increase in allowance for doubtful accounts	-	11,327
Interest income and interest on securities	(120)	(118)
Interest expense and interest expense on corporate bonds	1,007,370	1,003,009
Investment unit issuance expenses	26,808	-
Loss on disposal of real estate	5,531	22,031
(Increase) decrease in rent receivables	(161)	32,989
Decrease (increase) in prepaid expenses	558,492	(573,275)
Decrease in long-term prepaid expenses	17,844	24,683
Decrease in trade accounts payable	(804,741)	(521,747)
(Decrease) Increase in accrued expenses	(28,717)	3,751
(Decrease) increase in consumption taxes payable	(234,189)	395,135
Decrease in rent received in advance	(15,357)	(255,781)
Other, net	(146,721)	46,297
Subtotal	15,063,099	13,823,357
Interest received	120	118
Interest paid	(842,376)	(1,154,366)
Income taxes refund (paid)	8,508	(604)
Net cash provided by operating activities	14,229,351	12,668,504
CASH FLOWS FROM INVESTING ACTIVITIES		
Sale of property and equipment	-	9,263,320
Purchase of property and equipment	(20,315,922)	(30,731,625)
Proceeds from collection of leasehold and security deposits	-	1,690
Payments for leasehold and security deposits	(1,500)	-
Proceeds from leasehold and security deposits received	860,391	1,195,394
Payments for leasehold and security deposits received	(355,084)	(1,305,397)
Net cash used in investing activities	(19,812,115)	(21,576,617)
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from long-term debt	6,000,000	29,900,000
Repayment of long-term debt	(18,107,000)	(11,144,000)
Proceeds from issuance of investment units	10,728,959	-
Distributions to unitholders	(11,183,663)	(10,710,881)
Net cash (used in) provided by financing activities	(12,561,703)	8,045,118
NET CHANGES IN CASH AND CASH EQUIVALENTS	(18,144,467)	(862,995)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	68,619,522	50,475,055
CASH AND CASH EQUIVALENTS AT END OF PERIOD	¥ 50,475,055	¥ 49,612,059

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 May 31, 2020, the end of its 33rd fiscal period, United Urban had ownership of, or beneficial interests in, 34 retail properties, 32 office buildings, 20 hotels, 24 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 16 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 33rd fiscal period began on December 1, 2019 and ended on May 31, 2020.

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 32nd Fiscal Period (As of November 30, 2019)	End of 33rd Fiscal Period (As of May 31, 2020)
Buildings and structures	2 - 70 years	2 - 70 years
Machinery and equipment	2 - 31 years	2 - 31 years
Tools, furniture and fixtures	3 - 20 years	3 - 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.

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

United Urban operates retail properties, office buildings, hotels, residential properties, and other properties which are rented to tenants. Revenues from these leases are recognized on an accrual basis over the life of each lease. Rental revenues include rent received, the recovery of utility charges and certain other income.

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 ¥71,674 thousand and ¥63,325 thousand of such property taxes and city planning taxes capitalized for the fiscal periods ended November 30, 2019 and May 31, 2020, 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.

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 May 31, 2020.

3. PLEDGED ASSETS AND SECURED DEBT

At November 30, 2019 and May 31, 2020, the following assets were pledged as collateral for the following debt:

Pledged Assets

	Thousands of yen	
	End of 32nd Fiscal Period (As of November 30, 2019)	End of 33rd Fiscal Period (As of May 31, 2020)
Land	¥ 2,089,982	¥ 2,089,982
Buildings and structures	1,446,176	1,404,694
Total	¥ 3,536,158	¥ 3,494,677

Debt Secured by Pledged Assets

	Thousands of yen	
	End of 32nd Fiscal Period (As of November 30, 2019)	End of 33rd Fiscal Period (As of May 31, 2020)
Leasehold and security deposits received	¥ 408,171	¥ 408,171
Total	¥ 408,171	¥ 408,171

4. LINE-OF-CREDIT AGREEMENT

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

	Thousands of yen	
	End of 32nd Fiscal Period (As of November 30, 2019)	End of 33rd Fiscal Period (As of May 31, 2020)
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

5. REDUCTION ENTRY OF PROPERTY AND EQUIPMENT ACQUIRED THROUGH STATE SUBSIDY

	Thousands of yen	
	End of 32nd Fiscal Period (As of November 30, 2019)	End of 33rd Fiscal Period (As of May 31, 2020)
Buildings in trust	¥ 39,608	¥ 39,608

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

(End of 32nd Fiscal Period: As of November 30, 2019)

	(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	7,244,532	-	75,463	7,169,068	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	66,279	-	669	65,610	Appropriation for cash distribution
	76,099	76,099	-	760	75,338	
	63,132	-	63,132	-	63,132	A portion of profits arising from the differences between taxable profits and accounting profit due to depreciation and amortization, etc. was transferred to reserve for temporary difference adjustments in the "statement of cash distribution" of the fiscal period ended May 31, 2019.

- 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.

(End of 33rd Fiscal Period: As of May 31, 2020)

(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	7,169,068	-	75,463	7,093,604	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	65,610	-	669	64,940	Appropriation for cash distribution
	76,099	75,338	-	760	74,577	
	63,132	63,132	-	631	62,501	

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.

7. 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.

8. LONG-TERM DEBT

Long-term debt at November 30, 2019 and May 31, 2020 consisted of the following:

	End of 32nd Fiscal Period (As of November 30, 2019)		End of 33rd Fiscal Period (As of May 31, 2020)	
	Amount (Thousands of yen)	Weighted-average interest rate (Note 1)	Amount (Thousands of yen)	Weighted-average interest rate (Note 1)
Unsecured loan from a trust bank at fixed interest rate, due March 23, 2020	¥ 1,000,000	0.200%	-	-
Unsecured loan from a bank at fixed interest rate, due March 23, 2020	4,000,000	0.800%	-	-
Unsecured loan from a bank at fixed interest rate, due March 23, 2020	2,427,000	0.780%	-	-
Unsecured loan from banks at floating interest rate, due March 23, 2020	2,417,000	0.617% (Note 2)	-	-
Unsecured loan from a bank at floating interest rate, due March 23, 2020	1,300,000	0.640% (Note 2)	-	-
Unsecured loan from a bank at fixed interest rate, due June 20, 2020	900,000	1.370%	¥ 900,000	1.370%
Unsecured loan from banks and trust banks at floating interest rate, due June 20, 2020	6,150,000	0.631% (Note 2)	6,150,000	0.631% (Note 2)
Unsecured loan from a bank at floating interest rate, due June 22, 2020	1,000,000	0.550% (Note 2)	1,000,000	0.550% (Note 2)
Unsecured loan from banks at floating interest rate, due September 23, 2020	2,000,000	0.527% (Note 2)	2,000,000	0.527% (Note 2)
Unsecured loan from a bank at floating interest rate, due September 23, 2020	500,000	0.428% (Note 2)	500,000	0.428% (Note 2)
Unsecured loan from a trust bank at floating interest rate, due September 23, 2020	4,500,000	0.668% (Note 2)	4,500,000	0.668% (Note 2)
Unsecured loan from a trust bank at floating interest rate, due September 23, 2020	3,283,000	0.668% (Note 2)	3,283,000	0.668% (Note 2)
Unsecured loan from an insurance company at fixed interest rate, due September 23, 2020	1,000,000	1.000%	1,000,000	1.000%
Unsecured loan from a bank at fixed interest rate, due September 23, 2020	2,400,000	0.826%	2,400,000	0.826%

	End of 32nd Fiscal Period (As of November 30, 2019)		End of 33rd Fiscal Period (As of May 31, 2020)	
	Amount (Thousands of yen)	Weighted-average interest rate (Note 1)	Amount (Thousands of yen)	Weighted-average interest rate (Note 1)
Unsecured loan from a bank at fixed interest rate, due September 23, 2020	2,500,000	0.888%	2,500,000	0.888%
Unsecured loan from a bank at floating interest rate, due December 21, 2020	1,000,000	0.509% (Note 2)	1,000,000	0.509% (Note 2)
Unsecured loan from an insurance company at floating interest rate, due December 21, 2020	1,000,000	0.230% (Note 2)	1,000,000	0.230% (Note 2)
Unsecured loan from a trust bank at fixed interest rate, due December 21, 2020	1,300,000	0.858%	1,300,000	0.858%
Unsecured loan from a bank at floating interest rate, due March 22, 2021	1,000,000	0.217% (Note 2)	1,000,000	0.217% (Note 2)
Unsecured loan from a bank at fixed interest rate, due March 22, 2021	1,000,000	0.337%	1,000,000	0.337%
Unsecured loan from a bank at floating interest rate, due March 22, 2021	5,800,000	0.850% (Note 2)	5,800,000	0.850% (Note 2)
Unsecured loan from a bank at fixed interest rate, due March 22, 2021	1,400,000	0.830%	1,400,000	0.830%
Unsecured loan from a bank at fixed interest rate, due March 22, 2021	1,400,000	0.841%	1,400,000	0.841%
Unsecured loan from a bank at fixed interest rate, due March 22, 2021	2,200,000	0.850%	2,200,000	0.850%
Unsecured loan from a trust bank at fixed interest rate, due March 22, 2021	5,700,000	0.883%	5,700,000	0.883%
Unsecured loan from a bank at fixed interest rate, due March 22, 2021	1,900,000	0.690%	1,900,000	0.690%
Unsecured loan from a bank at floating interest rate, due March 22, 2021	2,000,000	0.619% (Note 2)	2,000,000	0.619% (Note 2)
Unsecured loan from a bank at floating interest rate, due June 21, 2021	1,000,000	0.321%	1,000,000	0.322%
Unsecured loan from a bank at floating interest rate, due June 21, 2021	2,000,000	0.321%	2,000,000	0.322%
Unsecured loan from a trust bank at fixed interest rate, due June 21, 2021	1,000,000	0.350%	1,000,000	0.350%
Unsecured loan from a bank at floating interest rate, due June 21, 2021	1,000,000	0.271%	1,000,000	0.272%
Unsecured loan from a bank at floating interest rate, due June 21, 2021	1,700,000	0.737% (Note 2)	1,700,000	0.737% (Note 2)
Unsecured loan from a bank at floating interest rate, due June 21, 2021	1,000,000	0.872% (Note 2)	1,000,000	0.872% (Note 2)
Unsecured loan from a bank at floating interest rate, due June 21, 2021	1,000,000	0.770% (Note 2)	1,000,000	0.770% (Note 2)
Unsecured loan from a bank at floating interest rate, due September 21, 2021	500,000	0.559% (Note 2)	500,000	0.559% (Note 2)
Unsecured loan from a bank at floating interest rate, due September 21, 2021	1,500,000	0.321%	1,500,000	0.322%
Unsecured loan from a bank at floating interest rate, due December 20, 2021	2,900,000	0.612% (Note 2)	2,900,000	0.612% (Note 2)
Unsecured loan from a bank at floating interest rate, due December 20, 2021	3,000,000	0.670% (Note 2)	3,000,000	0.670% (Note 2)
Unsecured loan from a bank at floating interest rate, due March 22, 2022	2,400,000	0.321%	2,400,000	0.322%
Unsecured loan from an insurance company at fixed interest rate, due March 22, 2022	1,000,000	0.455%	1,000,000	0.455%
Unsecured loan from a bank at fixed interest rate, due March 22, 2022	1,000,000	0.448%	1,000,000	0.448%
Unsecured loan from a bank at fixed interest rate, due March 22, 2022	1,000,000	0.342%	1,000,000	0.342%
Unsecured loan from a trust bank at fixed interest rate, due March 22, 2022	2,600,000	1.030%	2,600,000	1.030%
Unsecured loan from a bank at floating interest rate, due March 22, 2022	3,000,000	0.661% (Note 2)	3,000,000	0.661% (Note 2)
Unsecured loan from a bank at floating interest rate, due June 20, 2022	2,000,000	0.672% (Note 2)	2,000,000	0.672% (Note 2)
Unsecured loan from a bank at fixed interest rate, due June 20, 2022	1,000,000	0.728%	1,000,000	0.728%
Unsecured loan from a bank at fixed interest rate, due June 20, 2022	1,200,000	0.710%	1,200,000	0.710%
Unsecured loan from a trust bank at floating interest rate, due June 20, 2022	1,000,000	0.271%	1,000,000	0.272%

	End of 32nd Fiscal Period (As of November 30, 2019)		End of 33rd Fiscal Period (As of May 31, 2020)	
	Amount (Thousands of yen)	Weighted-average interest rate (Note 1)	Amount (Thousands of yen)	Weighted-average interest rate (Note 1)
Unsecured loan from a bank at floating interest rate, due September 20, 2022	500,000	0.685% (Note 2)	500,000	0.685% (Note 2)
Unsecured loan from a bank at floating interest rate, due September 20, 2022	1,000,000	0.885% (Note 2)	1,000,000	0.885% (Note 2)
Unsecured loan from an insurance company at fixed interest rate, due September 20, 2022	1,000,000	0.861%	1,000,000	0.861%
Unsecured loan from a bank at fixed interest rate, due September 20, 2022	1,500,000	0.773%	1,500,000	0.773%
Unsecured loan from a trust bank at fixed interest rate, due September 20, 2022	2,800,000	0.814%	2,800,000	0.814%
Unsecured loan from a trust bank at fixed interest rate, due December 20, 2022	3,400,000	1.239%	3,400,000	1.239%
Unsecured loan from a trust bank at fixed interest rate, due March 20, 2023	6,500,000	0.842%	6,500,000	0.842%
Unsecured loan from a trust bank at fixed interest rate, due March 20, 2023	3,500,000	0.775%	3,500,000	0.775%
Unsecured loan from a bank at floating interest rate, due March 20, 2023	1,500,000	0.370% (Note 2)	1,500,000	0.370% (Note 2)
Unsecured loan from a bank at fixed interest rate, due March 20, 2023	2,000,000	0.452%	2,000,000	0.452%
Unsecured loan from a bank at floating interest rate, due March 20, 2023	1,000,000	0.371%	1,000,000	0.372%
Unsecured loan from a bank at floating interest rate, due March 20, 2023	2,000,000	0.490% (Note 2)	2,000,000	0.490% (Note 2)
Unsecured loan from a bank at fixed interest rate, due March 20, 2023	1,000,000	0.441%	1,000,000	0.441%
Unsecured loan from a trust bank at fixed interest rate, due June 20, 2023	1,000,000	0.798%	1,000,000	0.798%
Unsecured loan from a bank at fixed interest rate, due June 20, 2023	1,500,000	0.372%	1,500,000	0.372%
Unsecured loan from a bank at floating interest rate, due June 20, 2023	1,000,000	0.421%	1,000,000	0.422%
Unsecured loan from a bank at floating interest rate, due September 20, 2023	1,300,000	0.749% (Note 2)	1,300,000	0.749% (Note 2)
Unsecured loan from a bank at fixed interest rate, due September 20, 2023	1,300,000	0.780%	1,300,000	0.780%
Unsecured loan from a bank at fixed interest rate, due September 20, 2023	4,000,000	0.300%	4,000,000	0.300%
Unsecured loan from a bank at fixed interest rate, due December 20, 2023	1,000,000	0.306%	1,000,000	0.306%
Unsecured loan from a bank at fixed interest rate, due March 21, 2024	-	-	1,300,000	0.300%
Unsecured loan from a bank at floating interest rate, due March 21, 2024	1,000,000	0.625% (Note 2)	1,000,000	0.625% (Note 2)
Unsecured loan from a trust bank at floating interest rate, due March 21, 2024	1,000,000	0.351%	1,000,000	0.352%
Unsecured loan from a bank at fixed interest rate, due March 21, 2024	1,000,000	0.565%	1,000,000	0.565%
Unsecured loan from a bank at floating interest rate, due March 21, 2024	1,500,000	0.421%	1,500,000	0.422%
Unsecured loan from a bank at floating interest rate, due March 21, 2024	1,000,000	0.191% (Note 2)	1,000,000	0.191% (Note 2)
Unsecured loan from a bank at fixed interest rate, due March 21, 2024	-	-	1,200,000	0.300%
Unsecured loan from a trust bank at fixed interest rate, due June 20, 2024	1,700,000	0.924%	1,700,000	0.924%
Unsecured loan from a bank at fixed interest rate, due June 20, 2024	2,000,000	0.523%	2,000,000	0.523%
Unsecured loan from a bank at floating interest rate, due June 20, 2024	2,700,000	0.421%	2,700,000	0.422%
Unsecured loan from a bank at floating interest rate, due June 20, 2024	1,500,000	0.301%	1,500,000	0.302%
Unsecured loan from a bank at fixed interest rate, due September 20, 2024	1,000,000	0.680%	1,000,000	0.680%
Unsecured loan from a bank at floating interest rate, due September 20, 2024	1,000,000	0.633% (Note 2)	1,000,000	0.633% (Note 2)
Unsecured loan from a bank at floating interest rate, due September 20, 2024	1,500,000	0.421%	1,500,000	0.422%

	End of 32nd Fiscal Period (As of November 30, 2019)		End of 33rd Fiscal Period (As of May 31, 2020)	
	Amount (Thousands of yen)	Weighted-average interest rate (Note 1)	Amount (Thousands of yen)	Weighted-average interest rate (Note 1)
Unsecured loan from a bank at fixed interest rate, due September 20, 2024	1,500,000	0.428%	1,500,000	0.428%
Unsecured loan from an insurance company at fixed interest rate, due September 20, 2024	1,000,000	0.320%	1,000,000	0.320%
Unsecured loan from a bank at floating interest rate, due December 20, 2024	1,400,000	0.371%	1,400,000	0.372%
Unsecured loan from a bank at fixed interest rate, due December 20, 2024	3,000,000	0.430%	3,000,000	0.430%
Unsecured loan from an insurance company at fixed interest rate, due March 21, 2025	1,000,000	0.687%	1,000,000	0.687%
Unsecured loan from a bank at fixed interest rate, due March 21, 2025	2,000,000	0.430%	2,000,000	0.430%
Unsecured loan from a bank at fixed interest rate, due March 21, 2025	3,500,000	0.489%	3,500,000	0.489%
Unsecured loan from a bank at fixed interest rate, due March 21, 2025	2,000,000	0.639%	2,000,000	0.639%
Unsecured loan from a bank at fixed interest rate, due March 21, 2025	1,000,000	0.489%	1,000,000	0.489%
Unsecured loan from a bank at fixed interest rate, due March 21, 2025	1,000,000	0.624%	1,000,000	0.624%
Unsecured loan from a bank at fixed interest rate, due March 21, 2025	1,000,000	0.524%	1,000,000	0.524%
Unsecured loan from a bank at fixed interest rate, due June 20, 2025	2,200,000	0.423%	2,200,000	0.423%
Unsecured loan from a trust bank at floating interest rate, due September 22, 2025	3,000,000	0.411%	3,000,000	0.412%
Unsecured loan from a bank at fixed interest rate, due September 22, 2025	1,000,000	0.466%	1,000,000	0.466%
Unsecured loan from a bank at fixed interest rate, due September 22, 2025	1,000,000	0.466%	1,000,000	0.466%
Unsecured loan from a bank at fixed interest rate, due September 22, 2025	1,000,000	0.466%	1,000,000	0.466%
Unsecured loan from a trust bank at fixed interest rate, due December 22, 2025	2,000,000	0.627%	2,000,000	0.627%
Unsecured loan from a bank at fixed interest rate, due December 22, 2025	4,000,000	0.323%	4,000,000	0.323%
Unsecured loan from a bank at fixed interest rate, due March 23, 2026	2,000,000	0.460%	2,000,000	0.460%
Unsecured loan from a bank at fixed interest rate, due March 23, 2026	4,500,000	0.569%	4,500,000	0.569%
Unsecured loan from a bank at fixed interest rate, due March 23, 2026	1,600,000	0.313%	1,600,000	0.313%
Unsecured loan from a bank at fixed interest rate, due June 22, 2026	2,400,000	0.544%	2,400,000	0.544%
Unsecured loan from a bank at fixed interest rate, due June 22, 2026	3,000,000	0.474%	3,000,000	0.474%
Unsecured loan from a bank at fixed interest rate, due September 24, 2026	1,500,000	0.440%	1,500,000	0.440%
Unsecured loan from a trust bank at fixed interest rate, due September 24, 2026	-	-	5,000,000	0.238%
Unsecured loan from banks, a trust bank, and a federation at floating interest rate, due December 21, 2026	4,000,000	0.495% (Note 2)	4,000,000	0.495% (Note 2)
Unsecured loan from a trust bank and a federation at floating interest rate, due December 21, 2026	3,000,000	0.391% (Note 2)	3,000,000	0.391% (Note 2)
Unsecured loan from an insurance company at fixed interest rate, due March 23, 2027	1,000,000	0.756%	1,000,000	0.756%
Unsecured loan from an insurance company at fixed interest rate, due March 23, 2027	1,000,000	0.656%	1,000,000	0.656%
Unsecured loan from a bank at fixed interest rate, due March 23, 2027	-	-	1,000,000	0.390%
Unsecured loan from a bank at fixed interest rate, due March 23, 2027	-	-	1,000,000	0.400%
Unsecured loan from a bank at fixed interest rate, due March 23, 2027	-	-	1,000,000	0.375%
Unsecured loan from a bank at fixed interest rate, due March 23, 2027	-	-	1,000,000	0.295%
Unsecured loan from a bank at fixed interest rate, due March 23, 2027	-	-	8,900,000	0.230%
Unsecured loan from a trust bank at floating interest rate,	2,500,000	0.381%	2,500,000	0.382%

	End of 32nd Fiscal Period (As of November 30, 2019)		End of 33rd Fiscal Period (As of May 31, 2020)	
	Amount (Thousands of yen)	Weighted-average interest rate (Note 1)	Amount (Thousands of yen)	Weighted-average interest rate (Note 1)
due June 21, 2027				
Unsecured loan from a bank at fixed interest rate, due June 21, 2027	2,800,000	0.465%	2,800,000	0.465%
Unsecured loan from a bank at floating interest rate, due June 21, 2027	2,000,000	0.321%	2,000,000	0.322%
Unsecured loan from a bank at fixed interest rate, due September 21, 2027	3,800,000	0.465%	3,800,000	0.465%
Unsecured loan from a bank at floating interest rate, due September 21, 2027	3,500,000	0.426% (Note 2)	3,500,000	0.426% (Note 2)
Unsecured loan from a bank at fixed interest rate, due September 21, 2027	1,000,000	0.414%	1,000,000	0.414%
Unsecured loan from a trust bank at floating interest rate, due December 20, 2027	2,500,000	0.411%	2,500,000	0.412%
Unsecured loan from a trust bank at fixed interest rate, due March 21, 2028	-	-	1,000,000	0.344%
Unsecured loan from a bank at fixed interest rate, due March 21, 2028	-	-	1,500,000	0.290%
Unsecured loan from a bank at fixed interest rate, due September 20, 2028	2,000,000	0.570%	2,000,000	0.570%
Unsecured loan from a bank at fixed interest rate, due December 20, 2028	3,000,000	0.470%	3,000,000	0.470%
Unsecured loan from a bank at fixed interest rate, due March 21, 2029	-	-	7,000,000	0.405%
Unsecured loan from a trust bank at fixed interest rate, due September 29, 2023 (Green finance)	10,000,000	0.250%	10,000,000	0.250%
Unsecured loan from a trust bank at fixed interest rate, due March 29, 2024 (Green finance)	2,500,000	0.290%	2,500,000	0.290%
Unsecured loan from a trust bank at fixed interest rate, due March 31, 2026 (Green finance)	2,000,000	0.390%	2,000,000	0.390%
Total	¥ 243,777,000		¥ 262,533,000	

- Notes: 1. The average interest rate represents the weighted average during the period based on the number of days and the outstanding balance of the borrowings, and is rounded to the nearest third decimal place.
2. These are borrowings with floating interest rates applying the Japanese Bankers Association (JBA) one month JPY TIBOR, three months JPY TIBOR or the one month Euroyen LIBOR as a basic interest rate. However, the interest rates for these borrowings are, in effect, fixed due to the execution of interest rate swap agreements. The adjusted interest rates in consideration of the swap transactions are stated.

9. CORPORATE BONDS

Corporate bonds at November 30, 2019 and May 31, 2020 consisted of the following:

	End of 32nd Fiscal Period (As of November 30, 2019)		End of 33rd Fiscal Period (As of May 31, 2020)	
	Amount (Thousands of yen)	Interest rate	Amount (Thousands of yen)	Interest rate
Series 15 unsecured bonds, due October 29, 2021	¥ 3,000,000	0.525%	¥ 3,000,000	0.525%
Series 16 unsecured bonds, due May 29, 2025	2,000,000	0.804%	2,000,000	0.804%
Series 17 unsecured bonds, due November 22, 2023	10,000,000	0.240%	10,000,000	0.240%
Series 18 unsecured bonds, due May 22, 2023	2,000,000	0.230%	2,000,000	0.230%
Series 19 unsecured bonds, due May 22, 2026 (Green finance)	10,000,000	0.448%	10,000,000	0.448%
Total	¥ 27,000,000		¥ 27,000,000	

10. OPERATING REVENUES AND EXPENSES

Operating revenues and expenses for the fiscal periods ended November 30, 2019 and May 31, 2020 were as follows:

	32nd Fiscal Period (June 1, 2019 - November 30, 2019)	Thousands of yen 33rd Fiscal Period (December 1, 2019 - May 31, 2020)
Operating Revenues	¥ 24,671,381	¥ 23,391,659
Rental Revenues	22,720,890	21,432,117
Rental revenues	20,160,511	18,916,300
Common area charges	1,631,700	1,603,304
Parking revenues	766,005	752,737
Other	162,672	159,773
Other Rental Revenues	1,950,491	1,959,542
Incidental revenues	1,668,414	1,254,388
Temporary revenues (including cancellation charges)	187,855	620,379
Other miscellaneous revenues	94,221	84,774
Property-Related Expenses	10,870,357	10,686,033
Property and other taxes	2,006,189	2,102,067
Property management fees	1,770,947	1,778,867
Utilities	1,617,597	1,242,218
Casualty insurance	24,157	24,458
Repairs and maintenance	905,611	978,174
Depreciation and amortization	4,132,956	4,174,616
Other rental expenses	412,897	385,630
Profit from rental activities	¥ 13,801,023	¥ 12,705,625

11. GAIN ON SALES OF REAL ESTATE PROPERTIES

There was no gain on sales of real estate properties for the fiscal period ended November 30, 2019. In addition, gain on sales of real estate properties for the fiscal period ended May 31, 2020 was as follows:

(33rd Fiscal Period: December 1, 2019 – May 31, 2020)

Pacific Marks Esaka	Thousands of yen
Revenue from sales of real estate properties	¥ 10,022,000
Cost of sales of real estate properties	9,547,198
Other sales expenses	301,407
Gain on sales of real estate properties	¥ 173,393

12. INCOME TAXES

The significant components of deferred tax assets and deferred tax liabilities at November 30, 2019 and May 31, 2020 were summarized as follows:

		(Thousands of yen)	
End of 32nd Fiscal Period (As of November 30, 2019)		End of 33rd Fiscal Period (As of May 31, 2020)	
Deferred tax assets		Deferred tax assets	
Difference in revenue recognition for tax purposes	¥ 29,315	Difference in revenue recognition for tax purposes	¥ 269,935
Difference in expense recognition for tax purposes	21,517	Difference in expense recognition for tax purposes	57,507
Valuation difference on assets acquired by merger	18,763,147	Valuation difference on assets acquired by merger	17,019,887
Excess allowance for doubtful accounts	571	Excess allowance for doubtful accounts	4,134
Other	307	Other	297
Subtotal	18,814,859	Subtotal	17,351,761
Valuation allowance	(18,814,859)	Valuation allowance	(17,351,761)
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 November 30, 2019 and May 31, 2020 were summarized as follows:

	32nd Fiscal Period (As of November 30, 2019)	33rd Fiscal Period (As of May 31, 2020)
Statutory tax rate	31.51%	31.46%
(Adjustment)		
Distributions of tax-deductible dividends	(31.91)%	(27.07)%
Changes in valuation allowance	0.12%	(15.19)%
Reversal of reserve for reduction entry	0.28%	10.79%
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 32nd fiscal period, United Urban added reversal of reserve for temporary difference adjustments of ¥77,525 thousand and reversal of reserve for reduction entry of ¥93,000 thousand to the unappropriated retained earnings of ¥10,543,501 thousand, and reserved ¥2,539 thousand, fractional part which distribution per unit was less than ¥1, as reserve retained for distribution. Then, United Urban decided to distribute the remaining ¥10,711,487 thousand for the 32nd fiscal period. For the 33rd fiscal period, United Urban decided to distribute ¥10,820,629 thousand which is calculated by adding reversal of reserve for temporary difference adjustments of ¥77,525 thousand and reversal of reserve for reduction entry of ¥1,109,876 thousand to the unappropriated retained earnings of ¥9,633,226 thousand. Then, United Urban decided to transfer ¥2,195,239 thousand, which is the remaining amount after the reversal of reserve for reduction entry, to the reserve retained for distribution. United Urban does not distribute cash dividends in excess of its earnings as stipulated in Article 35, Paragraph 2 of its Articles of Incorporation.

13. 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

The fair value of a financial instrument, in addition to values based on market prices, includes values based on reasonable calculations when there is no market price. Certain assumptions, etc. are adopted in the calculations of the said values and 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 November 30, 2019 and May 31, 2020 are as follows. However, the following table does not include the financial instruments whose fair values are deemed extremely difficult to measure. (Please refer to (Note 2).)

(End of 32nd Fiscal Period: As of November 30, 2019)

	Carrying amounts on the balance sheet	Fair value (Note 1)	Differences
(1) Cash and bank deposits	¥ 22,373,357	¥ 22,373,357	-
(2) Cash and bank deposits in trust	28,101,697	28,101,697	-
Total assets	¥ 50,475,055	¥ 50,475,055	-
(3) Long-term debt due for repayment within one year	35,377,000	35,465,593	¥ 88,593
(4) Corporate bonds	27,000,000	26,998,000	(2,000)
(5) Long-term debt	208,400,000	210,569,847	2,169,847
Total liabilities	¥ 270,777,000	¥ 273,033,440	¥ 2,256,440
(6) Derivative transactions (*)	¥ (70,871)	¥ (70,871)	-
Total derivative transactions	¥ (70,871)	¥ (70,871)	-

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

(End of 33rd Fiscal Period: As of May 31, 2020)

	Carrying amounts on the balance sheet	Fair value (Note 1)	Differences
(1) Cash and bank deposits	¥ 23,488,765	¥ 23,488,765	-
(2) Cash and bank deposits in trust	26,123,294	26,123,294	-
Total assets	¥ 49,612,059	¥ 49,612,059	-
(3) Long-term debt due for repayment within one year	49,933,000	50,103,323	¥ 170,323
(4) Corporate bonds	27,000,000	26,552,500	(447,500)
(5) Long-term debt	212,600,000	214,954,254	2,354,254
Total liabilities	¥ 289,533,000	¥ 291,610,078	¥ 2,077,078

(6) Derivative transactions (*)	¥ (99,574)	¥ (99,574)	-
Total derivative transactions	¥ (99,574)	¥ (99,574)	-

(*) 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) Cash and bank deposits / (2) Cash and bank deposits in trust

As these items are settled within a short period of time and the fair value approximates the book value, the fair value stated above is the book value thereof.

(3) Long-term debt due for repayment within one year / (5) 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 "21. 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 swap, by the rate assumed as being applicable in the event of the same type of new borrowings corresponding to the remaining loan term.

(4) Corporate bonds

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

(6) Derivative transactions

Please refer to "21. DERIVATIVE TRANSACTIONS".

2. Financial instruments whose fair values are deemed extremely difficult to measure

	Thousands of yen	
	End of 32nd Fiscal Period (As of November 30, 2019)	End of 33rd Fiscal Period (As of May 31, 2020)
Leasehold and security deposits received (*)	¥ 3,009,939	¥ 3,350,156
Leasehold and security deposits received in trust (*)	29,195,792	27,764,476

(*) Concerning leasehold and security deposits received and leasehold and security deposits received in trust that are deposited by lessees, future cash flows cannot be estimated since there is no market price, since it is difficult to assume when such deposits will be returned due to such factors as possibility of early termination or renewal/re-contracting of the agreement even if the term of the lease agreement has been set and since trends cannot be derived based on analyses of past departures by tenants from the portfolio assets of United Urban due to the unique circumstances of each departure. Accordingly, discerning the fair value is concluded to be extremely difficult and, thus, fair value disclosure of these items is not required.

3. Amount of monetary claims to be repaid subsequent to the end of the fiscal period

(End of 32nd Fiscal Period: As of November 30, 2019)

	(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
Cash and bank deposits	¥ 22,373,357	-	-	-	-	-
Cash and bank deposits in trust	28,101,697	-	-	-	-	-
Total	¥ 50,475,055	-	-	-	-	-

(End of 33rd Fiscal Period: As of May 31, 2020)

	(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
Cash and bank deposits	¥ 23,488,765	-	-	-	-	-
Cash and bank deposits in trust	26,123,294	-	-	-	-	-
Total	¥ 49,612,059	-	-	-	-	-

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

(End of 32nd Fiscal Period: As of November 30, 2019)

	(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	-	¥ 3,000,000	-	¥ 12,000,000	-	¥ 12,000,000
Long-term debt	¥ 35,377,000	36,400,000	¥ 28,900,000	41,000,000	¥ 22,900,000	79,200,000
Total	¥ 35,377,000	¥ 39,400,000	¥ 28,900,000	¥ 53,000,000	¥ 22,900,000	¥ 91,200,000

(End of 33rd Fiscal Period: As of May 31, 2020)

(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	-	¥ 3,000,000	¥ 2,000,000	¥ 10,000,000	¥ 2,000,000	¥ 10,000,000
Long-term debt	¥ 49,933,000	27,600,000	32,900,000	31,600,000	29,800,000	90,700,000
Total	¥ 49,933,000	¥ 30,600,000	¥ 34,900,000	¥ 41,600,000	¥ 31,800,000	¥100,700,000

14. THE FAIR VALUE OF INVESTMENT AND RENTAL PROPERTIES

United Urban owns real estate assets 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 November 30, 2019 and May 31, 2020 are as follows:

(Thousands of yen)

Type of Use		32nd Fiscal Period (June 1, 2019 - November 30, 2019)	33rd Fiscal Period (December 1, 2019 - May 31, 2020)
Retail properties	Carrying amount on the balance sheet		
	Balance at beginning of period	¥ 185,228,356	¥ 184,661,408
	Change during period	(566,947)	(739,313)
	Balance at end of period	¥ 184,661,408	¥ 183,922,094
	Fair value at end of period	¥ 215,529,000	¥ 214,777,000
Office buildings	Carrying amount on the balance sheet		
	Balance at beginning of period	¥ 196,455,876	¥ 195,843,358
	Change during period	(612,518)	(10,293,692)
	Balance at end of period	¥ 195,843,358	¥ 185,549,665
	Fair value at end of period	¥ 257,614,000	¥ 247,836,000
Hotels	Carrying amount on the balance sheet		
	Balance at beginning of period	¥ 137,324,520	¥ 155,292,038
	Change during period	17,967,518	6,451,896
	Balance at end of period	¥ 155,292,038	¥ 161,743,935
	Fair value at end of period	¥ 182,751,000	¥ 189,951,000
Residential properties	Carrying amount on the balance sheet		
	Balance at beginning of period	¥ 40,477,817	¥ 40,121,833
	Change during period	(355,983)	4,565,490
	Balance at end of period	¥ 40,121,833	¥ 44,687,324
	Fair value at end of period	¥ 53,542,000	¥ 58,863,000
Others	Carrying amount on the balance sheet		
	Balance at beginning of period	¥ 49,377,367	¥ 49,167,612
	Change during period	(209,754)	16,034,204
	Balance at end of period	¥ 49,167,612	¥ 65,201,817
	Fair value at end of period	¥ 64,758,000	¥ 81,420,000
Total	Carrying amount on the balance sheet		
	Balance at beginning of period	¥ 608,863,937	¥ 625,086,252
	Change during period	16,222,314	16,018,585
	Balance at end of period	¥ 625,086,252	¥ 641,104,837
	Fair value at end of period	¥ 774,194,000	¥ 792,847,000

- 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 32nd fiscal period, the amount of the increase is primarily attributable to acquisition of two properties (total: ¥17,976 million) and capital expenditures (¥2,373 million). And the amount of the decrease is primarily attributable to the depreciation and amortization (¥4,125 million).
Of the "Change during the period" for the 33rd fiscal period, the amount of the increase is primarily attributable to acquisition of eight properties (total: ¥22,985 million), additional acquisition of the existing property (¥5,356 million), and capital expenditures (¥1,361 million). And the amount of the decrease is primarily attributable to the sale of one property (¥9,545 million) and the depreciation and amortization (¥4,166 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 "10. OPERATING REVENUES AND EXPENSES."

15. TRANSACTIONS WITH RELATED PARTIES

1. Parent Company and Major Corporate Unitholders

(32nd Fiscal Period: June 1, 2019 – November 30, 2019)

None

(33rd Fiscal Period: December 1, 2019 – May 31, 2020)

None

2. Subsidiaries and Affiliates

(32nd Fiscal Period: June 1, 2019 – November 30, 2019)

None

(33rd Fiscal Period: December 1, 2019 – May 31, 2020)

None

3. Fellow Subsidiaries

(32nd Fiscal Period: June 1, 2019 – November 30, 2019)

None

(33rd Fiscal Period: December 1, 2019 – May 31, 2020)

None

4. Directors and Major Individual Unitholders

(32nd Fiscal Period: June 1, 2019 – November 30, 2019)

None

(33rd Fiscal Period: December 1, 2019 – May 31, 2020)

None

16. 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 November 30, 2019 and May 31, 2020 for the fiscal periods then ended are summarized as follows:

	Yen	
	32nd Fiscal Period (June 1, 2019 - November 30, 2019)	33rd Fiscal Period (December 1, 2019 - May 31, 2020)
Net assets per unit	¥ 118,002	¥ 117,647
Net income per unit	¥ 3,388	¥ 3,089
Average number of investment units during the period (units)	3,111,123	3,118,337

17. RESERVE FOR TEMPORARY DIFFERENCE ADJUSTMENTS

(End of 32nd Fiscal Period: As of November 30, 2019)

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"> Fiscal period ended May 31, 2018 (Initial amount: ¥66,949,209) Reversal amount: ¥669,493 Fiscal period ended November 30, 2018 (Initial amount: ¥76,099,699) Reversal amount: ¥760,997 Fiscal period ended May 31, 2019 (Initial amount: ¥63,132,400) Reversal amount: ¥631,324 	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 (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.

(End of 33rd Fiscal Period: As of May 31, 2020)

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"> Fiscal period ended May 31, 2018 (Initial amount: ¥66,949,209) Reversal amount: ¥669,493 Fiscal period ended November 30, 2018 (Initial amount: ¥76,099,699) Reversal amount: ¥760,997 Fiscal period ended May 31, 2019 (Initial amount: ¥63,132,400) Reversal amount: ¥631,324 	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 (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.

18. SUPPLEMENTAL CASH FLOW INFORMATION

Cash and cash equivalents at November 30, 2019 and May 31, 2020 were as follows:

	Thousands of yen	
	End of 32nd Fiscal Period (As of November 30, 2019)	End of 33rd Fiscal Period (As of May 31, 2020)
Cash and bank deposits	¥ 50,475,055	¥ 49,612,059
Cash and cash equivalents	¥ 50,475,055	¥ 49,612,059

19. LEASES

United Urban leases properties on which rental revenue is earned. At November 30, 2019 and May 31, 2020, future lease revenues under non-cancelable operating leases are summarized as follows:

	Thousands of yen	
	End of 32nd Fiscal Period (As of November 30, 2019)	End of 33rd Fiscal Period (As of May 31, 2020)
Due within one year	¥ 14,284,749	¥ 16,056,665
Due over one year	85,420,645	99,399,408
Total	¥ 99,705,395	¥ 115,456,074

20. SECURITIES

(End of 32nd Fiscal Period: As of November 30, 2019)

None

(End of 33rd Fiscal Period: As of May 31, 2020)

None

21. DERIVATIVE TRANSACTIONS

1. Derivative transactions not subject to hedge accounting

Fiscal period ended November 30, 2019: None

Fiscal period ended May 31, 2020: None

2. Derivative transactions subject to hedge accounting

(End of 32nd Fiscal Period: As of November 30, 2019)

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	¥ 27,850,000	¥ 11,500,000	¥ (70,871)	(Note 2)
Special treatment of interest-rate swaps	Interest-rate swaps (fixed rate payable and floating rate receivable)	Long-term debt	39,000,000	34,200,000	(Note 1)	-
Total			¥ 66,850,000	¥ 45,700,000	¥ (70,871)	

(End of 33rd Fiscal Period: As of May 31, 2020)

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	¥ 25,433,000	¥ 11,500,000	¥ (99,574)	(Note 2)
Special treatment of interest-rate swaps	Interest-rate swaps (fixed rate payable and floating rate receivable)	Long-term debt	37,700,000	23,400,000	(Note 1)	-
Total			¥ 63,133,000	¥ 34,900,000	¥ (99,574)	

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.

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

22. 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]

(32nd Fiscal Period: June 1, 2019 – November 30, 2019)

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.

(33rd Fiscal Period: December 1, 2019 – May 31, 2020)

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.

23. UNAPPLIED ACCOUNTING STANDARD, etc.

- “Accounting Standard for Revenue Recognition” (Corporate Accounting Standards No. 29 issued by Accounting Standards Board of Japan (“ASBJ”) on March 31, 2020)
- “Implementation Guidance on Accounting Standard for Revenue Recognition” (Implementation Guidance of Corporate Accounting Standards No. 30 issued by ASBJ on March 31, 2020)
- “Implementation Guidance on Disclosure about Fair Value of Financial Instruments” (Implementation Guidance of Corporate Accounting Standards No. 19 issued by ASBJ on March 31, 2020)

(1) Overview

The International Accounting Standard Board (“IASB”) and the Financial Accounting Standards Board (“FASB”) have jointly developed the comprehensive accounting standard for revenue recognition, and have published “Revenue from Contracts with Customers” (International Financial Reporting Standards (“IFRS”) 15 issued by IASB and Topic 606 issued by FASB) in May 2014. As IFRS 15 is effective for annual periods beginning on or after January 1, 2018 and Topic 606 is effective for annual periods beginning after December 15, 2017, ASBJ has developed and published the comprehensive accounting standard and implementation guidance for revenue recognition accordingly.

As the basic policy of ASBJ for the development of accounting standard for revenue recognition, the accounting standard in Japan have been established while adopting the basic principal of IFRS 15 from the point of view of the comparability between the financial statements based on IFRS or U.S. GAAP and Japanese GAAP as a benefit for the consistency with IFRS 15. In addition, in the case that there is an item that the actual practice conducted in Japan is considered, the alternate treatments are added within the scope not to fail the comparability.

(2) Scheduled date of the application

United Urban will adopt the accounting standard, etc. from the beginning of the period ending November 30, 2021.

(3) Impact of the application of the respective accounting standard, etc.

United Urban is currently evaluating the effect on its financial statements by applying the “Accounting Standard for Revenue Recognition”, etc.

- “Accounting Standard for Fair Value Measurement” (Corporate Accounting Standards No. 30 issued by ASBJ on July 4, 2019)
- “Accounting Standard for Financial Instruments” (Corporate Accounting Standards No. 10 issued by ASBJ on July 4, 2019)
- “Implementation Guidance on Accounting Standard for Fair Value Measurement” (Implementation Guidance of Corporate Accounting Standards No. 31 issued by ASBJ on July 4, 2019)
- “Implementation Guidance on Disclosure about Fair Value of Financial Instruments” (Implementation Guidance of Corporate Accounting Standards No. 19 issued by ASBJ on March 31, 2020)

(1) Overview

IASB and FASB have established detailed guidance for fair value measurement (IFRS 13 “Fair Value Measurement” by IFRS and Topic 820 “Fair Value Measurement” by FASB). In order to improve the comparability between the international accounting standard and Japanese accounting standard, ASBJ has mainly considered guidance and disclosure on fair value of financial instruments and published the accounting standard and implementation guidance for fair value measurement accordingly.

As the basic policy of ASBJ for the development of accounting standard for fair value measurement, ASBJ basically adopted all provisions of IFRS 13 by using a unified calculation method, from the point of view of improving the comparability between the financial statements based on IFRS or U.S. GAAP and Japanese GAAP. Moreover, in consideration of the actual practice conducted in Japan, other treatments for individual items are established within the scope not to fail the comparability.

(2) Scheduled date of the application

United Urban will adopt the accounting standard, etc. from the beginning of the period ending November 30, 2021.

(3) Impact of the application of the respective accounting standard, etc.

United Urban is currently evaluating the effect on its financial statements by applying the “Accounting Standard for Fair Value Measurement”, etc.

- “Accounting Standard for Disclosure of Accounting Estimates” (Corporate Accounting Standards No. 31 issued by ASBJ on March 31, 2020)

(1) Overview

With regard to “sources of estimation uncertainty” which are required to be disclosed under Paragraph 125 of International Accounting

Standard ("IAS") 1 "Presentation of Financial Statements" ("IAS 1") issued in 2003 by IASB, ASBJ was requested to examine disclosures of such information under Japanese GAAP as useful information for users of financial statements. Accordingly, ASBJ has developed and published the accounting standard for disclosures of accounting estimates (the "Accounting Standard").

The basic policy of ASBJ for the development of the Accounting Standard was to provide general principles (disclosure objectives) instead of expanding required information in the notes, and an entity shall determine specific disclosures in accordance with its disclosure objectives. The development of this standard is based on Paragraph 125 of IAS 1.

(2) Scheduled date of the application

United Urban will adopt the accounting standard from the beginning of the period ending May 31, 2021.

- "Accounting Standard for Accounting Policy Disclosures, Accounting Changes, and Error Corrections" (Corporate Accounting Standards No. 24 issued by ASBJ on March 31, 2020)

(1) Overview

Following the recommendation to examine enhancements to note information concerning "application of principles of accounting policies and procedures where provisions of related accounting standards are not available," necessary amendments were made and the accounting standard for accounting policy disclosures, accounting changes, and error corrections was published by ASBJ.

When enhancing note information concerning "application of principles of accounting policies and procedures where provisions of related accounting standards are not available," in order to ensure consistency with past actual practice in case the provisions of related accounting standards are clear, the provisions in the Notes on Corporate Accounting Principles (Note 1-2) have been followed.

(2) Scheduled date of the application

United Urban will adopt the accounting standard from the beginning of the period ending May 31, 2021.

24. SUBSEQUENT EVENTS

None

25. ADDITIONAL INFORMATION

(Impact related to the Spread of COVID-19)

Due to the global spread of the COVID-19 from late February 2020, the Japanese government declared a state of emergency on April 7, 2020, which was lifted completely on May 25, 2020. During this period, the financial condition and cash flows of some tenants of United Urban have been affected due to the requests for people to exercise self-restraint when going out and usage restrictions on facilities across Japan, and due to the global restrictions or requests for self-restraint involving overseas travel.

As a result, the operating revenues of United Urban may decrease due to tenants' requests for rent reductions or extension of payments, and a decrease in variable rents linked to tenants' sales or profitability, etc.

Under these circumstances, in view of the stable asset management over medium to long term, United Urban has approved reductions in or exemptions from rents for some tenants of commercial properties who suspended their operations due to the business suspension request in the current fiscal period. Moreover, as for tenants with whom the rent reduction requests are under negotiation, United Urban has responded to their requests on a case-by-case basis based on available information at the time of preparation of the financial statements. After the next fiscal period, the effect of the spread of the infection is forecasted to subside with economic activity to return to normal gradually from the end of 2020 to the beginning of 2021, and the business environment is expected to recover. Accordingly, United Urban recorded accounting estimates involving fixed asset impairment based on such assumptions.

Since it is difficult to accurately predict when it will subside or the extent of the impact regarding the spread of COVID-19, the financial condition and business performance of United Urban after the next fiscal period may be affected in case the recovery occurs more slowly than the above-mentioned assumption.

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 May 31, 2020, 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 May 31, 2020, 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.

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

August 26, 2020

向井 誠 

Makoto Mukai
Designated Engagement Partner
Certified Public Accountant

小川 浩徳 

Hironori Ogawa
Designated Engagement Partner
Certified Public Accountant

Corporate Data

Set out below is certain corporate data of United Urban Investment Corporation (“United Urban”) as of May 31, 2020:

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:	21,160
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 contents 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.

A screenshot of the United Urban website showing a detailed portfolio table. The table lists various real estate assets, including office buildings, retail centers, and residential properties, along with their respective locations, sizes, and financial performance metrics.

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 to 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/>