

Semiannual Report

Twentieth Fiscal Period

From June 1, 2013 to November 30, 2013

20th

The background of the report cover is a light gray color. It features a large, stylized graphic of numerous white cubes with red outlines. These cubes are arranged in a complex, overlapping pattern that resembles a staircase or a series of stacked blocks. The cubes are of varying sizes and are positioned at different heights, creating a sense of depth and architectural structure. The overall effect is a modern, geometric design that complements the corporate branding.



Profile

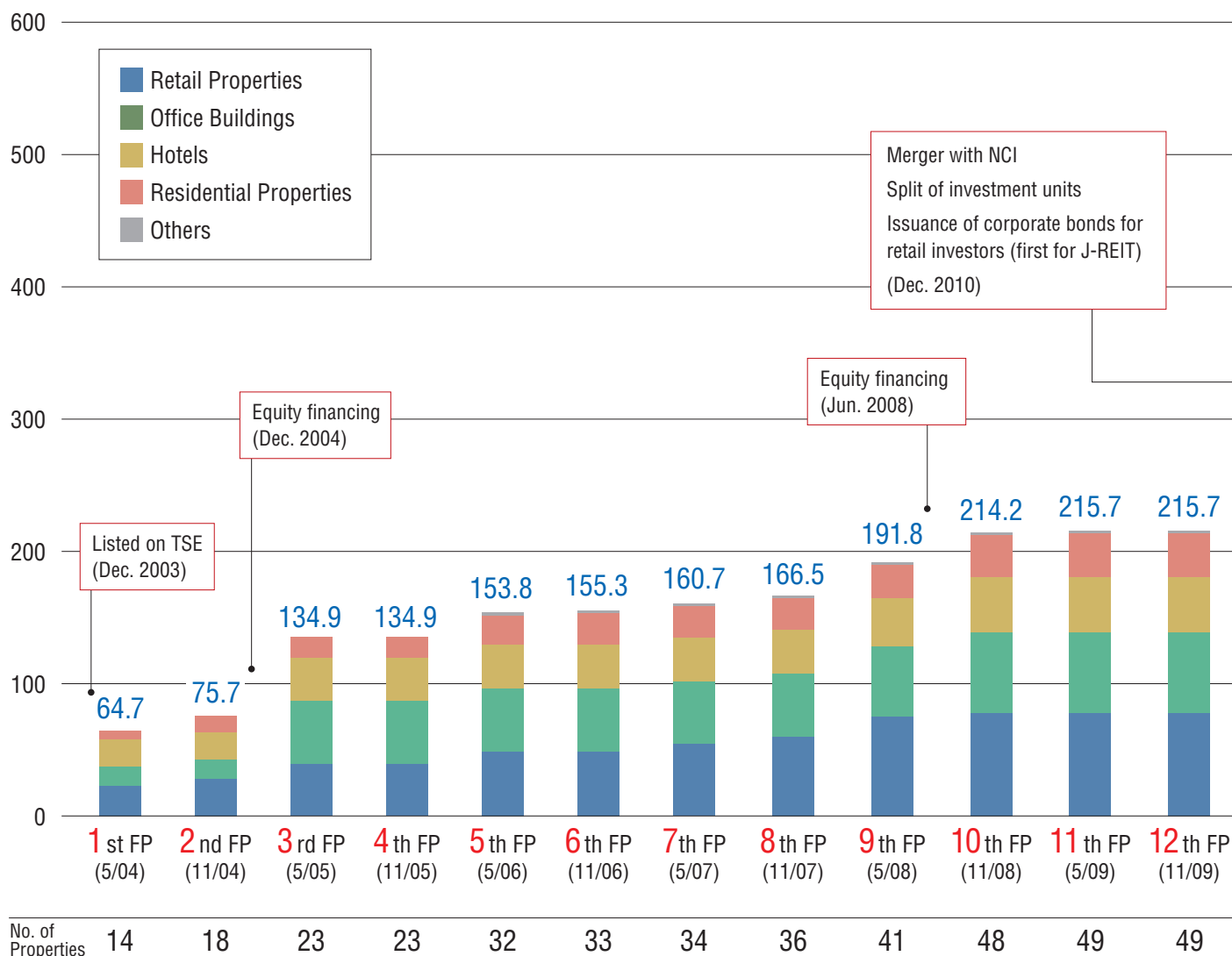
United Urban Investment Corporation (“United Urban”) was Investment Corporations of Japan. On December 22, 2003, United section”) of the Tokyo Stock Exchange (Securities Code: 8960), and listing. In addition, through the merger with Nippon Commercial expanded the size of its assets.

In order to obtain stable earnings over the medium to long term, terms of the types of use and areas of location, which is thought mitigation of risks involved.

The main sponsor of United Urban is Marubeni Corporation asset management company to which United Urban entrusts asset diversified J-REIT ^(Note) by taking full advantage of the network and

(Note) In this document, J-REIT refers to a real-estate investment trust listed on a Japanese stock exchange.

Billions of yen



(Note) Unless otherwise indicated specifically, all figures in this report are shown being rounded to the units stated in principle.

incorporated on November 4, 2003, under the Act on Investment Trusts and Urban was listed on the real estate investment trust section (“J-REIT United Urban has been growing steadily over the past 10 years since its Investment Corporation (“NCI”) in December 2010, United Urban considerably

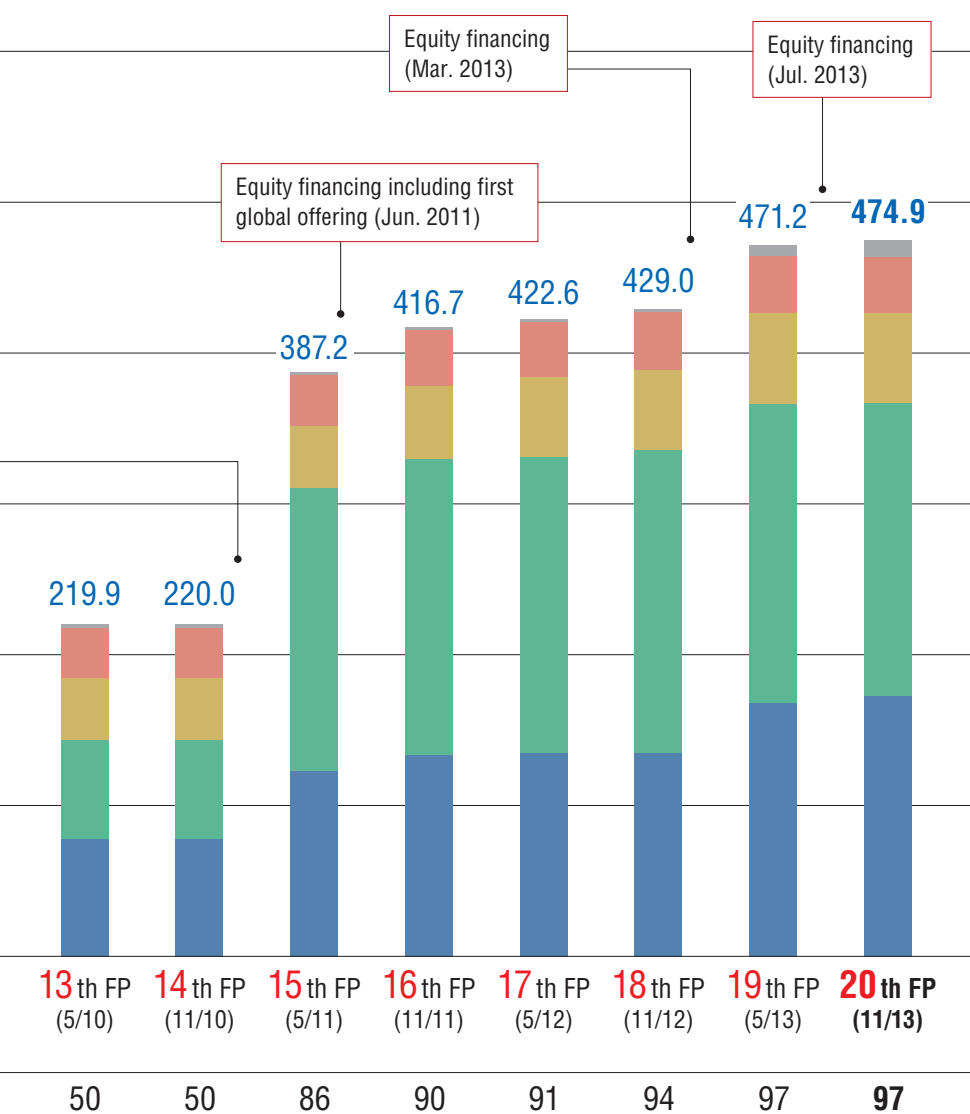
United Urban intends to form an optimal portfolio that is diversified both in to cope with economic and real estate market fluctuations and lead to the

(“Marubeni”), a parent company of Japan REIT Advisors Co., Ltd. (“JRA”), the management services. United Urban aims to realize its further growth as a support provided by Marubeni and its affiliate companies.



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Key Figures (As of November 30, 2013)

Cash Distribution per Unit for the 20th Fiscal Period

¥2,750

Occupancy Ratio

97.0%

Total Acquisition Price

¥474.9 billion

Number of Properties

97

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

47.2%

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 January 31, 2014)

JCR

Long-Term
Issuer Rating:

AA-

Rating Outlook: Positive

R&I

Issuer Rating:

A+

Rating Outlook: Stable

Moody's

Issuer Rating:

A3

Rating Outlook: Stable

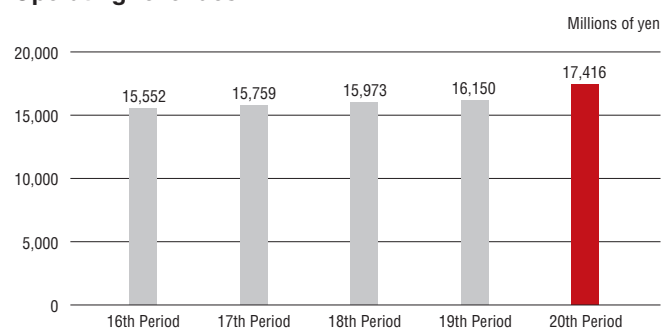
Financial Highlights

Millions of yen, except per unit information

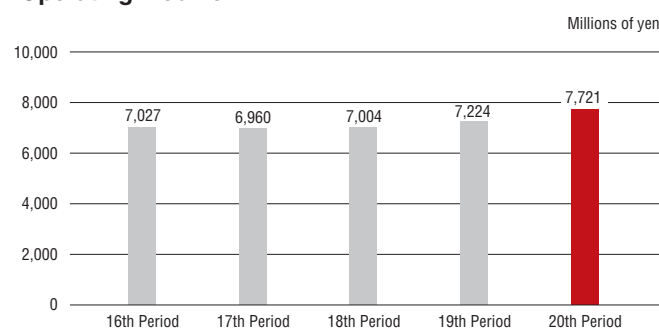
	20th Fiscal Period June 1, 2013- November 30, 2013	19th Fiscal Period December 1, 2012- May 31, 2013	18th Fiscal Period June 1, 2012- November 30, 2012	17th Fiscal Period December 1, 2011- May 31, 2012	16th Fiscal Period June 1, 2011- November 30, 2011
Operating revenues	¥ 17,416	¥ 16,150	¥ 15,973	¥ 15,759	¥ 15,552
Operating income	7,721	7,224	7,004	6,960	7,027
Ordinary income	6,114	5,252	4,636	4,851	4,650
Net income	6,113	5,252	4,635	4,850	4,649
Cash distribution	6,545	6,340	5,784	5,784	5,784
Cash distribution per unit (Yen)	2,750	2,750	2,750	2,750	2,750
Total assets	527,026	516,739	462,504	457,026	450,963
Total unitholders' equity	237,079	228,143	204,533	205,682	206,586
Unitholders' equity per unit (Yen)	99,605	98,958	97,240	97,786	98,215

Note: United Urban's 16th fiscal period was for 183 days from June 1, 2011 to November 30, 2011, the 17th fiscal period was for 183 days from December 1, 2011 to May 31, 2012, the 18th fiscal period was for 183 days from June 1, 2012 to November 30, 2012, the 19th fiscal period was for 182 days from December 1, 2012 to May 31, 2013 and the 20th fiscal period was for 183 days from June 1, 2013 to November 30, 2013.

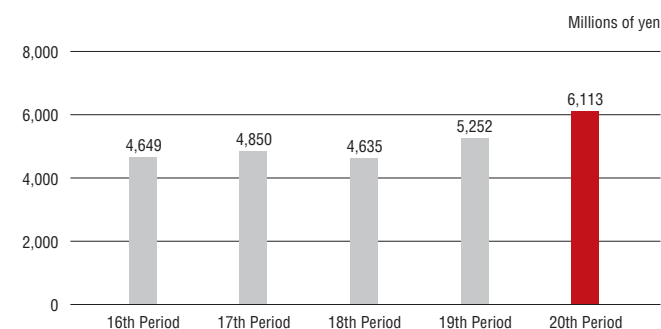
Operating revenues



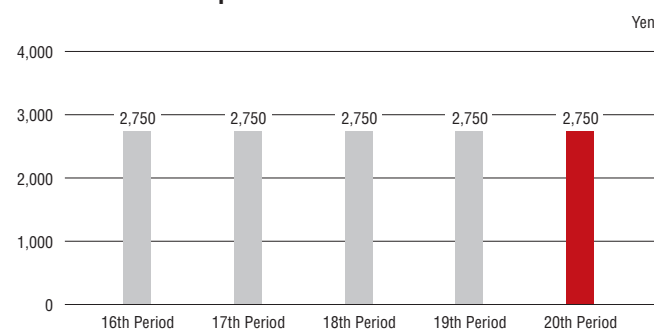
Operating income



Net income



Cash distribution per unit



To Our Unitholders

It is a pleasure to present this report on the business activities of United Urban during the 20th fiscal period: the six-month period ended November 30, 2013.

I, Hitoshi Murakami, assumed the position of Executive Officer of United Urban on November 4, 2013. I will dedicate all my effort to achieve our future growth and would like to humbly ask you for the same support and help given to my predecessors.

United Urban was listed on the J-REIT section of the Tokyo Stock Exchange in December 2003 and commemorated its 10th anniversary in December 2013. I would like to take this opportunity to express my sincere gratitude for your warm support. As of November 30, 2013 (at the end of the 20th fiscal period), United Urban is the fourth largest among all J-REITs and the largest diversified J-REIT in terms of asset size.

In the 20th fiscal period, United Urban raised equity capital through a public offering (in July 2013) and a third-party allotment (in August 2013), and as a result, United Urban raised equity capital in two consecutive fiscal periods since the 19th fiscal period. United Urban also acquired one retail property, one residential property and one other property (a call center), and disposed of three properties. United Urban could realize growth in the size of its assets and improvement in their quality through these activities.

As for the business results of the 20th fiscal period, United Urban was able to achieve operating revenues of ¥17,416 million, operating income of ¥7,721 million and net income of ¥6,113 million. We decided the distribution amount for this fiscal period to be ¥6,545 million or ¥2,750 per unit by adding ¥432 million from reserve for distribution to the unappropriated profit at the end of the period (¥6,113 million).

As a diversified J-REIT, investing in properties varied both in types of use and geographical location, United Urban, together with its asset manager, Japan REIT Advisors Co., Ltd., will do its best to secure the stability in its earnings over the medium to long term pursuant to its investment policy. Your continuous support and kind attention will be highly appreciated.



Hitoshi Murakami
Executive Officer
United Urban Investment Corporation

Kenichiro Oikawa
President and CEO
Japan REIT Advisors Co., Ltd.

Topics of 20th Fiscal Period

5th Public Offering (Issuance of New Investment Units)

United Urban implemented the public offering (the “Offering”) for consecutive periods following the 19th fiscal period. Through the Offering, United Urban expanded its portfolio and enhanced its earnings stability by acquiring new properties, and thus aimed to increase the net income and minimize the reversal of reserve for distribution (minimize the utilization of negative goodwill). Moreover, United Urban secured its debt funding capacity to enable further external growth, by repaying a portion of its existing borrowings from part of the proceeds from the Offering.

[Overview]

Resolution Date of the Issuance	June 21, 2013	
Pricing Date	July 2, 2013	
Total Number of Investment Units Newly Issued	74,734 units	Public offering: 65,000 units Third-party allotment: 9,734 units
Offer Price (per unit)	¥126,616	
Issue Price (per unit)	¥122,610	
Total Issue Price	¥9,163 million	Public offering: ¥7,970 million Third-party allotment: ¥1,193 million
Payment Date	Public offering: July 9, 2013 Third-party allotment: August 7, 2013	



After the Offering	
Total Number of Investment Units Issued and Outstanding	2,305,447 units ➡ 2,380,181 units
Unitholders' Capital	¥190,067 million ➡ ¥199,230 million

[Properties Acquired in connection with the Offering]

Property No.	Type of Use	Property Name	Acquisition Price ^(Note 1)	Acquisition Date	Pipeline of Property Acquisition
D25	Residential Properties	GRAND-ROUGE Nakanoshima-minami	¥1,380 million	June 25, 2013	Information from Marubeni and the Marubeni Group
E2	Others	KDDI Fuchu Building ^(Note 2)	¥4,920 million	May 16, 2013	Information network of the asset management company
E3	Others	Tsubogawa Square Building	¥4,150 million	November 1, 2013	Information network of the asset management company
Total			¥10,450 million		

Notes: 1. The “Acquisition Price” is based on the purchase price stated in the respective sale and purchase agreements. In addition, the prices are shown in the amount excluding acquisition costs, property taxes, city planning taxes, consumption taxes and other costs.

2. United Urban had already acquired “KDDI Fuchu Building” on May 16, 2013 during the 19th fiscal period.

Acquisitions during the 20th Fiscal Period

A31 Tenjin Loft Building

Retail Properties



■ Acquisition Date	November 29, 2013
■ Address	4-9-25 Watanabe-dori, Chuo-ku, Fukuoka, Fukuoka
■ Site Area	1,947.80 m ²
■ Total Floor Space	10,594.19 m ²
■ Construction	SRC
■ Number of Floors	B1/9F
■ Completed	March 1989
■ Type of Ownership	Land: Proprietary Ownership Building: Proprietary Ownership



Topics of 20th Fiscal Period

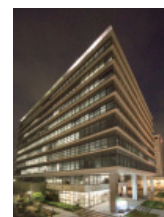
E3 Tsubogawa Square Building

Others



■ Acquisition Date	November 1, 2013
■ Address	3-3-5, 20, Tsubogawa, Naha, Okinawa (lot number)
■ Site Area	5,294.63 m ²
■ Total Floor Space	14,742.80 m ²
■ Type of Use ^(Note)	Call center, data center, backup office, etc.
■ Construction	S
■ Number of Floors	11F
■ Completed	June 2009
■ Type of Ownership	Land: Proprietary Ownership Building: Proprietary Ownership

Note: Specific uses based on the current status of the building are shown.



D25 GRAND-ROUGE Nakanoshima-minami

Residential Properties



■ Acquisition Date	June 25, 2013
■ Address	1-25-27 Edobori, Nishi-ku, Osaka, Osaka
■ Site Area	405.74 m ²
■ Total Floor Space	3,741.79 m ²
■ Construction	RC
■ Number of Floors	15F
■ Number of Units Available for Lease	118 units
■ Completed	August 2009
■ Type of Ownership	Land: Proprietary Ownership Building: Proprietary Ownership



Sale of Properties

After comprehensive consideration of various factors, such as the trends in the real estate market and financial market and the medium- to long-term stability of cash flows from each of its portfolio assets, United Urban sold the following three properties during the 20th fiscal period. The sale of the following properties was carried out as part of a portfolio reshuffle (acquisition and disposition of assets), aiming at the improvement of portfolio quality. While acquiring assets on one hand, United Urban will consider selling some of its assets as well.

Property No.	Type	Property Name	Location	Sale Price	Book Value	Date of Sale
B16	Office Buildings	Omori City Building	Ota-ku, Tokyo	¥4,370 million	¥3,980 million	October 25, 2013
D2	Residential Properties	T&G Yotsuya Mansion	Shinjuku-ku, Tokyo	¥1,280 million	¥1,117 million	August 23, 2013
D5	Residential Properties	Ropponmatsu Court	Fukuoka, Fukuoka	¥525 million	¥657 million	September 26, 2013

Issuance of Corporate Bonds

United Urban issued the following corporate bonds during the 20th fiscal period to procure funds for redemption of existing corporate bonds, as well as to diversify financing methods.

Term	Name of Corporate Bonds	Issue Amount	Interest Rate	Issue Date	Redemption Date	Collateral Guarantee	Rating	Use of Proceeds
5 years	Series 13 of Unsecured Corporate Bonds (for retail investors)	¥13,000 million	0.47% p.a.	Nov. 20, 2013	Nov. 20, 2018	Unsecured Unguaranteed	AA-(JCR) ^(Note)	Payment for redemption of Series 4 of Unsecured Corporate Bonds (¥15,000 million/ Redemption date: Dec. 17, 2013)
5 years	Series 14 of Unsecured Corporate Bonds (for institutional investors)	¥2,000 million	0.47% p.a.	Nov. 20, 2013	Nov. 20, 2018	Unsecured Unguaranteed	AA-(JCR) ^(Note)	

Note: Japan Credit Rating Agency Ltd.

Debt Financing

United Urban procured debt financing during the 20th fiscal period, as set forth below.

Title	Lenders	Amount of Borrowing	Interest Rate	Drawdown Date	Maturity Date	Collateral Guarantee	Use of Proceeds
Term Loan 68 (long term)	The Shinkumi Federation Bank Saitama Resona Bank, Limited The Bank of Fukuoka, Ltd.	¥3,500 million	0.45000% (floating) ^(Note 1)	Jun. 20, 2013	Jun. 20, 2018	Unsecured Unguaranteed	Repayment of Term Loan 28 and Term Loan 30 (Borrowing amount: ¥12,150 million)
Term Loan 69 (long term)	Aozora Bank, Ltd. Sumitomo Mitsui Banking Corporation Mizuho Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Mizuho Trust & Banking Co., Ltd.	¥6,150 million	0.53000% (floating) ^(Note 1)		Jun. 20, 2020	Unsecured Unguaranteed	
Term Loan 70 (long term)	Mitsubishi UFJ Trust and Banking Corporation	¥1,000 million	0.73500% ^(Note 2)		Jun. 20, 2018	Unsecured Unguaranteed	
Term Loan 71 (long term)	ORIX Bank Corporation	¥1,500 million	0.83000% (fixed)		Jun. 20, 2018	Unsecured Unguaranteed	
Term Loan 72 (long term)	The Nomura Trust and Banking Co., Ltd. The Nishi-Nippon City Bank, Ltd. The Kagawa Bank, Ltd.	¥2,500 million	0.45000% (floating) ^(Note 1)	Sep. 20, 2013	Sep. 20, 2018	Unsecured Unguaranteed	Repayment of Facility 40-C-1, 40-C-2 (Borrowing amount: ¥15,373 million)
Term Loan 73 (long term)	The Ashikaga Bank, Ltd.	¥1,000 million	0.78125% (fixed)		Sep. 20, 2018	Unsecured Unguaranteed	
Term Loan 74 (long term)	Nippon Life Insurance Company	¥1,000 million	1.00000% (fixed)		Sep. 23, 2020	Unsecured Unguaranteed	
Term Loan 75 (mid term)	Shinkin Central Bank	¥1,000 million	0.68750% (fixed)	Nov. 1, 2013	Sep. 20, 2018	Unsecured Unguaranteed	Payment for acquisition of Tsubogawa Square Building
Term Loan 76 (long term)	ORIX Bank Corporation	¥1,000 million	0.75321% (fixed)		Mar. 20, 2019	Unsecured Unguaranteed	
Term Loan 77 (long term)	Development Bank of Japan Inc.	¥2,400 million	0.82556% (fixed)		Sep. 23, 2020	Unsecured Unguaranteed	
Term Loan 78 (long term)	Shinsei Bank, Limited	¥2,500 million	0.88771% (fixed)	Nov. 29, 2013	Sep. 23, 2020	Unsecured Unguaranteed	Payment for acquisition of Tenjin Loft Building

Notes: 1. Interest rate is the rate at the time of drawdown date.

2. It is a borrowing with floating interest rates applying the one month Euroyen LIBOR as the basic interest rate (basic interest rate (ICE Benchmark Administration (IBA) one month Euroyen LIBOR) + 0.30%). However, the interest rate for this borrowing is, in effect, fixed at 0.73500% due to the execution of an interest rate swap agreement.

Merits of Diversified J-REIT and Management Strategy of United Urban

Merits of Diversified J-REIT

United Urban aims to reduce several risks and secure stable earnings over the medium to long term by diversifying its investments in terms of the type of use and area of location as a diversified J-REIT. The main sponsor of United Urban is Marubeni, a general trading company which has connections with a wide range of industries. With comprehensive support from Marubeni, United Urban aims for continuous and stable portfolio management by taking advantage of the functions of the Marubeni Group.

Stabilization by diversifying type of use and area of location

United Urban tries to spread the impact of economic trends and stabilize its earnings over the medium to long term by diversifying its investment in terms of the type of use and area of location.

Expansion of Acquisition Opportunities

United Urban can take a wide-ranging approach to real estate with “Intrinsic Value” without regard to type of use or area of location, and an expansion of acquisition opportunities can be expected.

Merits of Diversified J-REIT

Synergy Effect with Marubeni

Marubeni and the Marubeni Group have gained know-how and an extensive network, both domestically and internationally, through the deployment of a wide range of businesses. United Urban will utilize such know-how and network for acquisition and operation of various types of properties.



United Urban Investment Corporation

**External
Growth**

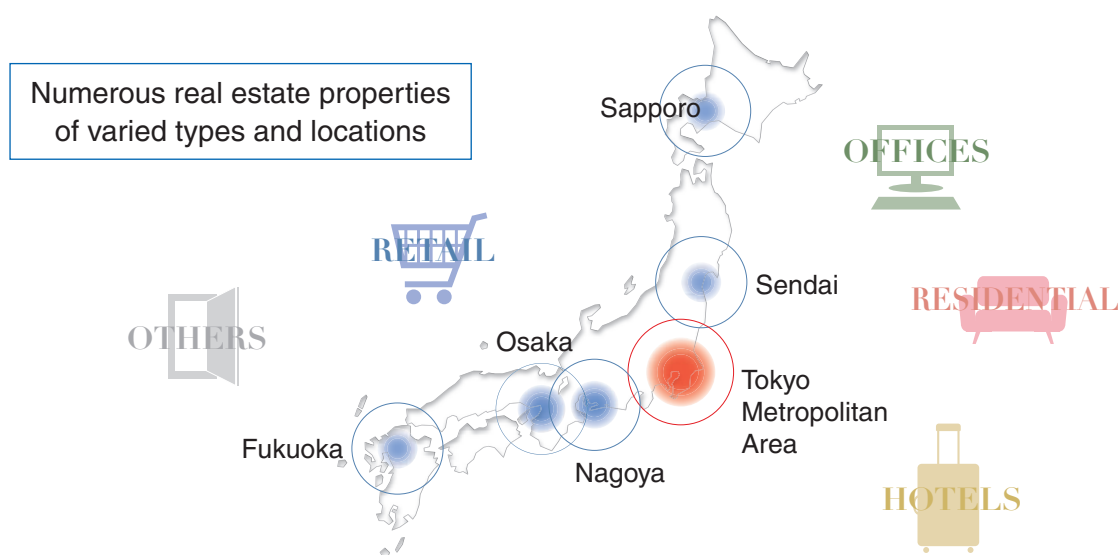
**Internal
Growth**

**Financial
Strategy**

Management Strategy

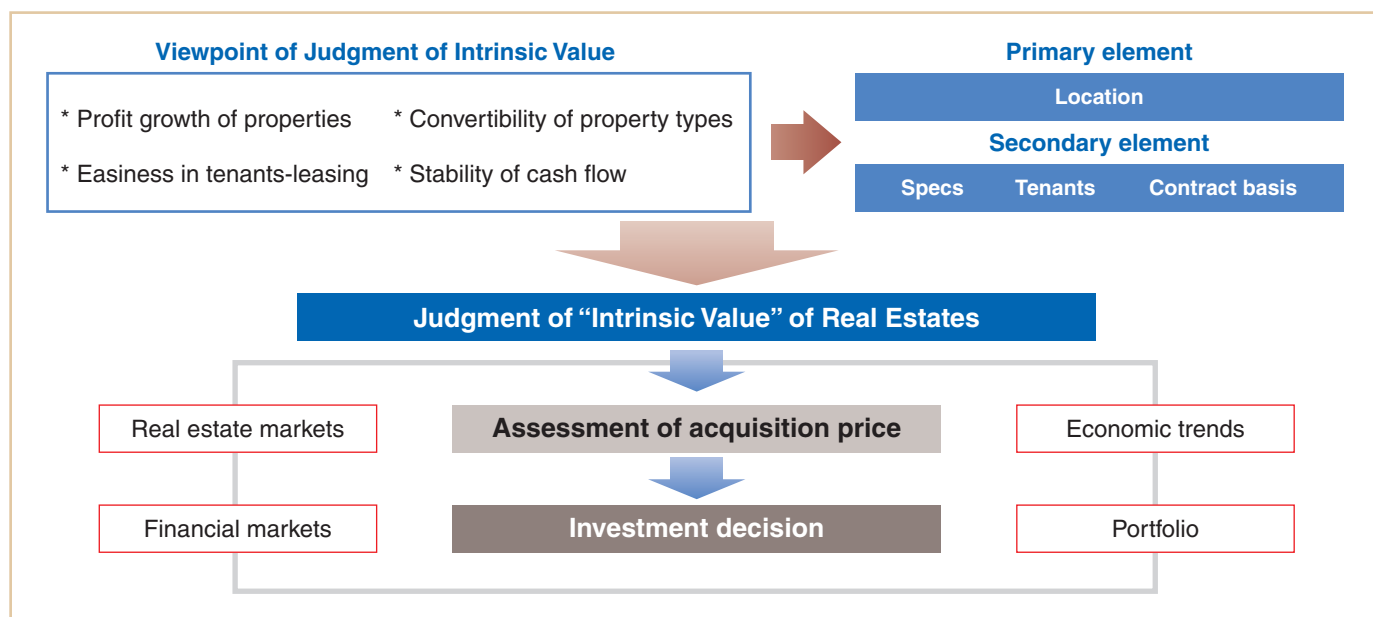
Building an Investment Portfolio by Taking Advantage of the Strength of Diversified J-REIT

Revenues obtained from real estate investment and management concentrated on specific property types or regions may be significantly affected if the real estate markets of specific property types or regions stagnate. United Urban aims to secure stable earnings over the medium to long term and reduce risks inherent to real estate market conditions for specific types of use or specific regions by diversifying investment both in property types and regions.



Selected Investment Policy Focused on Real Estate with “Intrinsic Value”

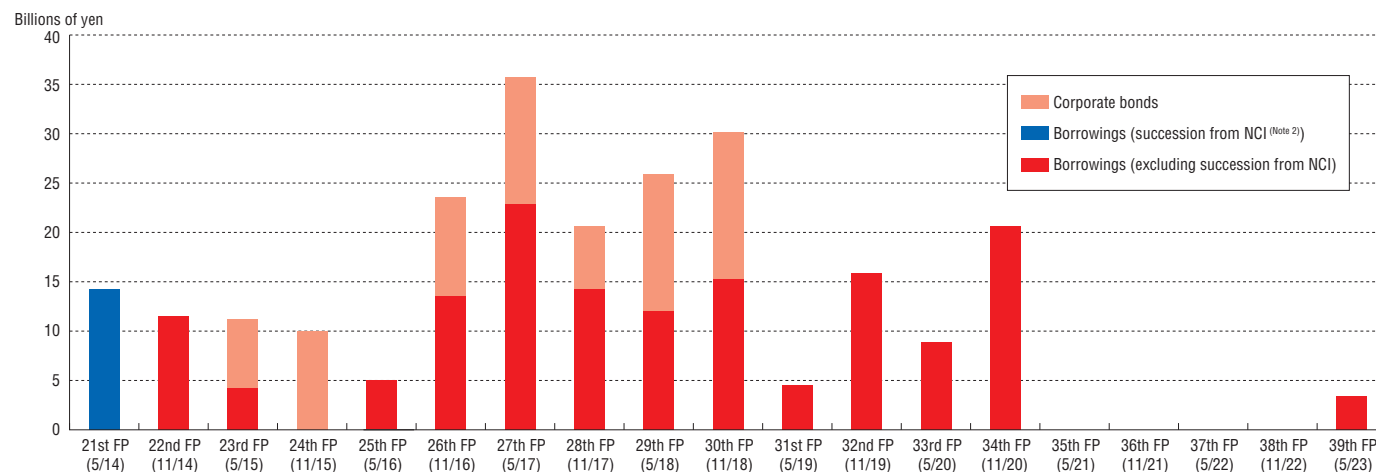
United Urban defines the real estate that can secure stable profitability over the medium to long term as the real estate with “Intrinsic Value” and aims to implement carefully selected investment in real estate with “Intrinsic Value.” On that basis, through analysis of various factors such as the external environment including current economic trends and real estate market trends, United Urban makes its final investment decision.



Financial Strategy and Financial Status

United Urban carefully considers maintaining the LTV within a range deemed to be appropriate and principally seeks to raise long-term fixed-interest-rate funding to prevent any impact on the procurement of funds for interest-bearing liabilities and ratings. United Urban also intends to select the optimal financing methods and conditions, and aims to strengthen its financial standing to be able to cope with changes in the financial markets and reduce financial costs.

Diversification of Repayment Date (As of January 17, 2014) (Note 1)

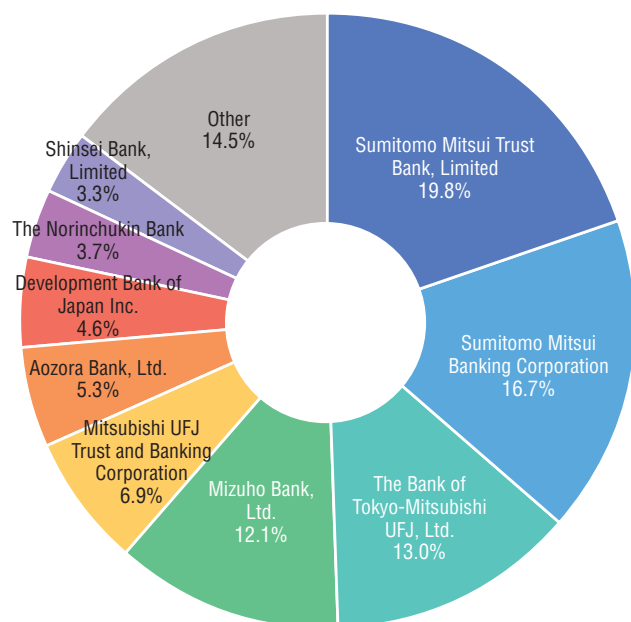


Notes: 1. Repayments less than ¥100 million are not included in the above chart.

2. NCI: Nippon Commercial Investment Corporation

Lenders and Borrowing Amount (As of January 17, 2014)

Total Borrowing ¥166,783 million



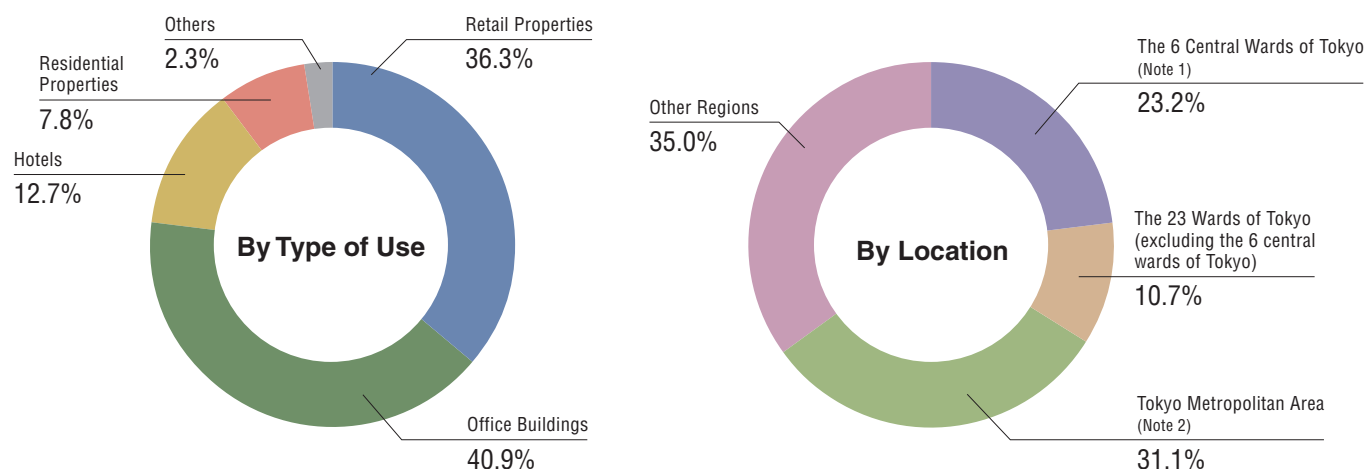
Lenders	Balance (millions of yen)	Share (%) (Note)
Sumitomo Mitsui Trust Bank, Limited	32,988	19.8
Sumitomo Mitsui Banking Corporation	27,909	16.7
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	21,706	13.0
Mizuho Bank, Ltd.	20,235	12.1
Mitsubishi UFJ Trust and Banking Corporation	11,463	6.9
Aozora Bank, Ltd.	8,835	5.3
Development Bank of Japan Inc.	7,750	4.6
The Norinchukin Bank	6,253	3.7
Shinsei Bank, Limited	5,500	3.3
Resona Bank, Limited	3,144	1.9
The Bank of Fukuoka, Ltd.	2,700	1.6
ORIX Bank Corporation	2,500	1.5
The Shinkumi Federation Bank	2,000	1.2
Mizuho Trust & Banking Co., Ltd.	2,000	1.2
Saitama Resona Bank, Limited	1,000	0.6
Sompo Japan Insurance Inc.	1,000	0.6
Kansai Urban Banking Corporation	1,000	0.6
Nippon Life Insurance Company	1,000	0.6
The Ashikaga Bank, Ltd.	1,000	0.6
The Nishi-Nippon City Bank, Ltd.	1,000	0.6
The Nomura Trust and Banking Co., Ltd.	1,000	0.6
Shinkin Central Bank	1,000	0.6
The Gunma Bank, Ltd.	900	0.5
The Bank of Yokohama, Ltd.	900	0.5
The Hiroshima Bank, Ltd.	500	0.3
The 77 Bank, Ltd.	500	0.3
The Tokyo Tomin Bank, Limited	500	0.3
The Kagawa Bank, Ltd.	500	0.3
Total	166,783	100.0

Note: "Share" is rounded to the nearest one decimal place. Accordingly, "Share" may not add up to the "Total."

Portfolio Properties

Portfolio Data

Portfolio Breakdown (Based on acquisition prices) (As of November 30, 2013)



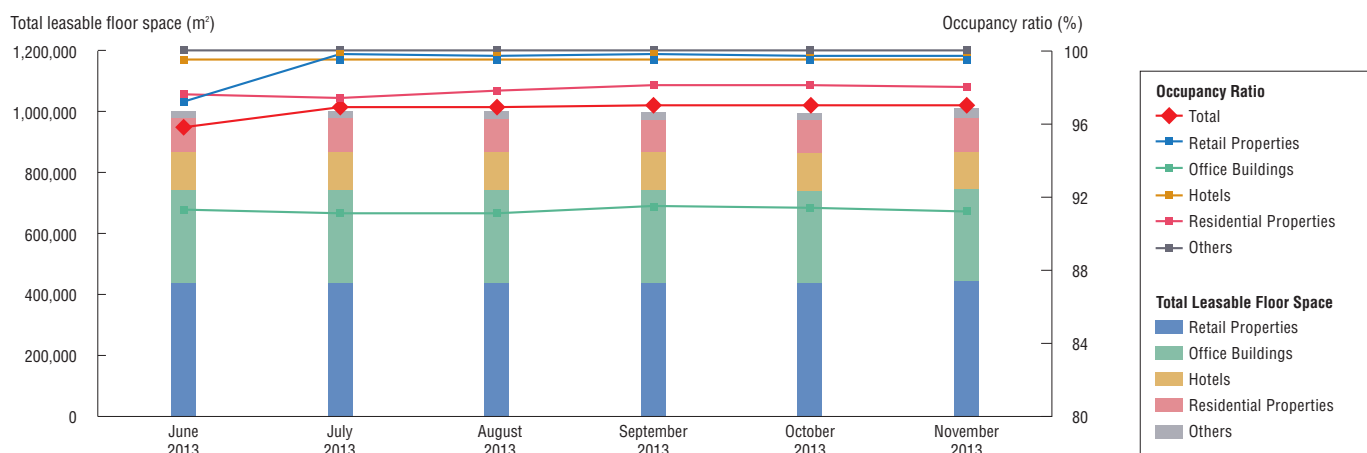
Notes: 1. The "6 Central Wards of Tokyo" are Chiyoda, Minato, Chuo, Shinjuku, Shibuya and Shinagawa wards.

2. "Tokyo Metropolitan Area" refers to the Tokyo Metropolitan Area (Tokyo, Kanagawa, Chiba, Saitama, Ibaraki, Gunma, Tochigi and Yamanashi) excluding the 23 Wards of Tokyo.

Occupancy Ratio

	2013					
	End of June	End of July	End of August	End of September	End of October	End of November
Retail Properties	97.2%	99.8%	99.7%	99.8%	99.7%	99.7%
Office Buildings	91.3%	91.1%	91.1%	91.5%	91.4%	91.2%
Hotels	99.5%	99.5%	99.5%	99.5%	99.5%	99.5%
Residential Properties	97.6%	97.4%	97.8%	98.1%	98.1%	98.0%
Others	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Total	95.8%	96.9%	96.9%	97.0%	97.0%	97.0%

Trends in Occupancy Ratio and Total Leasable Floor Space



Portfolio Properties

Portfolio Roster (As of November 30, 2013)

No.	Property Name	Location	Type of Asset	Completion Date (Note 1)	Acquisition Date (Note 2)	
Retail Properties						
A1	Daiei Himonya	Meguro-ku, Tokyo	Trust beneficial interest in real estate	Mar. 1975	Dec. 25, 2003	
A2	Joy Park Izumigaoka	Sakai, Osaka	Trust beneficial interest in real estate	Nov. 2000	Dec. 22, 2003	
A3	Daimaru Peacock Ashiya Kawanishi	Ashiya, Hyogo	Trust beneficial interest in real estate	Apr. 1997	Dec. 22, 2003	
A4	Re-LAND Shopping Center	Funabashi, Chiba	Trust beneficial interest in real estate	Mar. 1998	Sep. 17, 2004	
A5	AEON MALL Uki	Uki, Kumamoto	Trust beneficial interest in real estate	Oct. 1997	Dec. 03, 2004	
A6	TENJIN LUCE	Fukuoka, Fukuoka	Trust beneficial interest in real estate	Nov. 2005	Apr. 14, 2006	
A7	Yamada Denki Tecc Land 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. 01, 2010	
A16	Shinsaibashi OPA Kireikan	Osaka, Osaka	Trust beneficial interest in real estate	Jul. 1998	Dec. 01, 2010	
A19	Albore Jingumae	Shibuya-ku, Tokyo	Trust beneficial interest in real estate	Feb. 2006	Dec. 01, 2010	
A20	Albore Sendai	Sendai, Miyagi	Trust beneficial interest in real estate	Mar. 1997	Dec. 01, 2010	
A21	Mallage Kashiwa	Kashiwa, Chiba	Trust beneficial interest in real estate	Jun. 2004	Dec. 01, 2010	
A23	Ito-Yokado Owariasahi	Owariasahi, Aichi	Real estate	Oct. 1998	Dec. 01, 2010	
A24	Yokohama Kariba Shopping Center	Yokohama, Kanagawa	Trust beneficial interest in real estate	Sep. 2007	Dec. 01, 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	VIVAHOME Yokohama Aoba (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	Yamada Denki Tecc Land New 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	
Office Buildings						
B1	T&G Hamamatsucho Building	Minato-ku, Tokyo	Trust beneficial interest in real estate	Dec. 1988	Dec. 26, 2003	
B2	SK Nagoya Building	Nagoya, Aichi	Trust beneficial interest in real estate	Feb. 1986	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 5)	Osaka, Osaka	Trust beneficial interest in real estate	Jun. 1989	Dec. 02, 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 Toyochō 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	Hitachi High-Tech Building	Minato-ku, Tokyo	Trust beneficial interest in real estate	Feb. 1986	Dec. 01, 2010	
B11	Pacific Marks Shinjuku Parkside	Shinjuku-ku, Tokyo	Trust beneficial interest in real estate	Mar. 1989	Dec. 01, 2010	
B12	UUR Tsukiji Building	Chuo-ku, Tokyo	Trust beneficial interest in real estate	Nov. 1999	Dec. 01, 2010	
B13	Pacific Marks Tsukishima	Chuo-ku, Tokyo	Real estate	Mar. 1990	Dec. 01, 2010	
B14	Pacific Marks Yokohama East	Yokohama, Kanagawa	Trust beneficial interest in real estate	Oct. 1992	Dec. 01, 2010	
B15	Pacific Marks Shin-Urayasu	Urayasu, Chiba	Trust beneficial interest in real estate	May 1993	Dec. 01, 2010	
B17	Akasaka Hikawa Building	Minato-ku, Tokyo	Trust beneficial interest in real estate	Apr. 1984	Dec. 01, 2010	
B18	Pacific Marks Shibuya Koen-dori	Shibuya-ku, Tokyo	Trust beneficial interest in real estate	Aug. 1996	Dec. 01, 2010	
B19	Pacific Marks Nihonbashi-Tomizawacho	Chuo-ku, Tokyo	Trust beneficial interest in real estate	Apr. 1991	Dec. 01, 2010	
B20	Pacific Marks Akasaka-mitsuke	Minato-ku, Tokyo	Real estate	Mar. 1994	Dec. 01, 2010	
B21	Yokohama Aioicho Building	Yokohama, Kanagawa	Trust beneficial interest in real estate	Aug. 1993	Dec. 01, 2010	
B22	Pacific Marks Shin-Yokohama	Yokohama, Kanagawa	Trust beneficial interest in real estate	Oct. 1991	Dec. 01, 2010	
B25	Pacific Marks Kawasaki	Kawasaki, Kanagawa	Real estate	Aug. 2004	Dec. 01, 2010	
B26	Hamamatsucho 262 Building (Note 7)(Note 8)	Minato-ku, Tokyo	Trust beneficial interest in real estate	Feb. 1993	Dec. 01, 2010	
B27	Lila Hijirizaka	Minato-ku, Tokyo	Real estate	Nov. 1991	Dec. 01, 2010	
B28	Pacific Marks Aobadai	Meguro-ku, Tokyo	Trust beneficial interest in real estate	Oct. 1993	Dec. 01, 2010	
B29	Otsuka HT Building	Toshima-ku, Tokyo	Real estate	Mar. 1990	Dec. 01, 2010	

	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)	Construction (Note 1) (Note 4)	Number of Floors (Note 1) (Note 4)	Type of Ownership	
							Land	Building
	15,300	3.2%	5,249.86	27,032.50	SRC	B1/7F	Proprietary Ownership	Proprietary Ownership
	6,770	1.4%	10,368.45	29,250.71	RC/S	5F	Proprietary Ownership	Proprietary Ownership
	769	0.2%	3,455.30	1,488.28	S	1F	Proprietary Ownership	Proprietary Ownership
	5,200	1.1%	5,198.20	12,944.65	SRC	B2/5F	Proprietary Ownership	Proprietary Ownership
	11,100	2.3%	173,498.31	63,058.78	S	2F	Proprietary Ownership and Term Leasehold Rights	Proprietary Ownership
	6,500	1.4%	1,138.66	5,393.09	RC	B1/7F	Proprietary Ownership	Proprietary Ownership
	3,210	0.7%	10,702.86	8,637.63	S	3F	Proprietary Ownership	Proprietary Ownership
	5,312	1.1%	6,937.54	17,338.54	RC	4F	Proprietary Ownership	Proprietary Ownership
	2,040	0.4%	4,120.00	6,381.40	S	4F	Proprietary Ownership	Proprietary Ownership
	3,760	0.8%	320.39	2,265.15	RC	B1/8F	Proprietary Ownership	Proprietary Ownership
	4,100	0.9%	1,596.82	8,075.04	SRC	B1/7F	Proprietary Ownership	Proprietary Ownership
	4,284	0.9%	16,330.14	16,729.60	S	B1/3F	Proprietary Ownership and Leasehold Rights	Proprietary Ownership
	6,883	1.4%	53,363.57	—	—	—	Proprietary Ownership (Co-ownership)	—
	2,410	0.5%	375.17	2,238.82	S/RC	B1/9F	Proprietary Ownership	Proprietary Ownership
	22,800	4.8%	2,430.23	25,865.61	S/RC	B3/12F	Proprietary Ownership	Proprietary Ownership
	2,770	0.6%	946.53	4,923.95	S/SRC	B2/5F	Proprietary Ownership	Proprietary Ownership
	1,580	0.3%	308.02	816.60	S/RC	B1/4F	Proprietary Ownership	Proprietary Ownership
	2,590	0.5%	736.01	4,082.94	S/SRC	B1/7F	Proprietary Ownership	Proprietary Ownership
	7,040	1.5%	83,810.27	54,689.28	S	2F	Proprietary Ownership and Leasehold Rights	Proprietary Ownership
	4,840	1.0%	34,612.39	56,371.77	S	6F	Proprietary Ownership and Leasehold Rights	Proprietary Ownership
	2,500	0.5%	7,093.66	10,628.44	S	5F	Proprietary Ownership	Proprietary Ownership
	5,090	1.1%	828.70	2,771.59	S/SRC	B1/8F	Proprietary Ownership	Proprietary Ownership
	3,350	0.7%	749.42	4,452.39	S/RC	B1/7F	Proprietary Ownership	Proprietary Ownership
	2,600	0.5%	9,193.00	—	—	—	Proprietary Ownership	—
	2,150	0.5%	7,594.00	—	—	—	Proprietary Ownership	—
	28,000	5.9%	3,582.39	37,932.95	S/SRC	B4/9F	Proprietary Ownership	Proprietary Ownership
	5,150	1.1%	7,311.98	17,461.22	S/SRC	4F	Proprietary Ownership	Proprietary Ownership
	4,350	0.9%	1,947.80	10,594.19	SRC	B1/9F	Proprietary Ownership	Proprietary Ownership
	2,257	0.5%	453.81	3,296.58	SRC	B1/9F	Proprietary Ownership	Proprietary Ownership
	5,400	1.1%	1,361.96	11,795.38	SRC	B1/9F	Proprietary Ownership	Compartmentalized Ownership
	2,080	0.4%	1,358.91	6,079.35	SRC	7F	Proprietary Ownership	Proprietary Ownership
	2,350	0.5%	703.24	5,218.55	SRC/RC	B1/9F	Proprietary Ownership (Co-ownership)	Compartmentalized Ownership
	2,150	0.5%	689.70	4,031.14	SRC	B1/7F	Proprietary Ownership	Proprietary Ownership
	14,279	3.0%	7,265.79	58,882.64	SRC	B1/23F	Proprietary Ownership	Proprietary Ownership
	19,200	4.0%	8,615.20	51,254.06	S/RC/SRC	B2/14F	Proprietary Ownership	Proprietary Ownership
	5,021	1.1%	(53,363.57)	(—)	—	—	Proprietary Ownership (Co-ownership)	—
	8,500	1.8%	3,262.50	10,768.11	SRC	B1/6F	Proprietary Ownership	Proprietary Ownership
	4,200	0.9%	690.93	6,318.81	S/RC	B1/10F	Proprietary Ownership	Proprietary Ownership
	14,800	3.1%	3,464.39	22,952.71	SRC/RC	B2/12F	Proprietary Ownership (Co-ownership)	Proprietary Ownership (Co-ownership)
	12,100	2.5%	3,201.80	19,802.22	SRC/RC	B2/7F	Proprietary Ownership	Proprietary Ownership
	6,860	1.4%	1,418.01	6,936.48	S	7F	Proprietary Ownership	Proprietary Ownership
	6,080	1.3%	3,302.07	14,507.92	SRC	B2/13F	Proprietary Ownership	Proprietary Ownership
	7,050	1.5%	2,525.41	15,387.49	SRC	B1/12F	Proprietary Ownership	Proprietary Ownership
	3,920	0.8%	2,876.94	15,017.17	SRC/RC	B2/7F	Proprietary Ownership	Proprietary Ownership
	3,290	0.7%	1,328.93	4,795.06	RC	B1/6F	Proprietary Ownership	Proprietary Ownership
	2,570	0.5%	428.62	1,972.43	S	7F	Proprietary Ownership	Proprietary Ownership
	1,890	0.4%	550.67	3,627.03	SRC	B1/7F	Proprietary Ownership	Proprietary Ownership
	2,210	0.5%	390.86	1,895.87	SRC	B1/7F	Proprietary Ownership	Proprietary Ownership
	1,060	0.2%	1,040.76	7,511.49	SRC	B1/10F	Proprietary Ownership	Compartmentalized Ownership
	1,710	0.4%	475.00	4,141.89	SRC	B1/10F	Proprietary Ownership	Proprietary Ownership
	9,890	2.1%	1,183.52	10,694.91	S/SRC	B1/13F	Proprietary Ownership (Co-ownership)	Compartmentalized Ownership
	6,840	1.4%	1,401.61	8,331.90	S/RC	B2/8F	Right of Site (Co-ownership)	Compartmentalized Ownership
	2,750	0.6%	1,474.05	6,598.52	SRC	B1/7F	Right of Site (Co-ownership)	Compartmentalized Ownership
	1,620	0.3%	701.83	3,215.11	SRC	B1/7F	Proprietary Ownership	Compartmentalized Ownership
	1,160	0.2%	455.94	2,317.67	SRC	7F	Leasehold Rights	Proprietary Ownership

Portfolio Properties

Portfolio Roster (As of November 30, 2013)

No.	Property Name	Location	Type of Asset	Completion Date (Note 1)	Acquisition Date (Note 2)	
Office Buildings						
B30	Pacific Marks Shinjuku South-gate	Shinjuku-ku, Tokyo	Real estate	Aug. 1985	Dec. 01, 2010	
B31	Pacific Marks Nishi-Umeda	Osaka, Osaka	Trust beneficial interest in real estate	Mar. 1997	Dec. 01, 2010	
B32	Pacific Marks Higobashi	Osaka, Osaka	Trust beneficial interest in real estate	Oct. 1983	Dec. 01, 2010	
B33	Nagoya Nishiki City Building	Nagoya, Aichi	Trust beneficial interest in real estate	Nov. 1991	Dec. 01, 2010	
B34	Pacific Marks Esaka	Suita, Osaka	Trust beneficial interest in real estate	Mar. 1975	Dec. 01, 2010	
B35	Pacific Marks Sapporo Kita-Ichijo	Sapporo, Hokkaido	Trust beneficial interest in real estate	Feb. 1993	Dec. 01, 2010	
B36	Shin-Sapporo Center Building	Sapporo, Hokkaido	Trust beneficial interest in real estate	Sep. 1991	Dec. 01, 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	
Hotels						
C1	Shinjuku Washington Hotel Honkan ^(Note 8)	Shinjuku-ku, Tokyo	Trust beneficial interest in real estate	Oct. 1983	Dec. 22, 2003	
(B6)	Shin-Osaka Central Tower (hotel portion) ^(Note 6)	Osaka, Osaka	Trust beneficial interest in real estate	Jun. 1989	Dec. 02, 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	Hotel JAL City Yotsuya Tokyo	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	
C8	HOTEL ROUTE-INN Nagoya Imaike Ekimae	Nagoya, Aichi	Trust beneficial interest in real estate	Jun. 2010	Mar. 25, 2013	
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	Sky Court Shiba-Daimon	Minato-ku, Tokyo	Trust beneficial interest in real estate	Apr. 2003	Oct. 15, 2004	
D7	Maison Ukima	Kita-ku, Tokyo	Trust beneficial interest in real estate	Mar. 1992	Oct. 26, 2004	
D8	Narashino Residence	Funabashi, Chiba	Trust beneficial interest in real estate	Feb. 1990	Oct. 26, 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	
D11	UUR Court Chiba Soga	Chiba, Chiba	Trust beneficial interest in real estate	Apr. 1993	Feb. 08, 2006	
D12	Higashi-kurume Dormitory Shinkan	Higashikurume, Tokyo	Trust beneficial interest in real estate	Mar. 1997	Feb. 08, 2006	
D13	Nanzan Court Ichigokan	Nagoya, Aichi	Trust beneficial interest in real estate	Mar. 1997	Mar. 30, 2006	
D14	Nanzan Court Nigokan	Nagoya, Aichi	Trust beneficial interest in real estate	Mar. 1999	Mar. 30, 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 ^(Note 9)	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	
Others						
E1	Lilycolor Tohoku Branch	Sendai, Miyagi	Trust beneficial interest in real estate	Apr. 1996	May 29, 2006	
E2	KDDI Fuchu Building	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	
Total						

Notes: 1. Each piece of information in the "Completion Date," "Site Area," "Total Floor Space," "Construction" and "Number of Floors" is described as it appears on the real estate register. 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 December 1, 2010, the effective date of the merger.

3. The "Acquisition Price" is an amount (the amounts stated in each sale and purchase agreements, 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 "Construction" and "Number of Floors" are applicable to the main building.

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

	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)	Construction (Note 1) (Note 4)	Number of Floors (Note 1) (Note 4)	Type of Ownership	
							Land	Building
	2,460	0.5%	257.87	2,038.70	SRC	10F	Proprietary Ownership	Proprietary Ownership
	6,860	1.4%	2,053.30	16,142.54	S/SRC	B1/18F	Proprietary Ownership	Proprietary Ownership
	4,570	1.0%	1,284.23	9,596.62	SRC	B1/9F	Proprietary Ownership	Proprietary Ownership
	2,670	0.6%	1,342.54	8,219.53	SRC/RC/S	B1/11F	Proprietary Ownership	Proprietary Ownership
	9,590	2.0%	3,929.31	33,316.53	SRC	B2/20F	Proprietary Ownership	Proprietary Ownership
	1,790	0.4%	987.04	6,048.97	SRC	B1/8F	Proprietary Ownership	Proprietary Ownership
	987	0.2%	1,940.08	3,725.13	SRC	B1/6F	Proprietary Ownership	Proprietary Ownership
	9,500	2.0%	2,733.00	24,412.67	S/SRC	B1/15F	Proprietary Ownership	Proprietary Ownership
	2,100	0.4%	1,120.85	6,165.88	SRC	B1/8F	Proprietary Ownership	Proprietary Ownership
	2,300	0.5%	488.93	3,227.62	SRC	B1/9F	Right of Site (Co-ownership)	Compartmentalized Ownership
	21,140	4.5%	6,215.31	59,985.37	S/SRC	B4/25F	Proprietary Ownership (in Some Parts, Co-ownership)	Compartmentalized Ownership (in Some Parts, Co-ownership)
	9,721	2.0%	(7,265.79)	(58,882.64)	SRC	B1/23F	Proprietary Ownership	Proprietary Ownership
	1,884	0.4%	482.10	2,928.94	SRC	14F	Proprietary Ownership	Proprietary Ownership
	3,800	0.8%	1,304.44	7,708.88	S	13F	Proprietary Ownership and Leasehold Rights	Proprietary Ownership
	4,720	1.0%	970.83	6,610.51	SRC	11F	Proprietary Ownership	Proprietary Ownership
	7,650	1.6%	3,573.31	13,655.23	SRC/RC	B1/14F	Proprietary Ownership and Leasehold Rights	Proprietary Ownership
	4,200	0.9%	1,053.16	7,682.82	SRC/RC	B1/13F	Proprietary Ownership	Proprietary Ownership
	5,020	1.1%	1,264.94	7,884.53	SRC	14F	Proprietary Ownership	Compartmentalized Ownership
	2,000	0.4%	1,045.37	5,735.24	RC	12F	Proprietary Ownership	Proprietary Ownership
	2,021	0.4%	398.82	3,300.18	SRC	B1/14F	Proprietary Ownership	Proprietary Ownership
	1,680	0.4%	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
	3,530	0.7%	6,456.64	12,691.43	SRC	12F	Proprietary Ownership	Proprietary Ownership
	1,140	0.2%	3,948.67	6,840.86	SRC	B1/8F	Proprietary Ownership	Proprietary Ownership
	3,031	0.6%	3,329.45	12,700.44	SRC	14F	Proprietary Ownership	Proprietary Ownership
	1,278	0.3%	1,249.45	6,588.72	RC	B1/14F	Proprietary Ownership	Proprietary Ownership
	620	0.1%	1,990.13	2,931.14	RC	6F	Proprietary Ownership	Proprietary Ownership
	480	0.1%	2,635.52	1,397.61	RC	B1/3F	Proprietary Ownership	Proprietary Ownership
	1,070	0.2%	2,423.12	3,551.60	RC	5F	Proprietary Ownership	Proprietary Ownership
	450	0.1%	1,137.18	1,762.40	RC	5F	Proprietary Ownership	Proprietary Ownership
	3,170	0.7%	814.54	5,871.77	SRC	B1/15F	Right of Site	Compartmentalized Ownership
	1,570	0.3%	1,009.16	3,912.49	RC	10F	Proprietary Ownership	Proprietary Ownership
	1,300	0.3%	674.34	3,172.34	RC	11F	Proprietary Ownership	Proprietary Ownership
	3,440	0.7%	3,656.44	12,642.98	SRC/RC	B1/14F	Leasehold Rights	Proprietary Ownership
	1,473	0.3%	639.17	3,207.39	RC	15F	Proprietary Ownership	Proprietary Ownership
	870	0.2%	3,340.48	6,255.74	RC	10F	Proprietary Ownership	Proprietary Ownership
	900	0.2%	336.55	2,196.97	S	12F	Proprietary Ownership	Proprietary Ownership
	1,570	0.3%	1,266.32	4,166.73	RC	11F	Proprietary Ownership	Proprietary Ownership
	2,900	0.6%	924.27	6,890.13	SRC	B1/14F	Proprietary Ownership	Proprietary Ownership
	2,050	0.4%	1,077.92	10,224.31	RC	B1/17F	Proprietary Ownership	Proprietary Ownership
	1,380	0.3%	405.74	3,741.79	RC	15F	Proprietary Ownership	Proprietary Ownership
	2,050	0.4%	5,457.02	8,693.79	RC/S	4F	Proprietary Ownership	Proprietary Ownership
	4,920	1.0%	5,479.15	14,165.71	S	6F	Right of Site (Co-ownership)	Compartmentalized Ownership (Co-ownership)
	4,150	0.9%	5,294.63	14,742.80	S	11F	Proprietary Ownership	Proprietary Ownership
	474,864	100.0%	593,590.43	1,120,577.46				

Notes: 6. "Shin-Osaka Central Tower" includes the office portion and the hotel portion.

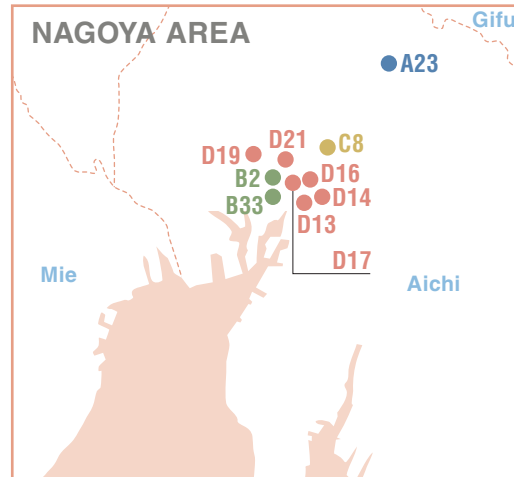
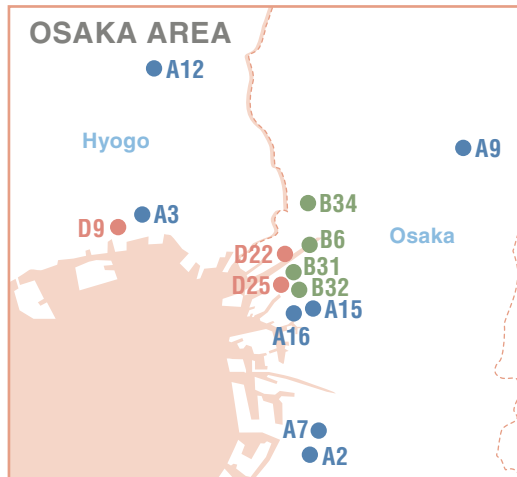
7. The property name was changed from "Towa Hamamatsucho Building" to "Hamamatsucho 262 Building" on February 25, 2013.

8. For the "Hamamatsucho 262 Building," the additional acquisitions were executed on October 31, 2011 and January 23, 2013, respectively. In addition, for the "Shinjuku Washington Hotel Honkan," the additional acquisition was executed on September 29, 2010. 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.

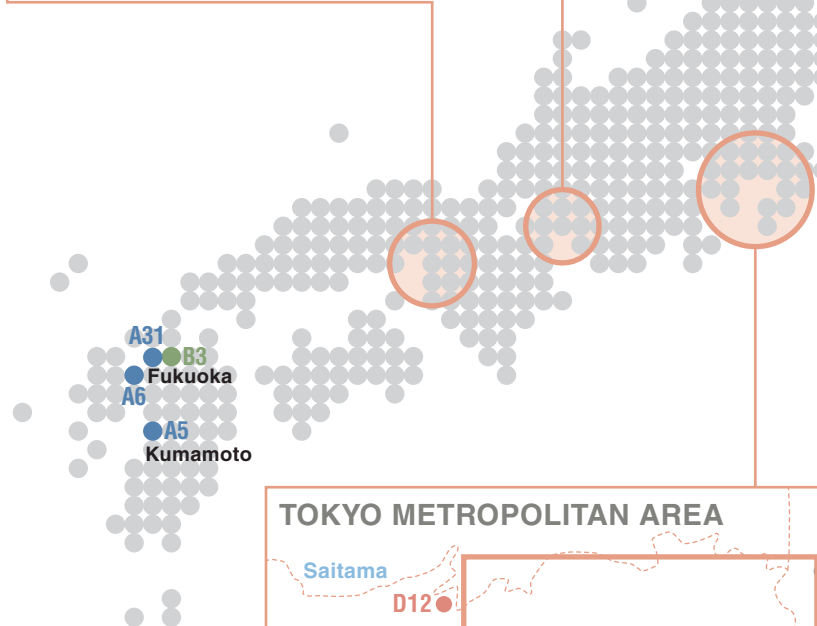
9. The property name was changed from "Glenpark Sapporo Premier Tower" to "UUR Court Sapporo Minami-Sanjo Premier Tower" on October 1, 2013.

Portfolio Properties

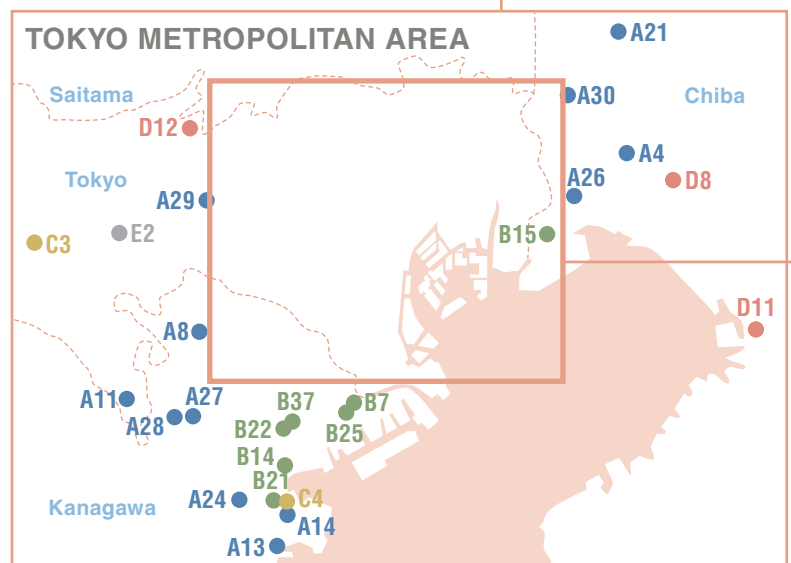
Portfolio Map



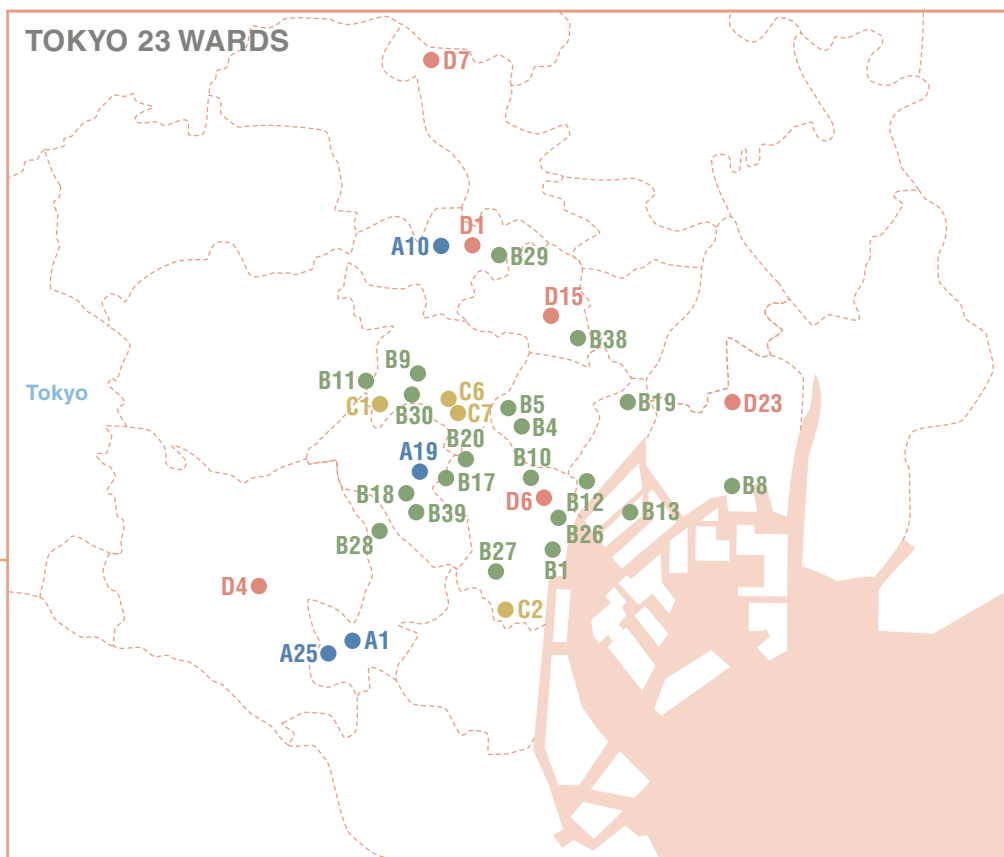
- A1 Daiei Himonya
- A2 Joy Park Izumigaoka
- A3 Daimaru Peacock Ashiya Kawanishi
- A4 Re-LAND Shopping Center
- A5 AEON MALL Uki
- A6 TENJIN LUCE
- A7 Yamada Denki Tecc Land Sakai Honten
- A8 Miyamae Shopping Center
- A9 KONAMI SPORTS CLUB Korigaoka
- A10 ACTIOLE Minami-ikebukuro
- A11 Tip's Machida Building
- A12 Daiei Takarazuka Nakayama
- A13 maricom-ISOGO / SYSTEM PLAZA YOKOHAMA (Site) (Note 1)
- A14 ACTIOLE Kannai
- A15 Shinsaibashi OPA Honkan
- A16 Shinsaibashi OPA Kireikan
- 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 VIVAHOME Yokohama Aoba (Site)
- A28 Yamada Denki Tecc Land Aoba (Site)
- A29 Yodobashi Camera Multimedia Kichijoji
- A30 Yamada Denki Tecc Land New Matsudo Honten
- A31 Tenjin Loft Building
- B1 T&G Hamamatsucho Building
- B2 SK Nagoya Building
- B3 Fukuoka Eartheon Building
- B4 Marumasu Kojimachi Building



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



B5	Rokubancho K Building	B30	Pacific Marks Shinjuku South-gate	D7	Maison Ukima
B6	Shin-Osaka Central Tower (Note 2)	B31	Pacific Marks Nishi-Umeda	D8	Narashino Residence
B7	Kawasaki Toshiba Building	B32	Pacific Marks Higobashi	D9	Aprile Shin-Ohgi Ichibankan
(A13)	maricom-ISOGO / SYSTEM PLAZA YOKOHAMA (Site) (Note 1)	B33	Nagoya Nishiki City Building	D10	UUR Court Sapporo Kita-Sanjo
B8	UUR Toyochi Building	B34	Pacific Marks Esaka	D11	UUR Court Chiba Soga
B9	FOUR SEASONS BLDG	B35	Pacific Marks Sapporo Kita-Ichijo	D12	Higashi-kurume Dormitory Shinkan
B10	Hitachi High-Tech Building	B36	Shin-Sapporo Center Building	D13	Nanzan Court Ichigokan
B11	Pacific Marks Shinjuku Parkside	B37	ARENA TOWER	D14	Nanzan Court Nigokan
B12	UUR Tsukiji Building	B38	Yushima First Building	D15	CLIO Bunkyo Koishikawa
B13	Pacific Marks Tsukishima	B39	Dogenzaka Square	D16	GRAND-ROUGE Sakae
B14	Pacific Marks Yokohama East	C1	Shinjuku Washington Hotel Honkan	D17	GRAND-ROUGE Sakae II
B15	Pacific Marks Shin-Urayasu	(B6)	Shin-Osaka Central Tower (Note 2)	D18	MA Sendai Building
B17	Akasaka Hikawa Building	C2	Toyoko Inn Shinagawa-eki Takanawa-guchi	D19	UUR Court Nagoya Meieki
B18	Pacific Marks Shibuya Koen-dori	C3	MZ BLD.	D20	UUR Court Sapporo Shinoro Ichibankan
B19	Pacific Marks Nihonbashi-Tomizawacho	C4	HOTEL ROUTE-INN Yokohama Bashamichi	D21	Park Site IZUMI
B20	Pacific Marks Akasaka-mitsuke	C5	Hotel JAL City Naha	D22	UUR Court Osaka Juso-honmachi
B21	Yokohama Aioicho Building	C6	Hotel JAL City Yotsuya Tokyo	D23	UUR Court Kinshicho
B22	Pacific Marks Shin-Yokohama	C7	Yotsuya 213 Building	D24	UUR Court Sapporo Minami-Sanjo Premier Tower
B25	Pacific Marks Kawasaki	C8	HOTEL ROUTE-INN Nagoya Imaie Ekimae	D25	GLAND-ROUGE Nakanoshima-minami
B26	Hamamatsucho 262 Building	D1	T&G Higashi-ikebukuro Mansion	E1	Lilycolor Tohoku Branch
B27	Lila Hijirizaka	D4	Komazawa Court	E2	KDDI Fuchu Building
B28	Pacific Marks Aobadai	D6	Sky Court Shiba-Daimon	E3	Tsubogawa Square Building
B29	Otsuka HT Building				



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

Portfolio Properties

Major Properties

Residential Properties

D24 UUR Court Sapporo Minami-Sanjo Premier Tower



Others

E2 KDDI Fuchu Building



Hotels

C5 Hotel JAL City Naha



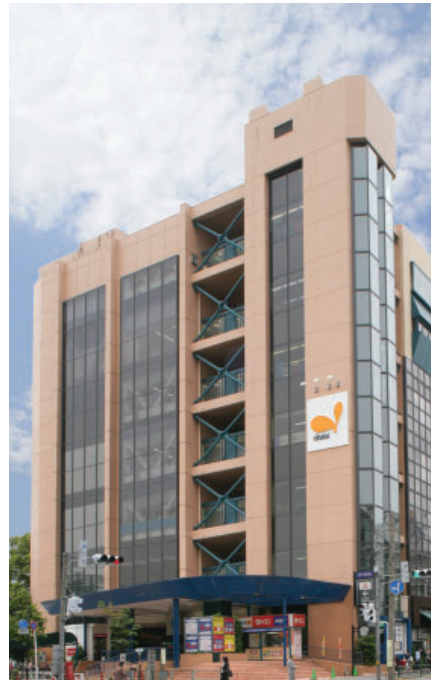
Office Buildings

B10 Hitachi High-Tech Building



Retail Properties

A1 Daiei Himonya



Retail Properties

A29 Yodobashi Camera Multimedia Kichijoji



Hotels

C1 Shinjuku Washington Hotel Honkan



Office Buildings/Hotels

B6 Shin-Osaka Central Tower



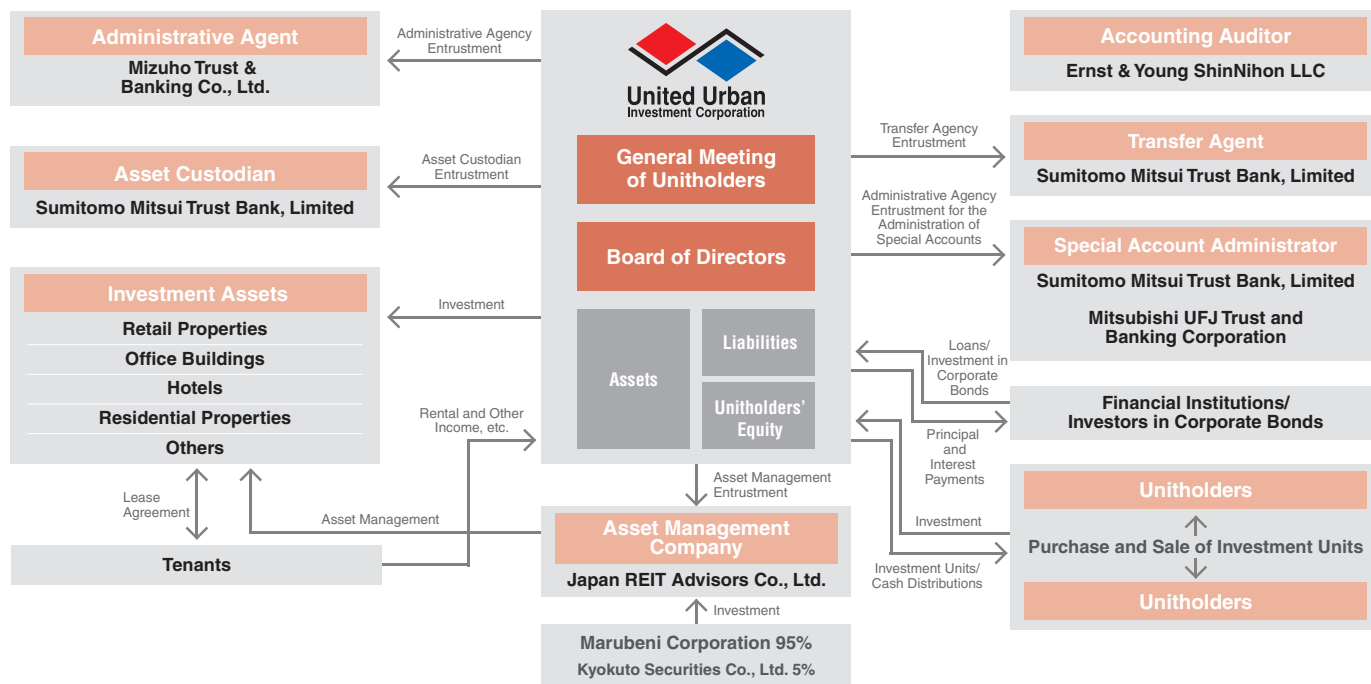
Office Buildings

B7 Kawasaki Toshiba Building



Structure of United Urban / Investment Unit Information

Corporate Structure

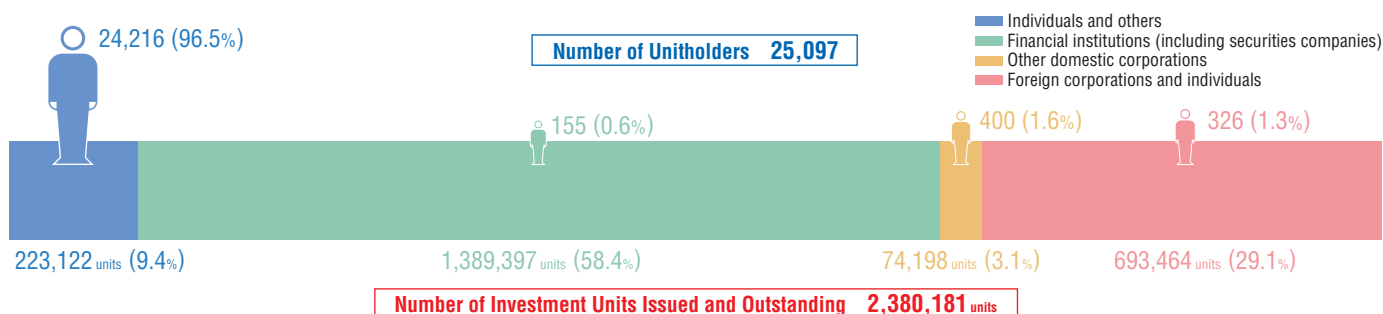


Unit Price and Trading Volume



Note: 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.

Breakdown of Unitholders (As of November 30, 2013)



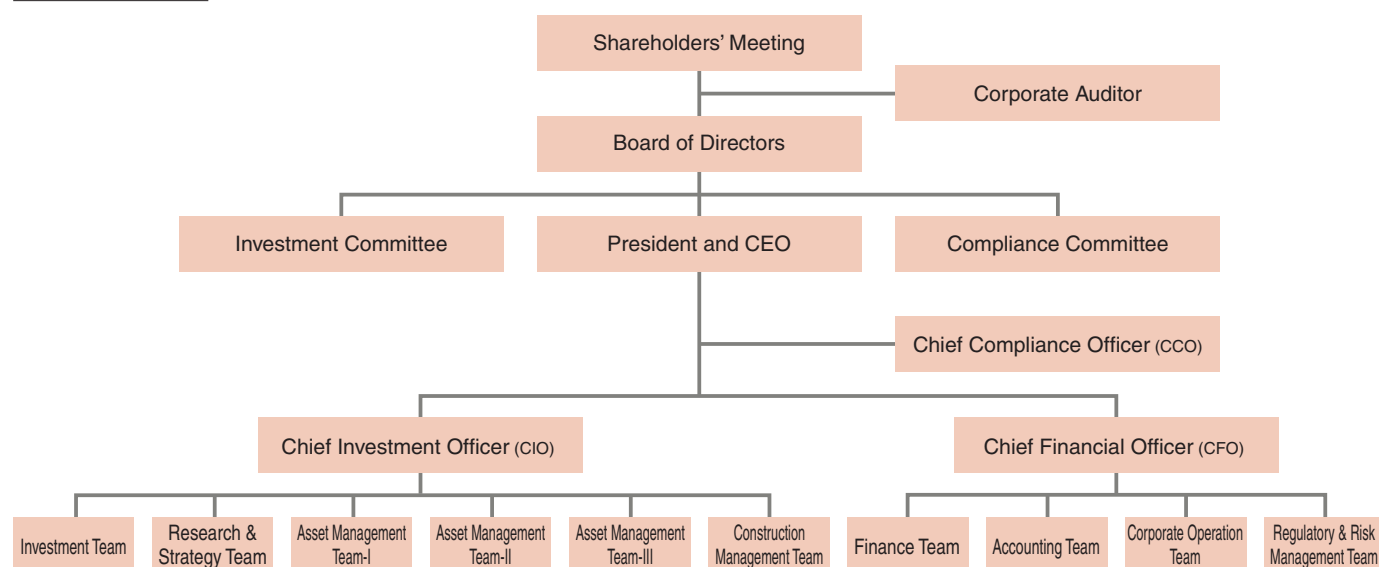
Profile of Asset Management Company

Overview

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 (As of November 30, 2013)		
Shareholders (As of November 30, 2013)	Marubeni Corporation	95.0%	
	Kyokuto Securities Co., Ltd.	5.0%	
Representative	Kenichiro Oikawa, President and CEO ^(Note)		
Description of Business	Investment management business under Article 28, Paragraph 4 of the Financial Instruments and Exchange Act		

Note: Kenichiro Oikawa, the President and CEO of JRA, will be replaced by Ikuo Yoshida on April 1, 2014, subject to the relevant resolutions at the extraordinary meeting of shareholders and the board of directors' meeting on or prior to April 1, 2014.

Organization



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 November 30, 2013, 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 November 30, 2013, the chairman of the committee is the CCO of JRA, and committee members are the President and CEO, the head of Corporate Operation Team and one external intellectual (external lawyer).

◆ PERFORMANCE REPORT

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Financial Highlights

1. Track Records on Operations

Fiscal Period (Calculation Period)			Millions of yen, unless otherwise indicated		
			20th Fiscal Period (June 1, 2013 - November 30, 2013)	19th Fiscal Period (December 1, 2012 - May 31, 2013)	18th Fiscal Period (June 1, 2012 - November 30, 2012)
Operating revenues			17,416	16,150	15,973
(Rental revenues)			(17,084)	(15,855)	(15,888)
Operating expenses			9,696	8,927	8,969
(Property-related expenses)			(7,772)	(7,282)	(7,291)
Operating income			7,721	7,224	7,004
Ordinary income			6,114	5,252	4,636
Net income	(a)		6,113	5,252	4,635
Total assets	(b)		527,026	516,739	462,504
Total unitholders' equity (Net assets)	(c)		237,079	228,143	204,533
Unitholders' capital			199,230	190,067	165,925
Total no. of investment units issued and outstanding	(d)	(Unit)	2,380,181	2,305,447	2,103,383
Net assets per unit	(c)/(d)	(Yen)	99,605	98,958	97,240
Total cash distribution	(e)		6,545	6,340	5,784
Net income per unit	(Note 3)	(Yen)	2,586	2,396	2,203
Cash distribution per unit	(e)/(d)	(Yen)	2,750	2,750	2,750
(Distribution of earnings per unit)		(Yen)	(2,750)	(2,750)	(2,750)
(Distribution in excess of earnings per unit)		(Yen)	(—)	(—)	(—)
Return on assets	(Note 4)	(%)	1.2	1.1	1.0
(Annualized)	(Note 4)	(%)	(2.3)	(2.2)	(2.0)
Return on equity	(Note 4)	(%)	2.6	2.4	2.3
(Annualized)	(Note 4)	(%)	(5.2)	(4.9)	(4.5)
Equity ratio	(c)/(b)	(%)	45.0	44.2	44.2
Payout ratio	(Note 4)	(%)	106.3	114.7	124.7
Supplementary information					
No. of investment properties at the end of the period		(Units)	97	97	94
Total leasable floor space at the end of the period		(m ²)	1,009,057.69	997,774.36	918,643.45
Total no. of tenants at the end of the period		(Units)	1,592	1,536	1,550
Occupancy ratio at the end of the period		(%)	97.0	95.8	94.6
Depreciation and amortization			3,484	3,287	3,133
Capital expenditures			1,034	1,433	1,821
NOI (Net Operating Income) from leasing	(Note 4)		12,797	11,860	11,730
FFO (Funds From Operations) per unit	(Note 4)	(Yen)	3,957	3,672	3,693
FFO ratio	(Note 4)	(Times)	18.6	17.7	12.7
Debt service coverage ratio	(Note 4)	(Times)	7.5	6.0	4.6
Net income before interest, depreciation and amortization			11,063	10,237	9,921
Interest expense and interest expenses on corporate bonds			1,465	1,698	2,153
Interest-bearing liabilities			257,333	256,356	226,606
Ratio of interest-bearing liabilities to total assets		(%)	48.8	49.6	48.9
at the end of the period (Note 5)					
No. of operating days		(Days)	183	182	183

Notes: 1. Unless otherwise indicated specifically, all figures above have been rounded to the units stated.

2. Operating revenues, etc., do not include consumption taxes.

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

Average no. of investment units during the period 18th fiscal period: 2,103,383 units

19th fiscal period: 2,191,390 units

20th fiscal period: 2,363,119 units

4. The indicators stated above are computed by the methods set out below. The figures in parentheses are the annualized figures, and actual days of each of the 18th, 19th and 20th fiscal periods are 183, 182 and 183 days, respectively.

Return on assets	Ordinary income / Ave. total assets Ave. total assets= (Total assets at the beginning of the period + Total assets at the end of the period) / 2
Return on equity	Net income / Ave. net assets Ave. net assets= (Net assets at the beginning of the period + Net assets at the end of the period) / 2
Payout ratio	Cash distribution per unit / Net income per unit (Payout ratios are rounded down to one decimal place.)

NOI (Net Operating Income) from leasing	Income or loss from property leasing in the period (Rental revenues - Property-related expenses) + Depreciation and Amortization
FFO (Funds From Operations) per unit	FFO (Net income + Depreciation and amortization + Amortization of deferred assets – Gain or loss on sales of real estate) / Total no. of investment units issued and outstanding at the end of the period
FFO ratio	Investment unit price at the end of the period / Annualized FFO per unit
Debt service coverage ratio	Net income before interest, depreciation and amortization / Interest expense and Interest expenses on corporate bonds

5. Fractions are rounded down to the nearest one decimal place.

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 real estate investment trust (REIT), diversifying its investments in terms of the “types of use” and “area of location” (Note).

After the merger with Nippon Commercial Investment Corporation (“NCI”) on December 1, 2010 (the “Merger”), United Urban has been the fourth largest among all J-REITs and the largest diversified J-REIT in terms of asset size (on an acquisition price basis) (as of November 30, 2013).

As a result of performance, a distribution has been made in each of 19 fiscal periods from the 1st fiscal period (fiscal year ended May 31, 2004) to the 19th fiscal period (fiscal year ended May 31, 2013). For the current period (20th fiscal period: fiscal year ended November 30, 2013), United Urban decided to make cash distribution of ¥2,750 per unit.

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

A. Investment performance

a. Issuance of new investment units

Based on the resolution of the issuance of 65,000 new investment units by way of public offering and the issuance of 9,750 units (maximum) by way of the third-party allotment at the board of directors’ meetings held on June 21, 2013, and the determination of prices for the issuance of new investment units at the board of directors’ meetings held on July 2, 2013, the payments of ¥7,970 million related to the offering (65,000 units) were completed on July 9, 2013, and the payment of 1,193 million related to the third-party allotment for SMBC Nikko Securities Inc. (9,734 units) was completed on August 7, 2013, respectively, in order to replenish cash reserves which was reduced by the acquisition of new specified assets and procure funds for repayment of borrowings (collectively, the “5th Offering”).

As a result, at the end of the 20th fiscal period, the unitholders’ capital was ¥199,230 million and the total number of investment units issued and outstanding was 2,380,181 units.

b. Acquisition and sale of properties

During the current period, United Urban acquired the following three properties (total acquisition price: ¥9,880 million).

Property No.	Newly Acquired Properties	Type of Use (Note 1)	Location (Residential)	Acquisition Price (Note 2)	Acquisition Date
A31	Tenjin Loft Building	Retail	4-9-25 Watanabe-dori, Chuo-ku, Fukuoka, Fukuoka	¥4,350 million	November 29, 2013
D25	GRAND-ROUGE Nakanoshima-minami	Apartment	1-25-27 Edobori, Nishi-ku, Osaka, Osaka	¥1,380 million	June 25, 2013
E3	Tsubogawa Square Building	Office (Note 3)	3-3-5 Tsubogawa, Naha, Okinawa (Note 4)	¥4,150 million	November 1, 2013
Total				¥9,880 million	

- Notes: 1. Of the type of use indicated in the real estate register, the primary types are stated.
 2. The acquisition prices are stated based on the purchase prices stated in the sale and purchase agreements concerning the acquisition of each property. In addition, the amounts do not include acquisition costs, property taxes, city planning taxes and consumption taxes, etc.
 3. Specifically, the property is mainly used as a call center, while partially being used as a data center and back up office, etc.
 4. The location of "Tsubogawa Square Building" shows the location indicated on the real estate register for the building since the property is yet to be assigned an indication of residential address.

On the other hand, Untied Urban sold three properties: "T&G Yotsuya Mansion" (August 23, 2013, sale price: ¥1,280 million), "Ropponmatsu Court" (September 26, 2013, sale price: ¥525 million) and "Omori City Building" (October 25, 2013, sale price: ¥4,370 million).

c. Portfolio overview

As a result of aforementioned acquisitions and sales of property, as of November 30, 2013, the properties which United Urban holds totaled 97 properties, comprising 27 retail properties, 35 office buildings, 1 retail and office complex, 8 hotels, 1 office and hotel complex, 22 residential properties and 3 others, with an aggregate acquisition price of ¥474,864 million. In addition, the total leasable floor space was increased to 1,009,057.69 sq. m. and the number of tenants increased to 1,592.

In addition, United Urban has ensured stable occupancy ratios by devoting its attention to the improvement in the quality of assets with a focus on the management and operation of the existing properties during the current period. As a result, the occupancy ratio for the entire portfolio at the end of each month during the period fluctuated between 95.8% and 97.0%, and stood at 97.0% on November 30, 2013.

B. Financing

During this period, along with procuring funds through the 5th Offering, United Urban conducted various debt financings for the purpose of procuring funds for repayment of existing borrowings and acquisition of specified assets.

The status of interest-bearing liabilities at the end of the previous period and the end of the 20th fiscal period are as follows.

Moreover, United Urban issued Unsecured Corporate Bonds of ¥15,000 million on November 20, 2013 ("Newly Issued Corporate Bonds") for the redemption of Series 4 of Unsecured Corporate Bonds of ¥15,000 million which will mature on December 17, 2013, subsequent to the end of the 20th fiscal period. Accordingly, the balance at the end of the 20th fiscal period in the following table includes both Newly Issued Corporate Bonds (¥15,000 million) and the Corporate Bonds which will mature on December 17, 2013 (¥15,000 million).

(Millions of yen)				
	Balance at the End of the 19th Fiscal Period (As of May 31, 2013)	Balance at the End of the 20th Fiscal Period (As of November 30, 2013)	Changes	
Short-term borrowings	-	-	-	
Long-term borrowings	¥ 170,856	¥ 166,833	¥ (4,023)	
Total of borrowings	170,856	166,833	(4,023)	
Corporate bonds	85,500	90,500	5,000	
Total of interest-bearing liabilities	¥ 256,356	¥ 257,333	¥ 977	

In addition, as of the end of the 20th fiscal period, the amount of borrowings due for repayment within one year was ¥29,176 million, and the amount of the current portion of corporate bonds was ¥15,000 million (the aforementioned Corporate Bonds (¥15,000 million) which matured on December 17, 2013).

Moreover, the details of issuer ratings as of January 31, 2014 are as follows.

Rating Agency	Details	
Japan Credit Rating Agency Ltd. (JCR)	Long-Term Issuer Rating: AA-	Rating Outlook: Positive
Rating and Investment Information, Inc. (R&I)	Issuer Rating: A+	Rating Outlook: Stable
Moody's Japan K.K. (Moody's)	Issuer Rating: A3	Rating Outlook: Stable

C. Financial results and overview of distribution

As a result of the above operations, United Urban achieved operating revenues of ¥17,416 million (up by 7.8% from the previous period), profit from rental activities of ¥9,313 million (up by 8.6% from the previous period), operating income after expenses such as asset management fees, asset custodian fees and other commissions of ¥7,721 million (up by 6.9% from the previous period), ordinary income reflecting other factors such as interest expenses for borrowings and corporate bonds of ¥6,114 million (up by 16.4% from the previous period), and a net income of ¥6,113 million (up by 16.4% from the previous period).

With regard to the distribution in the period under review, by the application of Article 67-15 of the Act on Special Measures Concerning Taxation and by the utilization of reserve for distribution, it was decided that an amount of ¥6,545 million, which is a total of unappropriated profit at the end of the period of ¥6,113 million and reversal of reserve for distribution of ¥432 million would be distributed. As a result, the cash distribution per unit was ¥2,750.

United Urban will continue to promote effective use of reserve for distribution from the viewpoint of strategic management of its portfolio over a medium to long term perspective and promotion of growth of United Urban, while paying heed to the level of cash distribution.

3. Issuance of New Investment Units

During this period, United Urban procured funds of ¥9,163 million through issuance of new investment units by way of the public offering in July 2013 (65,000 units) and the third-party allotment in August 2013 (9,734 units). The changes in unitholders' capital and total number of investment units issued and outstanding in the past five years are shown below.

Date	Remarks	Number of Investment Units Issued and Outstanding (Units)		Unitholders' Capital (Millions of yen)		Notes
		Increase	Balance	Increase	Balance	
December 1, 2010	Split of investment units	1,006,500	1,207,800	-	108,311	(Note 1)
December 1, 2010	Merger with NCI	243,519	1,451,319	-	108,311	(Note 2)
June 8, 2011	Additional issue of new investment units through public offering	640,000	2,091,319	56,548	164,859	(Note 3)
July 6, 2011	Additional issue of new investment units through third-party allotment	12,064	2,103,383	1,066	165,925	(Note 4)
March 12, 2013	Additional issue of new investment units through public offering	190,000	2,293,383	22,701	188,626	(Note 5)
April 10, 2013	Additional issue of new investment units through third-party allotment	12,064	2,305,447	1,441	190,067	(Note 6)
July 9, 2013	Additional issue of new investment units through public offering	65,000	2,370,447	7,970	198,037	(Note 7)
August 7, 2013	Additional issue of new investment units through third-party allotment	9,734	2,380,181	1,193	199,230	(Note 8)

- Notes:
1. One investment unit was split into six units.
 2. United Urban conducted an absorption-type merger based on Article 147 of the Investment Trust Act under which United Urban remained as the surviving company and NCI as the absorbed company. Due to the absorption-type merger, one United Urban unit after the split of units was allocated per one NCI unit (257,400 NCI outstanding units prior to the merger, minus 13,881 NCI units for which appraisal rights were invoked).
 3. New investment units were issued through public offering at the offer price of ¥91,162 per unit (issue price (underwriter price) ¥88,357), for the purpose of procuring funds for property acquisitions and repayments of borrowings.
 4. New investment units were issued through third-party allotment at the issue price of ¥88,357 per unit for the purpose of procuring funds for repayments of borrowings.
 5. New investment units were issued through public offering at the offer price of ¥123,382 per unit (issue price (underwriter price) ¥119,479), for the purpose of procuring funds for property acquisitions.
 6. New investment units were issued through third-party allotment at the issue price of ¥119,479 per unit for the purpose of replenishing cash reserves, which was reduced by the acquisition of properties.
 7. New investment units were issued through public offering at the offer price of ¥126,616 per unit (issue price (underwriter price) ¥122,610), for the purpose of replenishing cash reserves, which was reduced by the acquisition of properties and procuring funds for repayments of borrowings.
 8. New investment units were issued through third-party allotment at the issue price of ¥122,610 per unit for the purpose of procuring funds for repayments of borrowings.

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		
	20th Fiscal Period (June 1, 2013 - November 30, 2013)	19th Fiscal Period (December 1, 2012 - May 31, 2013)	18th Fiscal Period (June 1, 2012 - November 30, 2012)
Highest	152,800	167,400	98,700
Lowest	116,700	92,700	80,300

4. Distribution Information

With regard to the distribution in the period under review, by application of the Article 67-15 of the Act on Special Measures Concerning Taxation and by utilization of reserve for distribution, it was decided to distribute ¥6,545 million, which is a total of unappropriated profit at the end of the period of ¥6,113 million and reversal of reserve for distribution of ¥432 million. In consequence, the distribution per investment unit was fixed at ¥2,750 for the 20th fiscal period.

		20th Fiscal Period (June 1, 2013 - November 30, 2013)	19th Fiscal Period (December 1, 2012 - May 31, 2013)	18th Fiscal Period (June 1, 2012 - November 30, 2012)
Unappropriated retained earnings at the end of period	Thousands of yen	6,113,271	5,251,622	4,635,153
Cash distribution	Thousands of yen	6,545,498	6,339,979	5,784,303
Cash distribution per unit	Yen	2,750	2,750	2,750
Unappropriated retained earnings carried forward to the next period	Thousands of yen	-	-	-

5. Future Policies and Challenges

As for the real estate rental market in Japan, it is expected that rental revenues will increase in accordance with an improvement in occupancy ratio of office properties. Moreover, in the real estate sales market, the intensity of competition for property acquisition is increasing along with the growth of willingness to invest and increases in market players.

Under the circumstances, United Urban will focus on acquiring blue-chip properties by utilizing a characteristic of a diversified J-REIT such as investments in new types of property, by taking advantage of the knowledge and network of the sponsor. Moreover, United Urban will make continuous efforts to maintain or improve the high occupancy ratio and the rental revenues, and reduce the costs for the purpose of the improvement of profitability of its existing portfolio.

In regard to the financial strategy, United Urban makes continuous efforts to create robust and stable financial standing by reducing financial costs, lengthening and dispersing debt maturity, and ensuring enough liquidity under the conservative policy of targeting the practical upper limit of LTV (Note) at 50%.

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

6. Material Facts Arising after the End of 20th Fiscal Period and Other Material Events

A. Debt financing

United Urban procured debt financing on December 20, 2013 for repayment of the existing borrowing (total amount: ¥3,400 million), set forth below.

Title	Lender	Amount of Borrowings	Interest Rate	Drawdown Date	Maturity Date	Remarks
Term Loan 79	Sumitomo Mitsui Trust Bank, Limited	¥3,400 million	1.23875% (Fixed)	Dec. 20, 2013	Dec. 20, 2022	Unsecured Unguaranteed

B. New committed line of credit agreement

United Urban concluded a new committed line of credit agreement on December 25, 2013, as set forth below. As a result, the total maximum loan amount under the committed line of credit agreements increased to ¥30,000 million.

New committed line of credit agreement

Participating financial institutions : Sumitomo Mitsui Banking Corporation
Mitsubishi UFJ Trust and Banking Corporation
Mizuho Trust & Banking Co., Ltd.
Resona Bank, Limited

Maximum loan amount : ¥9,500 million

Date of agreement : December 25, 2013

Term of agreement : From December 25, 2013 to December 24, 2014

Collateral : Unsecured, unguaranteed

C. New acquisitions and debt financing

a. United Urban decided to acquire the following four properties (total acquisition price: ¥12,660 million) on February 26, 2014.

Property No.	Property Name	Type of Use (Note 1)	Location (Residential)	Scheduled Acquisition Price (Note 2)	Scheduled Acquisition Date
A32	Narumi Shopping Center (Site) (Note 3)	-	3-9, etc. Narumicho-aza Denjiyama, Midori-ku, Nagoya, Aichi (Note 4)	¥6,460 million	April 8, 2014 (Note 5)
B40	GRAND-SQUARE Shin-Sakae	Office	2-19-6, etc., Shin-sakae, Naka-ku, Nagoya, Aichi	¥1,480 million	February 28, 2014
B41	GRAND-SQUARE Meieki-minami	Office	1-12-9 Meieki-minami, Nakamura-ku, Nagoya, Aichi	¥1,220 million	February 28, 2014
E4	THE PLACE of TOKYO	Hall (Note 6)	3-5-4 Shibakoen, Minato-ku, Tokyo	¥3,500 million	May 1, 2014 (Note 5)
Total				¥12,660 million	-

- Notes:
1. Of the types indicated on the real estate register, the primary types are shown.
 2. The scheduled acquisition prices are stated based on the purchase prices stated in the sale and purchase agreements concerning the acquisition of each property. In addition, the amount do not include acquisition costs, property taxes, city planning taxes, consumption taxes, etc.
 3. The real estate which United Urban will acquire is mainly a site. Buildings and structures situated on the site are not included in the components of the property to be acquired.
 4. The location of "Narumi Shopping Center (Site)" shows the lot number of the land of the property.
 5. The sale and purchase agreement concerning the Narumi Shopping Center (Site) dated February 26, 2014 provides that it may be terminated on the ground of a breach of obligation thereunder, in which case the party in breach is obliged to pay the other party up to a maximum of 10% of the transaction price.
The sale and purchase agreement regarding THE PLACE of TOKYO dated February 26, 2014 (the "Trust Beneficiary Right SPA") provides that it may be terminated on the grounds of a material breach of obligations thereunder, in which case the party in breach is obliged to pay the other party 20% of the transaction price and other charges. However, the Trust Beneficiary Right SPA is subject to the condition precedent of payment of an acquisition price that United Urban's fund procurement is completed for the acquisition of the trust beneficial interest. Therefore, as for the acquisition of THE PLACE of TOKYO, the Trust Beneficiary Right SPA will be terminated with no penalty if United Urban cannot consummate fund procurement (borrowing, etc.) as of the scheduled acquisition date.
In view of the current state of the financial market and financial standings of United Urban, United Urban believes that material adverse effect on United Urban's financial standing and the payment of cash distributions and other conditions are not likely to be caused in connection with the acquisitions of Narumi Shopping Center (Site) and THE PLACE of TOKYO.
 6. Specifically, the property is used as a place for the wedding.

b. United Urban decided on February 26, 2014 to procure debt financing (total amount: ¥2,900 million) to support a portion of the payment for acquiring two properties to be acquired on February 28, 2014 (GRAND-SQUARE Shin-Sakae and GRAND-SQUARE Meieki-minami) among properties mentioned above "a", as set forth below.

Title	Lender	Amount of Borrowings	Drawdown Date	Maturity Date	Remarks
Term Loan 80	The Norinchukin Bank	¥1,600 million	February 28, 2014	March 20, 2019	Unsecured Unguaranteed
Term Loan 81	Mizuho Trust & Banking Co., Ltd.	¥1,300 million	February 28, 2014	December 21, 2020	Unsecured Unguaranteed
Total		¥2,900 million			

D. Lawsuits, etc.

With regard to Shinsaibashi OPA Honkan ("OPA Honkan") and Shinsaibashi OPA Kireikan ("OPA Kireikan"), a case to reduce the rent of these two properties (the "Case") was brought against United Urban at the Tokyo District Court on October 15, 2012 by OPA co., Ltd., the lessee of the OPA Honkan and OPA Kireikan (the "Plaintiff"). Later, the Case was decided to be transferred to the Osaka District Court, and is now pending at the Osaka District Court.

The Plaintiff has requested to reduce the rent of OPA Honkan, from March 1, 2012 and onwards, by approximately 20% of the current level, and to reduce the rent of OPA Kireikan, from March 1, 2012 and onwards, by approximately 18% of the current level. However, United Urban believes that there are no reasonable grounds for their request to reduce the rent.

In addition, United Urban obtained an appraisal report with regard to the rent for the two properties as of March 1, 2013. Based on the appraisal report, United Urban filed a counterclaim to the Osaka District Court against OPA co., Ltd. on June 3, 2013, seeking to increase the rent of OPA Honkan, from June 1, 2013 and onwards, by approximately 7% of the current level, and to increase the rent of OPA Kireikan, from June 1, 2013 and onwards, by approximately 4% of the current level, and the counterclaim is also pending at the Osaka District Court together with the Case.

Overall Condition of Investment Corporation

1. Summary of Unitholders' Contribution

	20th Fiscal Period (As of November 30, 2013)	19th Fiscal Period (As of May 31, 2013)	18th Fiscal Period (As of November 30, 2012)
Total number of investment units authorized (Units)	10,000,000	10,000,000	10,000,000
Total number of investment units issued and outstanding (Units)	2,380,181	2,305,447	2,103,383
Total unitholders' capital (Millions of yen)	199,230	190,067	165,925
Number of unitholders	25,097	27,075	26,183

2. Major Unitholders

(As of November 30, 2013)		
Unitholder Name	Investment Units Held (Units)	Percentage of Investment Units Held
Japan Trustee Services Bank, Ltd. (trust account)	515,226	21.65 %
The Master Trust Bank of Japan, Ltd. (trust account)	186,846	7.85 %
Trust & Custody Services Bank, Ltd. (securities investment trust account)	159,257	6.69 %
The Nomura Trust and Banking Co., Ltd. (investment trust account)	135,456	5.69 %
NOMURA BANK (LUXEMBOURG) S.A.	87,929	3.69 %
THE BANK OF NEW YORK, TREATY JASDEC ACCOUNT	34,913	1.47 %
STATE STREET BANK AND TRUST COMPANY 505223	33,820	1.42 %
STATE STREET BANK AND WEST CLIENT – TREATY	30,393	1.28 %
STATE STREET BANK-WEST PENSION FUND CLIENTS-EXEMPT	29,580	1.24 %
The Chugoku Bank, Limited	27,158	1.14 %
Total	1,240,578	52.12 %

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

3. Directors and Auditor

A. Board of Directors, etc. of United Urban for the 20th fiscal period were as follows:

Title	Name	Other Title	Total Amount of Compensation for Directors, etc. (Thousands of yen)
Executive Officer (Note 1)	Hitoshi Murakami	—	900
	Hisamitsu Abe	— (Note 2)	5,100
Supervisory Officer	Masakazu Watase	Lawyer, Watase Law Office	2,100
Supervisory Officer	Masaaki Akiyama	Corporate Auditor, JOYFUL HONDA Co., Ltd. Member of Compliance Committee, Tokyo Capital Management Corporate Auditor, Mitsubishi Kakoki Kaisha, Ltd.	2,100
Accounting Auditor	Ernst & Young ShinNihon LLC	—	28,050 (Note 5)
Total			38,250

- Notes: 1. Hisamitsu Abe, the Executive Officer of United Urban resigned as the Executive Officer on November 3, 2013, and Hitoshi Murakami assumed the office as the Executive Officer of United Urban on November 4, 2013.
2. Because Hisamitsu Abe resigned as the Executive Officer on November 3, 2013, information of his other title is omitted.
3. 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.
4. 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.
5. The compensation for Accounting Auditor includes the preparation fee of a comfort letter regarding the issuance of corporate bonds and the issuance of new investment units.

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

(As of November 30, 2013)

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 Mitsubishi UFJ Trust and Banking Corporation Mizuho Bank, Ltd. Mizuho Securities Co., Ltd. Citigroup Global Markets Japan Inc. Kyokuto Securities Co., Ltd.

Portfolio Profiles

1. Composition of Portfolio

Categories of Assets	Type of Use	Areas		20th Fiscal Period (As of November 30, 2013)	
				Total Amounts Held (Thousands of yen) (Note1)	Percentage of 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)	7,394,313	1.4
		Other regions		7,501,820	1.4
	Office Buildings	Capital region	The 6 central wards of Tokyo	13,349,464	2.5
			The 23 wards of Tokyo	9,847,226	1.9
			Tokyo metropolitan area	9,566,676	1.8
		Other regions		-	-
	Hotels	Capital region	The 6 central wards of Tokyo	1,731,838	0.3
			The 23 wards of Tokyo	-	-
			Tokyo metropolitan area	4,462,092	0.8
		Other regions		-	-
	Residential Properties	Capital region	The 6 central wards of Tokyo	-	-
			The 23 wards of Tokyo	3,027,468	0.6
			Tokyo metropolitan area	-	-
		Other regions		823,397	0.2
	Others	Capital region	The 6 central wards of Tokyo	-	-
			The 23 wards of Tokyo	-	-
			Tokyo metropolitan area	-	-
		Other regions		-	-
	Subtotal			57,704,294	10.9
Real Estate in Trust	Retail Properties	Capital region	The 6 central wards of Tokyo	1,574,334	0.3
			The 23 wards of Tokyo	23,784,075	4.5
			Tokyo metropolitan area	67,822,790	12.9
		Other regions		59,654,801	11.3
	Office Buildings	Capital region	The 6 central wards of Tokyo	61,074,757	11.6
			The 23 wards of Tokyo	3,786,899	0.7
			Tokyo metropolitan area	47,166,563	8.9
		Other regions		47,228,273	9.0
	Hotels	Capital region	The 6 central wards of Tokyo	30,132,942	5.7
			The 23 wards of Tokyo	-	-
			Tokyo metropolitan area	3,507,581	0.7
		Other regions		19,677,368	3.7
	Residential Properties	Capital region	The 6 central wards of Tokyo	1,069,721	0.2
			The 23 wards of Tokyo	9,461,103	1.8
			Tokyo metropolitan area	2,100,523	0.4
		Other regions		18,148,464	3.4
	Others	Capital region	The 6 central wards of Tokyo	-	-
			The 23 wards of Tokyo	-	-
			Tokyo metropolitan area	5,092,649	1.0
		Other regions		6,014,006	1.1
	Subtotal			407,296,849	77.3
Bank Deposits and Other Assets			62,024,627	11.8	
Total Assets			527,025,770	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 consist 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 wards of Tokyo."

2. Selected Data by Property

(As of November 30, 2013)

Property Name	Book Value (Millions of yen)	Appraisal Value at the End of Period (Millions of yen) (Note 1)	Leasable Floor Space (m ²) (Note 2)	Leased Floor Space (m ²) (Note 2)(Note 3)	Occupancy Ratio (%) (Note 2)	Type of Property	Granting of Security
Daiei Himonya	14,872	14,300	26,655.66	26,655.66	100.0	Retail Properties	N/A
Joy Park Izumigaoka	5,314	3,900	13,306.45	13,260.69	99.7	Retail Properties	N/A
Daimaru Peacock Ashiya Kawanishi	748	1,050	1,558.80	1,558.80	100.0	Retail Properties	N/A
Re-LAND Shopping Center	4,364	5,190	12,968.85	12,695.30	97.9	Retail Properties	Applicable (Note 5)
AEON MALL Uki	9,802	10,000	72,073.39	72,073.39	100.0	Retail Properties	N/A
TENJIN LUCE	6,439	4,360	4,194.66	3,857.49	92.0	Retail Properties	N/A
Yamada Denki Tecc Land Sakai Honten	2,971	3,000	8,637.63	8,637.63	100.0	Retail Properties	N/A
Miyamae Shopping Center	5,180	4,640	10,487.92	10,487.92	100.0	Retail Properties	N/A
KONAMI SPORTS CLUB Korigaoka	1,798	1,660	8,627.58	8,627.58	100.0	Retail Properties	N/A
ACTIOLE Minami-ikebukuro	3,754	3,260	2,081.50	1,841.50	88.5	Retail Properties	N/A
Tip's Machida Building	4,270	4,140	6,715.75	6,715.75	100.0	Retail Properties	N/A
Daiei Takarazuka Nakayama	3,487 (Note 4)	3,780	16,729.60	16,729.60	100.0	Retail Properties	N/A
maricom-ISOGO / SYSTEM PLAZA YOKOHAMA (Site)	12,451	11,100	52,668.38	52,668.38	100.0	Retail / Office	N/A
ACTIOLE Kannai	2,383	1,880	1,938.56	1,938.56	100.0	Retail Properties	N/A
Shinsaibashi OPA Honkan	22,432	24,400	27,025.42	27,025.42	100.0	Retail Properties	N/A
Shinsaibashi OPA Kireikan	2,616	2,970	4,858.61	4,858.61	100.0	Retail Properties	N/A
Albore Jingumae	1,574	1,850	931.14	931.14	100.0	Retail Properties	N/A
Albore Sendai	2,476	2,770	3,147.29	3,147.29	100.0	Retail Properties	N/A
Mallage Kashiwa	6,936	7,690	40,152.73	39,774.99	99.1	Retail Properties	N/A
Ito-Yokado Owariasahi	4,531	4,790	54,606.34	54,606.34	100.0	Retail Properties	Applicable (Note 6)
Yokohama Kariba Shopping Center	2,391	1,760	11,345.09	11,345.09	100.0	Retail Properties	N/A
Luz Jiyugaoka	5,159	5,300	2,283.47	2,283.47	100.0	Retail Properties	N/A
ACTIOLE Ichikawa	3,321	3,510	3,925.49	3,925.49	100.0	Retail Properties	N/A
VIVAHOME Yokohama Aoba (Site)	2,741	2,950	9,193.00	9,193.00	100.0	Retail Properties	N/A
Yamada Denki Tecc Land Aoba (Site)	2,270	2,350	7,650.63	7,650.63	100.0	Retail Properties	N/A
Yodobashi Camera Multimedia Kichijoji	28,914	31,600	37,932.95	37,932.95	100.0	Retail Properties	N/A
Yamada Denki Tecc Land New Matsudo Honten	5,247	5,930	17,561.23	17,561.23	100.0	Retail Properties	N/A
Tenjin Loft Building	4,543	4,600	7,575.89	7,487.00	98.8	Retail Properties	N/A
T&G Hamamatsucho Building	2,140	2,880	2,420.85	2,135.08	88.2	Office Buildings	N/A
SK Nagoya Building	5,260	4,720	8,708.52	5,818.56	66.8	Office Buildings	N/A
Fukuoka Eartheon Building	1,754	2,290	4,934.39	4,934.39	100.0	Office Buildings	N/A
Marumasu Kojimachi Building	2,477	2,280	2,579.67	2,224.25	86.2	Office Buildings	N/A

Rokubancho K Building	2,247	3,330	4,031.14	4,031.14	100.0	Office Buildings	N/A
Shin-Osaka Central Tower	24,817	24,800	45,939.78	42,587.38	92.7	Office / Hotels	N/A
Kawasaki Toshiba Building	19,083	28,400	36,118.31	36,118.31	100.0	Office Buildings	N/A
UUR Toyochō Building	8,738	7,880	7,540.30	7,540.30	100.0	Office Buildings	N/A
FOUR SEASONS BLDG	4,240	4,880	5,000.54	5,000.54	100.0	Office Buildings	N/A
Hitachi High-Tech Building	14,631	13,300	15,781.64	15,781.64	100.0	Office Buildings	N/A
Pacific Marks Shinjuku Parkside	12,031	10,800	11,119.39	10,074.15	90.6	Office Buildings	N/A
UUR Tsukiji Building	6,606	6,170	5,971.42	3,325.12	55.7	Office Buildings	N/A
Pacific Marks Tsukishima	5,994	6,030	9,336.27	8,797.15	94.2	Office Buildings	N/A
Pacific Marks Yokohama East	7,129	6,780	10,759.32	6,773.62	63.0	Office Buildings	N/A
Pacific Marks Shin-Urayasu	3,804	3,830	8,743.05	7,174.08	82.1	Office Buildings	N/A
Akasaka Hikawa Building	3,252	3,490	3,438.23	3,438.23	100.0	Office Buildings	N/A
Pacific Marks Shibuya Koen-dori	2,505	2,750	1,972.43	1,972.43	100.0	Office Buildings	N/A
Pacific Marks Nihonbashi-Tomizawacho	1,827	1,880	2,631.17	2,631.17	100.0	Office Buildings	N/A
Pacific Marks Akasaka-mitsuke	2,201	2,000	1,675.13	1,297.05	77.4	Office Buildings	N/A
Yokohama Aioicho Building	1,001	1,180	2,444.45	1,990.26	81.4	Office Buildings	N/A
Pacific Marks Shin-Yokohama	1,647	1,500	3,110.72	2,457.84	79.0	Office Buildings	N/A
Pacific Marks Kawasaki	9,567	10,200	7,398.89	7,398.89	100.0	Office Buildings	N/A
Hamamatsucho 262 Building (Note 7)	6,733	6,570	6,183.89	5,946.65	96.2	Office Buildings	N/A
Lila Hijirizaka	2,696	2,700	4,255.02	4,102.06	96.4	Office Buildings	N/A
Pacific Marks Aobadai	1,626	1,520	2,486.40	1,561.30	62.8	Office Buildings	N/A
Otsuka HT Building	1,110	1,160	1,794.71	1,794.71	100.0	Office Buildings	N/A
Pacific Marks Shinjuku South-gate	2,459	2,680	1,742.04	1,389.22	79.7	Office Buildings	N/A
Pacific Marks Nishi-Umeda	6,527	6,900	11,040.21	8,860.06	80.3	Office Buildings	N/A
Pacific Marks Higobashi	4,436	4,220	7,623.58	6,771.83	88.8	Office Buildings	N/A
Nagoya Nishiki City Building	2,574	2,400	5,617.28	4,095.11	72.9	Office Buildings	N/A
Pacific Marks Esaka	9,192	9,940	20,034.96	19,512.05	97.4	Office Buildings	N/A
Pacific Marks Sapporo Kita-Ichijo	1,786	1,830	4,761.87	4,761.87	100.0	Office Buildings	N/A
Shin-Sapporo Center Building	933	1,020	2,797.03	2,416.87	86.4	Office Buildings	N/A
ARENA TOWER	9,250	10,800	17,967.46	17,707.24	98.6	Office Buildings	N/A
Yushima First Building	2,161	2,560	4,623.66	4,241.10	91.7	Office Buildings	N/A
Dogenzaka Square	2,385	2,550	2,231.84	1,885.07	84.5	Office Buildings	N/A
Shinjuku Washington Hotel Honkan	20,671	20,800	53,363.11	53,256.78	99.8	Hotels	N/A
Toyoko Inn Shinagawa-eki Takanawa-guchi	1,732	2,140	3,088.85	3,088.85	100.0	Hotels	N/A
MZ BLD.	3,508	3,350	6,670.21	6,386.96	95.8	Hotels	N/A
HOTEL ROUTE-INN Yokohama Bashamichi	4,462	4,340	7,139.44	6,969.35	97.6	Hotels	N/A

Hotel JAL City Naha	7,570	7,630	13,701.80	13,701.80	100.0	Hotels	N/A
Hotel JAL City Yotsuya Tokyo	4,282	4,390	7,854.86	7,854.86	100.0	Hotels	N/A
Yotsuya 213 Building	5,180	5,310	7,550.16	7,550.16	100.0	Hotels	N/A
HOTEL ROUTE-INN Nagoya Imaike Ekimae	2,056	2,410	5,880.69	5,880.69	100.0	Hotels	N/A
T&G Higashi-ikebukuro Mansion	1,616	2,040	2,603.22	2,482.14	95.3	Residential Properties	N/A
Komazawa Court	1,555	2,120	3,741.17	3,741.17	100.0	Residential Properties	N/A
Sky Court Shiba-Daimon	1,070	1,160	1,486.38	1,486.38	100.0	Residential Properties	N/A
Maison Ukima	3,338	4,030	12,691.43	12,691.43	100.0	Residential Properties	N/A
Narashino Residence	1,054	1,180	6,840.86	6,840.86	100.0	Residential Properties	N/A
Aprile Shin-Ohgi Ichibankan	2,716	3,220	12,700.44	12,700.44	100.0	Residential Properties	N/A
UUR Court Sapporo Kita-Sanjo	1,127	1,330	4,790.50	4,790.50	100.0	Residential Properties	N/A
UUR Court Chiba Soga	577	617	2,931.14	2,931.14	100.0	Residential Properties	N/A
Higashi-kurume Dormitory Shinkan	470	495	1,397.61	1,397.61	100.0	Residential Properties	N/A
Nanzan Court Ichigokan	958	999	3,576.74	3,576.74	100.0	Residential Properties	N/A
Nanzan Court Nigokan	404	476	1,890.51	1,890.51	100.0	Residential Properties	N/A
CLIO Bunkyo Koishikawa	2,952	3,060	4,097.51	3,749.71	91.5	Residential Properties	N/A
GRAND-ROUGE Sakae	1,385	1,340	3,697.38	3,697.38	100.0	Residential Properties	N/A
GRAND-ROUGE Sakae II	1,173	1,180	2,579.89	2,579.89	100.0	Residential Properties	N/A
MA Sendai Building	3,106	3,630	11,525.36	11,425.85	99.1	Residential Properties	N/A
UUR Court Nagoya Meieki	1,368	1,360	2,958.45	2,958.45	100.0	Residential Properties	N/A
UUR Court Sapporo Shinoro Ichibankan	823	817	6,271.74	6,271.74	100.0	Residential Properties	N/A
Park Site IZUMI	872	688	2,067.95	1,931.14	93.4	Residential Properties	N/A
UUR Court Osaka Juso-honmachi	1,483	1,490	3,650.00	3,650.00	100.0	Residential Properties	N/A
UUR Court Kinshicho	3,027	3,220	5,420.18	5,027.74	92.8	Residential Properties	N/A
UUR Court Sapporo Minami-Sanjo Premier Tower (Note 8)	2,078	2,420	7,817.12	6,831.16	87.4	Residential Properties	N/A
GLAND-ROUGE Nakanoshima-minami	1,478	1,510	3,090.36	2,992.82	96.8	Residential Properties	N/A
Lilycolor Tohoku Branch	1,684	1,950	9,271.16	9,271.16	100.0	Others	N/A
KDDI Fuchu Building	5,093	5,120	14,490.92	14,490.92	100.0	Others	N/A
Tsubogawa Square Building	4,330	4,460	10,570.98	10,570.98	100.0	Others	N/A
Total	465,001	483,232	1,009,057.69	978,684.93	97.0		

Notes: 1. "Appraisal Value at the End of Period" shows the real estate appraisal values or the prices resulting from price surveys conducted by the same methods as appraisals conducted by real estate appraisers as of November 30, 2013 based on the Articles of Incorporation of United Urban and the "Ordinance on Accountings of Investment Corporations" (Cabinet Office Ordinance No. 47 of 2006).

2. "Leasable Floor Space," "Leased Floor Space," and "Occupancy Ratio" are based on data as of November 30, 2013. "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.) "Occupancy Ratio" is the percentage obtained from dividing "Leased Floor Space" by "Leasable Floor Space." With regard to the portion of maricom-ISOGO/SYSTEM PLAZA YOKOHAMA (Site), Hitachi High-Tech Building, Shinjuku Washington Hotel Honkan and KDDI Fuchu Building held in co-ownership with other entities, leasable floor space and leased floor space are computed by using this portion's entire floor area

3. 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.
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, the research organization says that there is no likelihood of this elution directly causing to the spread of ill health. As a precaution, in case 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"), as a condition of the sale and purchase agreement of trust beneficial interest. The Book Value at the end of the period of this trust beneficial interest is described as ¥3,487 million reflecting 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 asset custodian.
5. The right to demand restitution of security deposit by tenants of this property is set as a secured claim and a mortgage has been placed on the real estate in trust.
6. The right to demand restitution of security deposit by tenants of this property is set as a secured claim and a mortgage has been placed on the building and the land of the property.
7. The property name was changed from "Towa Hamamatsucho Building" to "Hamamatsucho 262 Building" on February 25, 2013.
8. The property name was changed from "Glenpark Sapporo Premier Tower" to "UUR Court Sapporo Minami-Sanjo Premier Tower" on October 1, 2013.

3. Selected Financial Data by Property

Name of Property	20th Fiscal Period (June 1, 2013 to November 30, 2013)			
	Total Number of Tenants at the End of Period (Note 1)	Occupancy Ratio at the End of Period (%) (Note 2)	Rental Revenue (During the Period) (Millions of yen) (Note 3)	Share of Total Rental Revenue (%)
Daiei Himonya	1	100.0	459	2.7
Joy Park Izumigaoka	17	99.7	250	1.5
Daimaru Peacock Ashiya Kawanishi	1	100.0	30	0.2
Re-LAND Shopping Center	15	97.9	260	1.5
AEON MALL Uki	1	100.0	452	2.6
TENJIN LUCE	8	92.0	165	1.0
Yamada Denki Tecc Land Sakai Honten	1	100.0	(Note 4)	(Note 4)
Miyamae Shopping Center	3	100.0	148	0.9
KONAMI SPORTS CLUB Korigaoka	1	100.0	(Note 4)	(Note 4)
ACTIOLE Minami-ikebukuro	9	88.5	108	0.6
Tip's Machida Building	10	100.0	208	1.2
Daiei Takarazuka Nakayama	1	100.0	152	0.9
maricom-ISOGO / SYSTEM PLAZA YOKOHAMA (Site)	4	100.0	298	1.7
ACTIOLE Kannai	9	100.0	58	0.3
Shinsaibashi OPA Honkan	1	100.0	708	4.1
Shinsaibashi OPA Kireikan	1	100.0	88	0.5
Albore Jingumae	4	100.0	43	0.3
Albore Sendai	5	100.0	107	0.6
Mallage Kashiwa	94	99.1	698	4.1
Ito-Yokado Owariasahi	1	100.0	224	1.3
Yokohama Kariba Shopping Center	1	100.0	(Note 4)	(Note 4)
Luz Jiyugaoka	21	100.0	173	1.0

ACTIOLE Ichikawa	13	100.0	151	0.9
VIVAHOME Yokohama Aoba (Site)	1	100.0	(Note 4)	(Note 4)
Yamada Denki Tecc Land Aoba (Site)	1	100.0	(Note 4)	(Note 4)
Yodobashi Camera Multimedia Kichijoji	1	100.0	(Note 4)	(Note 4)
Yamada Denki Tecc Land New Matsudo Honten	1	100.0	(Note 4)	(Note 4)
Tenjin Loft Building	8	98.8	3	0.0
T&G Hamamatsucho Building	5	88.2	78	0.5
SK Nagoya Building	6	66.8	157	0.9
Fukuoka Eartheon Building	4	100.0	121	0.7
Marumasu Kojimachi Building	15	86.2	70	0.4
Rokubancho K Building	1	100.0	117	0.7
Shin-Osaka Central Tower	58	92.7	1,078	6.3
Kawasaki Toshiba Building	1	100.0	939	5.5
UUR Toyochō Building	1	100.0	279	1.6
FOUR SEASONS BLDG	1	100.0	181	1.1
Hitachi High-Tech Building	2	100.0	384	2.2
Pacific Marks Shinjuku Parkside	21	90.6	300	1.8
UUR Tsukiji Building	2	55.7	96	0.6
Pacific Marks Tsukishima	41	94.2	244	1.4
Pacific Marks Yokohama East	15	63.0	182	1.1
Pacific Marks Shin-Urayasu	12	82.1	186	1.1
Omori City Building (Note 5)	-	-	133	0.8
Akasaka Hikawa Building	1	100.0	114	0.7
Pacific Marks Shibuya Koen-dori	1	100.0	84	0.5
Pacific Marks Nihonbashi-Tomizawacho	7	100.0	64	0.4
Pacific Marks Akasaka-mitsuke	6	77.4	44	0.3
Yokohama Aioicho Building	17	81.4	57	0.3
Pacific Marks Shin-Yokohama	10	79.0	51	0.3
Pacific Marks Kawasaki	37	100.0	321	1.9
Hamamatsucho 262 Building (Note 6)	18	96.2	217	1.3
Lila Hijirizaka	13	96.4	105	0.6
Pacific Marks Aobadai	5	62.8	41	0.2
Otsuka HT Building	6	100.0	52	0.3
Pacific Marks Shinjuku South-gate	8	79.7	83	0.5
Pacific Marks Nishi-Umeda	21	80.3	289	1.7
Pacific Marks Higobashi	20	88.8	152	0.9
Nagoya Nishiki City Building	16	72.9	87	0.5
Pacific Marks Esaka	31	97.4	487	2.9
Pacific Marks Sapporo Kita-Ichijo	14	100.0	94	0.5
Shin-Sapporo Center Building	17	86.4	58	0.3
ARENA TOWER	12	98.6	425	2.5
Yushima First Building	6	91.7	113	0.7

Dogenzaka Square	25	84.5	91	0.5
Shinjuku Washington Hotel Honkan	7	99.8	740	4.3
Toyoko Inn Shinagawa-eki Takanawa-guchi	1	100.0	57	0.3
MZ BLD.	9	95.8	134	0.8
HOTEL ROUTE-INN Yokohama Bashamichi	3	97.6	154	0.9
Hotel JAL City Naha	2	100.0	237	1.4
Hotel JAL City Yotsuya Tokyo	3	100.0	179	1.0
Yotsuya 213 Building	4	100.0	182	1.1
HOTEL ROUTE-INN Nagoya Imaike Ekimae	1	100.0	(Note 4)	(Note 4)
T&G Higashi-ikebukuro Mansion	123	95.3	67	0.4
T&G Yotsuya Mansion (Note 7)	-	-	19	0.1
Komazawa Court	1	100.0	61	0.4
Ropponmatsu Court (Note 8)	-	-	13	0.1
Sky Court Shiba-Daimon	1	100.0	32	0.2
Maison Ukima	1	100.0	124	0.7
Narashino Residence	1	100.0	52	0.3
Aprile Shin-Ohgi Ichibankan	1	100.0	(Note 4)	(Note 4)
UUR Court Sapporo Kita-Sanjo	1	100.0	53	0.3
UUR Court Chiba Soga	1	100.0	(Note 4)	(Note 4)
Higashi-kurume Dormitory Shinkan	1	100.0	17	0.1
Nanzan Court Ichigokan	1	100.0	39	0.2
Nanzan Court Nigokan	1	100.0	17	0.1
CLIO Bunkyo Koishikawa	84	91.5	94	0.6
GRAND-ROUGE Sakae	1	100.0	45	0.3
GRAND-ROUGE Sakae II	1	100.0	39	0.2
MA Sendai Building	150	99.1	161	0.9
UUR Court Nagoya Meieki	1	100.0	44	0.3
UUR Court Sapporo Shinoro Ichibankan	3	100.0	33	0.2
Park Site IZUMI	38	93.4	30	0.2
UUR Court Osaka Juso-honmachi	1	100.0	52	0.3
UUR Court Kinshicho	185	92.8	106	0.6
UUR Court Sapporo Minami-Sanjo Premier Tower (Note 9)	134	87.4	109	0.6
GLAND-ROUGE Nakanoshima-minami	114	96.8	48	0.3
Lilycolor Tohoku Branch	1	100.0	(Note 4)	(Note 4)
KDDI Fuchu Building	1	100.0	(Note 4)	(Note 4)
Tsubogawa Square Building	5	100.0	42	0.2
Total	1,592	97.0	17,084	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 asset custodian, 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 asset custodian, 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 portion of maricom-ISOGO / SYSTEM PLAZA YOKOHAMA (Site), Hitachi High-Tech Building, Shinjuku Washington Hotel Honkan and KDDI Fuchu Building held in co-ownership with other entities, leasable floor space and leased floor space are computed by using this portion's entire floor area.
3. "Rental Revenue" is stated after being rounded to the units stated.
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. United Urban sold Omori City Building on October 25, 2013.
6. The property name was changed from "Towa Hamamatsucho Building" to "Hamamatsucho 262 Building" on February 25, 2013.
7. United Urban sold T&G Yotsuya Mansion on August 23, 2013.
8. United Urban sold Ropponmatsu Court on September 26, 2013.
9. The property name was changed from "Glenpark Sapporo Premier Tower" to "UUR Court Sapporo Minami-Sanjo Premier Tower" on October 1, 2013.

4. Amount of Contract and Fair Value of Specified Transactions

(As of November 30, 2013)

Classification	Type	Amount of Contract (Thousands of yen) (Note 1)		Fair Value (Thousands of yen) (Note 2) (Note 3)		Remarks
			over one year			
Transaction other than market transactions	Interest rate swaps (fixed rate payable and floating rate receivable)	3,000,000	3,000,000	(34,128)		
Total		3,000,000	3,000,000	(34,128)		

- 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

The trust beneficial interests in real estate, etc., held by United Urban as of November 30, 2013 are stated in "2. Selected Data by Property". Other specified assets as of November 30, 2013 are as follows:

(As of November 30, 2013)

Type	Name	Aggregate Nominal Amount (Thousands of yen)	Book Value (Thousands of yen)	Accrued Interest Receivable (Thousands of yen)	Prepaid Accrued Interest (Thousands of yen)	Appraisal Value (Thousands of yen)	Appraisal profit or loss (Thousands of yen)	Remarks
Negotiable deposit	-	-	15,000,000	-	-	15,000,000	-	
Total		-	15,000,000	-	-	15,000,000	-	

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 "Real Estate Assets") scheduled as of November 30, 2013. These scheduled amounts include both portions to be capitalized and expensed.

Name of Properties	Description of Work	Scheduled Period	Amount Projected (Millions of yen)		
			Total amount	Amount payable in the 20th fiscal period	Amount already paid
Daiei Himonya	Renewal of air-conditioning facilities (1st period)	From March 2014 to November 2014	303	-	-
Daiei Himonya	Renewal of receiving and transforming facilities (1st period)	From March 2014 to November 2014	202	-	-
Joy Park Izumigaoka	Renewal of 1st floor	From December 2013 to April 2014	400	-	-
Shinsaibashi OPA Kireikan	Renewal of air-conditioning facilities	From November 2013 to February 2014	145	-	-
SK Nagoya Building	Renewal of air-conditioning facilities (1st period) (in some floors)	From November 2013 to April 2014	179	-	-
SK Nagoya Building	Renewal of air-conditioning facilities (2nd period) (in some floors)	From August 2014 to August 2014	255	-	-
Kawasaki Toshiba Building	Renewal of air-conditioning facilities (in some floors)	From June 2014 to November 2014	125	-	-
FOUR SEASONS BLDG	Renewal of air-conditioning facilities (in some floors)	From October 2013 to January 2014	123	-	-
Pacific Marks Shinjuku Parkside	Renewal of air-conditioning facilities (in some floors)	From September 2013 to December 2013	204	-	-
Pacific Marks Shinjuku Parkside	Renewal of air-conditioning facilities (in some floors)	From September 2013 to January 2014	124	-	-

2. Capital Expenditures Made during the Period

The table below sets out the amounts of United Urban's capital expenditures for the Real Estate Assets during the 20th fiscal period, which totaled ¥1,034 million. Together with ¥305 million of repair and maintenance costs recorded as expenses in the statement of income in the period, expenditure on engineering works totaled ¥1,339 million.

Name of Properties	Description of Work	Period Implemented	Expenditure Amount (Millions of yen)
Daiei Himonya	Repair of exterior walls	From September 2013 to November 2013	72
Daiei Himonya	Improvement work of cold/hot water generator	From November 2013 to November 2013	13
Joy Park Izumigaoka	Repair of exterior walls	From September 2013 to November 2013	37
AEON MALL Uki	Renewal of air-conditioning facilities (movie theater building)	From November 2013 to November 2013	21
Tip's Machida Building	Renewal of central supervisory board	From November 2013 to November 2013	15
Yokohama Kariba Shopping Center	Installation work of sound insulation screen	From September 2013 to October 2013	19
T&G Hamamatsucho Building	Renewal of air-conditioning facilities	From November 2013 to November 2013	11
SK Nagoya Building	Repair of exterior walls	From April 2013 to July 2013	35
Fukuoka Eartheon Building	Renewal of air-conditioning facilities Renewal of outdoor air conditioner and humidifier on the rooftop	From September 2013 to November 2013	80

Shin-Osaka Central Tower	Repair of exterior walls in an atrium space	From June 2013 to November 2013	28
Shin-Osaka Central Tower	Replacement of main parts of automated parking system	From September 2013 to November 2013	35
Shin-Osaka Central Tower	Restoration work of store on the first floor	From October 2013 to November 2013	14
Shin-Osaka Central Tower	Installation and renewal of security camera system	From September 2013 to October 2013	15
Kawasaki Toshiba Building	Renewal of rooftop gondola	From March 2013 to November 2013	26
Kawasaki Toshiba Building	Renewal of pump installation (2nd period)	From August 2013 to November 2013	14
Kawasaki Toshiba Building	Renewal of rooftop elevated water tank	From September 2013 to November 2013	11
Pacific Marks Yokohama East	Renewal of air-conditioning facilities (4th period)	From June 2013 to November 2013	118
Pacific Marks Yokohama East	Replacement of main parts of automated parking system	From November 2013 to November 2013	12
Pacific Marks Aobadai	Renewal of common area (in some floors)	From November 2013 to November 2013	13
Pacific Marks Shinjuku South-gate	Repair of elevator	From October 2013 to November 2013	17
Pacific Marks Higobashi	Renewal of elevator control equipment	From October 2013 to November 2013	28
Pacific Marks Higobashi	Renewal of automatic fire alarm equipment	From October 2013 to November 2013	14
Pacific Marks Esaka	Renewal of boiler facilities	From October 2013 to October 2013	14
Pacific Marks Esaka	Renewal of crime prevention system	From November 2013 to November 2013	29
Pacific Marks Sapporo Kita-Ichijo	Replacement of main facilities of automated parking system	From November 2013 to November 2013	13
UUR Court Sapporo Shinoro Ichibankan	Repair of exterior wall tile and inside wall of corridor	From October 2013 to November 2013	13
Other capital expenditures			317
Total			1,034

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		
	20th Fiscal Period (June 1, 2013 - November 30, 2013)	19th Fiscal Period (December 1, 2012 - May 31, 2013)	18th Fiscal Period (June 1, 2012 - November 30, 2012)
Reserve balance at the beginning of period	613	4,496	4,005
Addition to the reserve during the period (Note 1)	62	77	655
Reduction of reserve during the period	33	3,960 (Note 2)	164
Reserve balance to be carried over to next period	642	613	4,496

Notes: 1. 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.

2. United Urban reduced a part of the repair and maintenance reserve in accordance with the revision of development policy for the long-term repair and maintenance plan and the internal rule regarding change in total amount of cash reserved of the asset management company to which United Urban entrusts asset management services.

Expenses and Debt

1. Asset Management Expenses

	20th Fiscal Period (June 1, 2013 - November 30, 2013)	19th Fiscal Period (December 1, 2012 - May 31, 2013)	Thousands of yen 18th Fiscal Period (June 1, 2012 - November 30, 2012)
Asset management fees (Note)	1,412,232	1,316,728	1,281,800
Asset custodian fees	17,335	16,250	16,141
Administrative agent fees	74,732	69,344	69,011
Directors' fees	10,200	10,200	10,200
Other expenses	255,654	231,888	301,020
Total	1,770,153	1,644,410	1,678,172

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 (18th fiscal period: ¥51,600 thousand, 19th fiscal period: ¥365,360 thousand, 20th fiscal period: ¥79,040 thousand) and asset management fees related to sale of properties which was deducted from gain or loss from sale of real estate (19th fiscal period: ¥28,160 thousand, 20th fiscal period: ¥49,400 thousand).

2. Borrowings

Borrowings from financial institutions as of November 30, 2013 were as follows:

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

Lenders	Drawdown Date	Balance at the beginning of the 20th FP (Millions of yen) (Note 1)	Balance at the end of the 20th FP (Millions of yen) (Note 1)	Average Interest Rate (Note 2)	Maturity Date	Remarks
Sumitomo Mitsui Banking Corporation	Dec. 21, 2009	1,650	-	1.642%	Jun. 20, 2013	Unsecured Unguaranteed Fixed interest rate
Aozora Bank, Ltd.		2,000	-			
Saitama Resona Bank, Limited		1,000	-			
The Shinkumi Federation Bank		2,000	-			
The Bank of Fukuoka, Ltd.		500	-			
ORIX Bank Corporation		1,500	-			
Mizuho Trust & Banking Co., Ltd.		500	-			
Sumitomo Mitsui Trust Bank, Limited	Jul. 7, 2010	1,000	-	1.612%	Jun. 20, 2013	
Mizuho Bank, Ltd.		1,000	-			
Mitsubishi UFJ Trust and Banking Corporation		1,000	-			
Sumitomo Mitsui Trust Bank, Limited	Sep. 27, 2010 (Note 3)	2,676	-	1.688%	Sep. 20, 2013	
Sumitomo Mitsui Banking Corporation		1,000	-			
The Bank of Tokyo-Mitsubishi UFJ, Ltd.		1,390	-			
Mizuho Bank, Ltd.		955	-			
Aozora Bank, Ltd.		1,710	-			
Mitsubishi UFJ Trust and Banking Corporation		1,304	-			
Shinsei Bank, Limited		3,577	-			
Resona Bank, Limited		508	-			
The Norinchukin Bank	Sep. 27, 2010 (Note 3)	2,253	-	1.300%	Sep. 20, 2013	Unsecured Unguaranteed
Sumitomo Mitsui Trust Bank, Limited	Dec. 22, 2008	3,400	3,400	0.850%	Dec. 20, 2013	Floating interest rate

Sumitomo Mitsui Trust Bank, Limited	Sep. 27, 2010 (Note 3)	2,655	2,655	1.807%	Mar. 20, 2014	Unsecured Unguaranteed Fixed interest rate
Sumitomo Mitsui Banking Corporation		5,800	5,800			
The Bank of Tokyo-Mitsubishi UFJ, Ltd.		1,379	1,379			
Mizuho Bank, Ltd.		948	948			
Aozora Bank, Ltd.		1,695	1,695			
Mitsubishi UFJ Trust and Banking Corporation		1,294	1,294			
Resona Bank, Limited		505	505			
Sumitomo Mitsui Trust Bank, Limited	Jun. 20, 2011	-	3,850	0.750%	Jun. 20, 2014	Unsecured Unguaranteed Floating interest rate
The Bank of Tokyo-Mitsubishi UFJ, Ltd.		-	2,000			
Mizuho Bank, Ltd.		-	2,850			
Mitsubishi UFJ Trust and Banking Corporation	Oct. 31, 2011	-	2,800	0.500%	Sep. 20, 2014	
Total		45,199	29,176			

(Long-term debt)

Lenders	Drawdown Date	Balance at the beginning of the 20th FP (Millions of yen (Note 1))	Balance at the end of the 20th FP (Millions of yen) (Note 1)	Average Interest Rate (Note 2)	Maturity Date	Remarks
Sumitomo Mitsui Trust Bank, Limited	Jun. 20, 2011	3,850	-	0.750%	Jun. 20, 2014	Unsecured Unguaranteed Floating interest rate
The Bank of Tokyo-Mitsubishi UFJ, Ltd.		2,000	-			
Mizuho Bank, Ltd.		2,850	-			
Mitsubishi UFJ Trust and Banking Corporation	Oct. 31, 2011	2,800	-	0.500%	Sep. 20, 2014	
Sumitomo Mitsui Trust Bank, Limited	Dec. 21, 2009	800	800	1.975%	Dec. 20, 2014	Unsecured Unguaranteed Fixed interest rate
Sumitomo Mitsui Banking Corporation		1,650	1,650			
The Bank of Tokyo-Mitsubishi UFJ, Ltd.		300	300			
Mizuho Bank, Ltd.		1,000	1,000			
Mizuho Trust & Banking Co., Ltd.		500	500			
Sumitomo Mitsui Banking Corporation	Apr. 12, 2012	1,000	1,000	0.550%	Mar. 20, 2016	Unsecured Unguaranteed Floating interest rate
Mizuho Bank, Ltd.		2,000	2,000			
Resona Bank, Limited		1,000	1,000			
Mizuho Trust & Banking Co., Ltd.		1,000	1,000			
Sumitomo Mitsui Trust Bank, Limited	Jul. 20, 2011	3,400	3,400	0.750%	Jun. 20, 2016	
Mizuho Bank, Ltd.	Sep. 27, 2011	1,900	1,900	0.650%	Sep. 20, 2016	
Sumitomo Mitsui Trust Bank, Limited	Oct. 25, 2011	2,600	2,600	0.600%	Sep. 20, 2016	
The Bank of Tokyo-Mitsubishi UFJ, Ltd.		2,000	2,000			
Mizuho Bank, Ltd.		2,500	2,500			
The Bank of Fukuoka, Ltd.		1,200	1,200			
Mitsubishi UFJ Trust and Banking Corporation	Dec. 20, 2011	2,000	2,000	0.600%	Dec. 20, 2016	
Mizuho Bank, Ltd.	Dec. 26, 2011	500	500	0.600%	Dec. 20, 2016	
The Norinchukin Bank		4,000	4,000			
Sumitomo Mitsui Trust Bank, Limited	Mar. 30, 2012	1,500	1,500	0.600%	Mar. 20, 2017	
Sumitomo Mitsui Banking Corporation		2,400	2,400			
Sompo Japan Insurance Inc.	Mar. 30, 2012	1,000	1,000	0.993%	Mar. 20, 2017	Unsecured Unguaranteed Fixed interest rate
The Hiroshima Bank, Ltd.		500	500			
Kansai Urban Banking Corporation		1,000	1,000			

Mizuho Bank, Ltd.	Apr. 12, 2012	1,500	1,500	0.600%	Mar. 20, 2017	Unsecured Unguaranteed Floating interest rate
Mitsubishi UFJ Trust and Banking Corporation		1,500	1,500			
Shinsei Bank, Limited		1,000	1,000			
The Bank of Fukuoka, Ltd.		1,000	1,000			
The 77 Bank, Ltd.		500	500			
Sumitomo Mitsui Trust Bank, Limited	Apr. 12, 2012	3,500	3,500	0.500%	Mar. 20, 2017	Unsecured Unguaranteed Fixed interest rate
Shinsei Bank, Limited	May 18, 2012	1,000	1,000	0.922%	Mar. 20, 2017	
Development Bank of Japan Inc. (Note 4)	Jul. 7, 2010	1,750	1,700	2.142%	Jun. 20, 2017	Unsecured Unguaranteed Floating interest rate
Resona Bank, Limited	May 18, 2012	1,300	1,300	0.550%	Jun. 20, 2017	
The Gunma Bank, Ltd.	Jun. 20, 2012	900	900	0.550%	Jun. 20, 2017	
The Bank of Yokohama, Ltd.		900	900			
The Tokyo Tomin Bank, Limited		500	500			
Sumitomo Mitsui Trust Bank, Limited	Jun. 20, 2012	2,500	2,500	0.500%	Jun. 20, 2017	
Mizuho Bank, Ltd.	Nov. 22, 2012	2,400	2,400	0.450%	Jun. 20, 2017	
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	Jun. 20, 2012	4,400	4,400	0.740%	Sep. 20, 2017	Unsecured Unguaranteed Fixed interest rate
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	Apr. 12, 2012	3,000	3,000	0.600%	Mar. 20, 2018	Unsecured Unguaranteed Floating interest rate
Sumitomo Mitsui Banking Corporation	Aug. 29, 2012	2,200	2,200	0.500%	Mar. 20, 2018	
Mizuho Bank, Ltd.	Mar. 21, 2013	3,000	3,000	0.450%	Mar. 20, 2018	
Aozora Bank, Ltd.	Mar. 21, 2013	1,570	1,570	0.450%	Mar. 20, 2018	
The Norinchukin Bank		2,253	2,253			
Mitsubishi UFJ Trust and Banking Corporation	May 16, 2013	2,000	2,000	0.416% (Note 5)	Jun. 20, 2018	Unsecured Unguaranteed (Note 5)
Saitama Resona Bank, Limited	Jun. 20, 2013	-	1,000	0.450%	Jun. 20, 2018	Unsecured Unguaranteed Floating interest rate
The Shinkumi Federation Bank		-	2,000			
The Bank of Fukuoka, Ltd.		-	500			
Mitsubishi UFJ Trust and Banking Corporation	Jun. 20, 2013	-	1,000	0.415% (Note 6)	Jun. 20, 2018	Unsecured Unguaranteed (Note 6)
ORIX Bank Corporation	Jun. 20, 2013	-	1,500	0.830%	Jun. 20, 2018	Unsecured Unguaranteed Fixed interest rate
Development Bank of Japan Inc.	Sep. 27, 2011	2,800	2,800	1.464%	Sep. 20, 2018	
THE NISHI-NIPPON CITY BANK, LTD.	Sep. 20, 2013	-	1,000	0.449%	Sep. 20, 2018	Unsecured Unguaranteed Floating interest rate
The Nomura Trust and Banking Co., Ltd.		-	1,000			
The Kagawa Bank, Ltd.		-	500			
The Ashikaga Bank, Ltd.	Sep. 20, 2013	-	1,000	0.781%	Sep. 20, 2018	Unsecured Unguaranteed Fixed interest rate
Shinkin Central Bank	Nov. 1, 2013	-	1,000	0.688%	Sep. 20, 2018	
Sumitomo Mitsui Banking Corporation	Mar. 15, 2013	3,500	3,500	0.500%	Mar. 20, 2019	Unsecured Unguaranteed Floating interest rate
ORIX Bank Corporation	Nov. 1, 2013	-	1,000	0.753%	Mar. 20, 2019	Unsecured Unguaranteed Fixed interest rate
Sumitomo Mitsui Banking Corporation	Jun. 20, 2012	4,500	4,500	0.650%	Jun. 20, 2019	Unsecured Unguaranteed Floating interest rate

The Bank of Tokyo-Mitsubishi UFJ, Ltd.	Jun. 28, 2012	2,200	2,200	0.960%	Jun. 20, 2019	Unsecured Unguaranteed Fixed interest rate
Aozora Bank, Ltd.	May 16, 2013	2,000	2,000	0.480%	Jun. 20, 2019	Unsecured Unguaranteed Floating interest rate
Shinsei Bank, Limited	May 16, 2013	1,000	1,000	1.056%	Jun. 20, 2019	Unsecured Unguaranteed Fixed interest rate
Sumitomo Mitsui Banking Corporation	Mar. 21, 2013	4,000	4,000	0.500%	Sep. 20, 2019	Unsecured Unguaranteed Floating interest rate
Mizuho Bank, Ltd.		637	637			
Aozora Bank, Ltd.		1,570	1,570			
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	Mar. 15, 2013	4,000	4,000	0.800%	Mar. 23, 2020	Unsecured Unguaranteed Fixed interest rate
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	Mar. 21, 2013	2,427	2,427	0.780%	Mar. 23, 2020	
Sumitomo Mitsui Banking Corporation	Mar. 21, 2013	1,209	1,209	0.530%	Mar. 23, 2020	Unsecured Unguaranteed Floating interest rate
Mitsubishi UFJ Trust and Banking Corporation		869	869			
Resona Bank, Limited		339	339			
Development Bank of Japan Inc.	Jun. 20, 2012	900	900	1.370%	Jun. 20, 2020	Unsecured Unguaranteed Fixed interest rate
Sumitomo Mitsui Trust Bank, Limited	Jun. 20, 2013	-	1,000	0.530%	Jun. 20, 2020	Unsecured Unguaranteed Floating interest rate
Sumitomo Mitsui Banking Corporation		-	1,650			
Mizuho Bank, Ltd.		-	1,000			
Aozora Bank, Ltd.		-	2,000			
Mizuho Trust & Banking Co., Ltd.		-	500			
Sumitomo Mitsui Trust Bank, Limited	Mar. 15, 2013	4,500	4,500	0.550%	Sep. 23, 2020	Unsecured Unguaranteed Fixed interest rate
Sumitomo Mitsui Trust Bank, Limited	Mar. 21, 2013	3,283	3,283	0.550%	Sep. 23, 2020	
Nippon Life Insurance Company	Sep. 20, 2013	-	1,000	1.000%	Sep. 23, 2020	
Development Bank of Japan Inc.	Nov. 1, 2013	-	2,400	0.826%	Sep. 23, 2020	
Shinsei Bank, Limited	Nov. 29, 2013	-	2,500	0.888%	Sep. 23, 2020	
Total		125,657	137,657			
Borrowings Total		170,856	166,833			

- 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. United Urban assumed these borrowings from NCI due to the Merger as of December 1, 2010.
4. From December 20, 2010 as the first repayment date, ¥50 million will be repaid every six months and ¥1,350 million will be repaid on the final repayment date (June 20, 2017).
5. The interest rate for this borrowing is, in effect, fixed at 0.778% due to the execution of an interest rate swap agreement.
6. The interest rate for this borrowing is, in effect, fixed at 0.735% due to the execution of an interest rate swap agreement.

3. Corporate Bonds

Corporate Bonds as of November 30, 2013 were as follows :

Name	Balance at the beginning of the 20th FP (Millions of yen)	Balance at the end of the 20th FP (Millions of yen)	Interest Rate	Issue Date	Maturity Date	Redemption Method
Series 2 of Unsecured Corporate Bonds	10,000	10,000	1.91%	Jul. 12, 2005	Jul. 10, 2015	Bullet payment
Series 3 of Unsecured Corporate Bonds	10,000	-	1.55%	Jun. 17, 2010	Jun. 17, 2013	Bullet payment
Series 4 of Unsecured Corporate Bonds (Note)	15,000	15,000	1.38%	Dec. 17, 2010	Dec. 17, 2013	Bullet payment
Series 5 of Unsecured Corporate Bonds	7,000	7,000	1.00%	Dec. 16, 2011	Dec. 16, 2014	Bullet payment
Series 6 of Unsecured Corporate Bonds	3,000	3,000	1.12%	Dec. 9, 2011	Dec. 9, 2016	Bullet payment
Series 7 of Unsecured Corporate Bonds	6,500	6,500	0.95%	Jul. 5, 2012	Jul 5, 2017	Bullet payment
Series 8 of Unsecured Corporate Bonds	10,000	10,000	0.80%	Aug. 6, 2012	Aug. 5, 2016	Bullet payment
Series 9 of Unsecured Corporate Bonds	10,000	10,000	0.62%	Dec. 19, 2012	Dec. 19, 2016	Bullet payment
Series 10 of Unsecured Corporate Bonds	4,000	4,000	0.69%	Dec. 12, 2012	Dec. 12, 2017	Bullet payment
Series 11 of Unsecured Corporate Bonds	8,000	8,000	0.69%	May 30, 2013	May 30, 2018	Bullet payment
Series 12 of Unsecured Corporate Bonds	2,000	2,000	0.69%	May 30, 2013	May 30, 2018	Bullet payment
Series 13 of Unsecured Corporate Bonds	-	13,000	0.47%	Nov. 20, 2013	Nov. 20, 2018	Bullet payment
Series 14 of Unsecured Corporate Bonds	-	2,000	0.47%	Nov. 20, 2013	Nov. 20, 2018	Bullet payment
Total	85,500	90,500				

Note: The Series 4 of Unsecured Corporate Bonds was redeemed at maturity on December 17, 2013 by using the fund procured through the issuance of the Series 13 of Unsecured Corporate Bonds and the Series 14 of Unsecured Corporate Bonds.

Trading Activities during the Period

1. Trading of Real Estate and Real Estate-Backed Securities

(Millions of yen)

Asset Type	Name of Properties	Acquisition		Transfer			
		Date	Acquisition price (Note)	Date	Sale price (Note)	Book value	Gain or loss on sale
Trust beneficial interest in real estate	GLAND-ROUGE Nakanoshima-minami	Jun. 25, 2013	1,380	-	-	-	-
Trust beneficial interest in real estate	Tsubogawa Square Building	Nov. 1, 2013	4,150	-	-	-	-
Trust beneficial interest in real estate	Tenjin Loft Building	Nov. 29, 2013	4,350	-	-	-	-
Trust beneficial interest in real estate	T&G Yotsuya Mansion	-	-	Aug. 23, 2013	1,280	1,117	112
Trust beneficial interest in real estate	Ropponmatsu Court	-	-	Sep. 26, 2013	525	657	(154)
Trust beneficial interest in real estate	Omori City Building	-	-	Oct. 25, 2013	4,370	3,980	220
Total			9,880		6,175	5,754	178

Note: The "Acquisition price" and "Sale price" are the price stated in the each sale and purchase agreement of the asset, and do not include consumption taxes and expenses necessary for making the relevant acquisition and transfer (e.g. agency fees, taxes and impositions), and are rounded to the nearest million yen.

2. Trading of Other Assets

Major assets other than the transactions stated in "1. Trading of Real Estate and Real Estate-Backed Securities" are generally bank deposits and bank deposits in trust.

3. Research for Specified Assets

(1) Real estates (Note 1)

Acquisition or Sale	Type of Asset	Name of Asset	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	GLAND-ROUGE Nakanoshima-minami	Jun. 25, 2013	1,380	1,490	Apr. 30, 2013	Japan Real Estate Institute
	Trust beneficial interest in real estate	Tsubogawa Square Building	Nov. 1, 2013	4,150	4,410	Apr. 30, 2013	Japan Real Estate Institute
	Trust beneficial interest in real estate	Tenjin Loft Building	Nov. 29, 2013	4,350	4,600	Oct 1, 2013	Japan Real Estate Institute
Sale	Trust beneficial interest in real estate	T&G Yotsuya Mansion	Aug. 23, 2013	1,280	1,280	May 31, 2013	The Tanizawa Sogo Appraisal Co., Ltd.
	Trust beneficial interest in real estate	Ropponmatsu Court	Sep. 26, 2013	525	500	May 31, 2013	Japan Real Estate Institute
	Trust beneficial interest in real estate	Omori City Building	Oct. 25, 2013	4,370	4,370	May 31, 2013	Japan Real Estate Institute

Notes: 1. As for transactions that require appraisal values of real estate, etc, regarding specified assets, the appraisal was conducted by Japan Real Estate Institute and The Tanizawa Sogo Appraisal Co., Ltd. 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" is the price stated in the sale and purchase agreement of the asset, and do not include consumption taxes and expenses necessary for making the relevant acquisition or sale (e.g. agency fees, taxes and impositions), and is rounded to the nearest million yen.

(2) Others

As for transactions conducted by United Urban other than the transactions stated above in “(1) Real estates” that require research of value, etc. of specified assets pursuant to Article 201 of the Investment Trust Act, United Urban entrusts the research to Ernst & Young ShinNihon LLC.

During the 20th fiscal period (from June 1, 2013 to November 30, 2013), one interest rate swap transaction was subject to the research, and United Urban has received the results from Ernst & Young ShinNihon LLC. As for the research, United Urban entrusted the research on name, brand, contract value, financial instruments or financial index, transaction period, and other matters related to the interest rate swap transaction.

4. Trading with Related Parties and Major Shareholders

(1) Status of transactions

Sale and purchase transactions concerning the specified assets with related parties and major shareholders in the 20th fiscal period were set out below.

Category	Amount of Purchase and Sale Price etc.	
	Purchase price etc. (Thousands of yen)	Sale price etc. (Thousands of yen)
Total Amount	9,880,000 (100.0%)	6,175,000 (100.0%)
	Purchase prices from related parties and major shareholders	Sale prices to related parties and major shareholders
	1,380,000 (14.0%)	-
Breakdown of transactions with related parties and major shareholders		
MG Leasing Corporation	GRAND-ROUGE Nakanoshima-minami 1,380,000 (14.0%)	-

(2) Amount of commissions paid to related parties and major shareholders

The amounts of commissions paid to related parties and major shareholders in the 20th fiscal period are set out below.

Category	Total Commissions Paid (A) (Thousands of yen)	Description of Transactions with Related Parties and Major Shareholders		(B)/(A) (%)
		Payee	Amount paid (B) (Thousands of yen)	
Brokerage Commission	481,650	Marubeni Asset Management Co., Ltd.	226,650	47.1
Property Management Fees	1,106,996	Marubeni Community Co., Ltd.	206,658	18.7
		Marubeni Real Estate Co., Ltd.	23,966	2.2
		The Daiei, Inc. (Note 2)	710	0.1
Casualty Insurance Premium	21,752	Marubeni Safenet Co., Ltd.	21,482	98.8
Construction Management Fees	24,802	Marubeni Community Co., Ltd.	3,946	15.9
		Marubeni Real Estate Co., Ltd.	6,225	25.1

Notes: 1. Among the related parties of the asset management company, 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, that United Urban has concluded asset management agreement with (“Related Parties”), and major shareholders of the asset management company as defined in Article 29-4, Paragraph 2 of the Financial Instruments and Exchange Act, the table above indicates Marubeni Asset Management Co., Ltd., Marubeni Community Co., Ltd., Marubeni Real Estate Co., Ltd., Marubeni Safenet Co., Ltd. and The Daiei, Inc. (“Daiei”), as these companies have conducted business or have received payment of commissions during the 20th fiscal period.

2. As a result of a takeover bid for Daiei through a tender offer notification dated July 25, 2013, Daiei no longer falls under the category of Related Parties on or after August 27, 2013. Therefore, as for Daiei, figures regarding the transactions until August 26, 2013 are stated.

3. In addition to the transactions above, the amount of repair expense paid to Related Parties during the period under review was as set for below.

Marubeni Community Co., Ltd.: ¥26,316 thousand

Others

Notifications

United Urban Board of Directors

The conclusions and modifications of major agreements approved by the Board of Directors of United Urban during the 20th fiscal period were as follows:

Administrative agency entrustment in accordance with the issuance of the Series 13 of Unsecured Corporate Bonds (the "13th Bonds") and Series 14 of Unsecured Corporate Bonds (the "14th Bonds")	<p>Based on the comprehensive approval by the board of directors held on September 18, 2013, the administrative agency entrustments in accordance with the issuance of the 13th Bonds and the 14th Bonds were determined on November 1, 2013, as set forth below.</p> <p>1. The 13th Bonds</p> <p>(1) Underwriter SMBC Nikko Securities Inc. Daiwa Securities Co., Ltd.</p> <p>(2) Corporate bond trustee Mitsubishi UFJ Trust and Banking Corporation</p> <p>(3) Issuing, paying and administrative agent Mitsubishi UFJ Trust and Banking Corporation</p> <p>2. The 14th Bonds</p> <p>(1) Underwriters SMBC Nikko Securities Inc. Daiwa Securities Co., Ltd.</p> <p>(2) Issuing, paying and administrative agent Sumitomo Mitsui Trust Bank, Limited</p>
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BALANCE SHEETS

(As of November 30, 2013 and May 31, 2013)

	Thousands of yen	
	End of 20th Fiscal Period (As of November 30, 2013)	End of 19th Fiscal Period (As of May 31, 2013)
ASSETS		
CURRENT ASSETS:		
Cash and bank deposits	¥ 44,445,006	¥ 40,391,321
Rent receivables	354,441	315,040
Securities	15,000,000	10,000,000
Consumption taxes refundable	-	593,629
Other current assets	118,238	520,253
Total current assets	59,917,685	51,820,243
PROPERTY AND EQUIPMENT, AT COST:		
Land	300,692,539	299,695,192
Buildings and structures	194,243,425	190,431,801
Machinery and equipment	1,653,152	1,578,953
Tools, furniture and fixtures	310,172	251,175
Construction in progress	9,139	9,965
Subtotal	496,908,427	491,967,086
Less accumulated depreciation	(33,642,215)	(30,867,912)
Net property and equipment	463,266,212	461,099,174
INVESTMENTS AND OTHER ASSETS:		
Software	792	1,353
Leasehold	1,734,930	1,734,930
Intangible assets	232,431	239,095
Investment securities	-	2,953
Security deposits paid	90,310	90,280
Long-term prepaid expenses	1,783,410	1,751,050
TOTAL ASSETS	¥ 527,025,770	¥ 516,739,078

	Thousands of yen	
	End of 20th Fiscal Period (As of November 30, 2013)	End of 19th Fiscal Period (As of May 31, 2013)
LIABILITIES		
CURRENT LIABILITIES:		
Trade accounts payable	¥ 1,655,372	¥ 1,936,832
Current portion of corporate bonds	15,000,000	25,000,000
Long-term debt due for repayment within one year	29,176,000	45,199,000
Accrued expenses	583,544	723,440
Income taxes payable	605	605
Rent received in advance	2,511,561	2,390,793
Other current liabilities	437,691	74,233
Total current liabilities	49,364,773	75,324,903
LONG-TERM LIABILITIES:		
Corporate bonds	75,500,000	60,500,000
Long-term debt	137,657,000	125,657,000
Leasehold and security deposits received	27,424,815	27,114,421
Total long-term liabilities	240,581,815	213,271,421
Total liabilities	289,946,588	288,596,324
NET ASSETS		
UNITHOLDERS' EQUITY:		
Units authorized: 10,000,000 units as of November 30, 2013 and May 31, 2013		
Units issued and outstanding: 2,380,181 units as of November 30, 2013 and 2,305,447 units as of May 31, 2013	199,230,469	190,067,333
Capital surplus	23,548,287	23,548,287
Reserve for distribution	8,187,155	9,275,512
Retained earnings	6,113,271	5,251,622
Total net assets	237,079,182	228,142,754
TOTAL LIABILITIES AND NET ASSETS	¥ 527,025,770	¥ 516,739,078

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

STATEMENTS OF INCOME AND RETAINED EARNINGS

(For the fiscal periods ended November 30, 2013 and May 31, 2013)

	Thousands of yen	
	20th Fiscal Period (June 1, 2013 - November 30, 2013)	19th Fiscal Period (December 1, 2012 - May 31, 2013)
OPERATING REVENUES		
Rental revenues	¥ 15,859,356	¥ 14,805,971
Other rental revenues	1,224,842	1,049,363
Gain on sales of real estates	331,936	72,489
Dividend income from investment in anonymous association	29	222,598
	17,416,163	16,150,421
OPERATING EXPENSES		
Property-related expenses	7,771,625	7,282,408
Loss on sales of real estates	153,757	-
Asset management fees	1,412,232	1,316,728
Administrative service fees	92,067	85,594
Other operating expenses	265,854	242,088
	9,695,535	8,926,818
OPERATING INCOME	7,720,628	7,223,603
NON-OPERATING REVENUES		
Interest income	3,118	1,270
Reversal of cash distributions payable	2,170	2,647
Insurance income	2,471	1,170
Subsidy income	5,120	1,905
Interest on refund	3,126	106
Other non-operating revenues	149	49
	16,154	7,147
NON-OPERATING EXPENSES		
Interest expense	1,055,603	1,257,595
Interest expense on corporate bonds	409,867	440,107
Corporate bond issuance expenses	101,740	157,953
Investment unit issuance expenses	35,499	58,075
Other non-operating expenses	20,197	64,793
	1,622,906	1,978,523
ORDINARY INCOME	6,113,876	5,252,227
INCOME BEFORE INCOME TAXES	6,113,876	5,252,227
INCOME TAXES		
Current	605	605
	605	605
NET INCOME	6,113,271	5,251,622
RETAINED EARNINGS BROUGHT FORWARD	-	-
RETAINED EARNINGS AT THE END OF PERIOD	¥ 6,113,271	¥ 5,251,622

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

STATEMENTS OF CHANGES IN UNITHOLDERS' EQUITY

(For the fiscal periods ended November 30, 2013 and May 31, 2013)

		Thousands of yen					
	Number of Units	Unitholders' Capital	Capital Surplus	Reserve for Distribution	Retained Earnings	Total Unitholders' Equity	Net Assets
BALANCE AS OF NOVEMBER 30, 2012	2,103,383	¥165,924,929	¥ 23,548,287	¥10,424,662	¥4,635,153	¥204,533,031	¥204,533,031
Issuance of new investment units	202,064	24,142,404	-	-	-	24,142,404	24,142,404
Reversal of reserve for distribution	-	-	-	(1,149,150)	-	(1,149,150)	(1,149,150)
Cash distributions disbursed	-	-	-	-	(4,635,153)	(4,635,153)	(4,635,153)
Net income	-	-	-	-	5,251,622	5,251,622	5,251,622
BALANCE AS OF MAY 31, 2013	2,305,447	¥190,067,333	¥ 23,548,287	¥9,275,512	¥5,251,622	¥228,142,754	¥228,142,754
Issuance of new investment units	74,734	9,163,136	-	-	-	9,163,136	9,163,136
Reversal of reserve for distribution	-	-	-	(1,088,357)	-	(1,088,357)	(1,088,357)
Cash distributions disbursed	-	-	-	-	(5,251,622)	(5,251,622)	(5,251,622)
Net income	-	-	-	-	6,113,271	6,113,271	6,113,271
BALANCE AS OF NOVEMBER 30, 2013	2,380,181	¥199,230,469	¥ 23,548,287	¥8,187,155	¥6,113,271	¥237,079,182	¥237,079,182

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

STATEMENTS OF CASH FLOWS

(For the fiscal periods ended November 30, 2013 and May 31, 2013)

	Thousands of yen	
	20th Fiscal Period (June 1, 2013 - November 30, 2013)	19th Fiscal Period (December 1, 2012 - May 31, 2013)
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before income taxes	¥ 6,113,876	¥ 5,252,227
Depreciation and amortization	3,484,282	3,287,464
Gain on sale of properties	(331,936)	(72,489)
Loss on sale of properties	153,757	-
Interest income and interest on securities	(3,118)	(1,270)
Interest expense and interest expense on corporate bonds	1,465,470	1,697,702
Corporate bond issuance expenses	101,740	157,953
Investment unit issuance expenses	35,499	58,075
Increase in rent receivables	(39,401)	(44,091)
Decrease (increase) in consumption taxes refundable	593,629	(593,228)
Decrease (increase) in prepaid expenses	367,393	(385,192)
Decrease (increase) in long-term prepaid expenses	19,353	(106,274)
Increase (decrease) in trade accounts payable	76,022	(95,130)
Decrease in accrued expenses	(5,819)	(34,987)
Increase (decrease) in consumption taxes payable	375,705	(42,031)
Increase in rent received in advance	120,769	239,132
Other, net	(97,113)	(41,610)
Subtotal	12,430,108	9,276,251
Interest received	3,098	1,249
Interest paid	(1,665,646)	(2,127,324)
Income taxes (paid) refund	44,294	(29,219)
Net cash provided by operating activities	10,811,854	7,120,957
CASH FLOWS FROM INVESTING ACTIVITIES		
Sale of property and equipment	5,932,555	3,378,519
Purchase of property and equipment	(11,767,428)	(49,136,663)
Purchase of intangible assets	(99)	-
Proceeds from refund of investment securities	2,953	2,183,584
Proceeds from collection of leasehold and security deposits	-	30
Payments for leasehold and security deposits	(30)	(2,190)
Proceeds from leasehold and security deposits received	932,558	3,174,519
Payments for leasehold and security deposits received	(529,258)	(747,451)
Net cash used in investing activities	(5,428,749)	(41,149,652)
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from long-term debt	23,550,000	38,157,000
Repayment of long-term debt	(27,573,000)	(32,407,000)
Proceeds from issuing corporate bonds	14,903,558	23,849,639
Repayment of corporate bonds	(10,000,000)	-
Proceeds from issuance of investment units	9,127,636	24,084,330
Payment of demands for purchase of investment units	-	(1,314,763)
Distributions to unitholders	(6,337,634)	(5,783,632)
Net cash provided by financing activities	3,670,560	46,585,574
NET CHANGES IN CASH AND CASH EQUIVALENTS	9,053,665	12,556,879
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	50,184,177	37,627,298
CASH AND CASH EQUIVALENTS AT END OF PERIOD	¥ 59,237,842	¥ 50,184,177

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

NOTES TO FINANCIAL STATEMENTS

(November 30, 2013 and May 31, 2013)

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 95% by Marubeni Corporation ("Marubeni") and 5% by Kyokuto Securities Co., Ltd. ("Kyokuto").

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, 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 ("Merger Agreement") with Nippon Commercial Investment Corporation ("NCI"). The Merger was effective December 1, 2010, and United Urban became one of the largest J-REITs in terms of asset size.

As of November 30, 2013, the end of its 20th fiscal period, United Urban had ownership of, or beneficial interests in, 27 retail properties, 35 office buildings, 8 hotels, 22 residential properties, 1 property which consisted of retail properties and an office building, 1 property which consisted of an office building and a hotel, and 3 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 in the filed financial statements originally prepared in Japanese, which were rounded down to the nearest thousand yen, have been rounded to the nearest thousand yen in the accompanying financial statements.

United Urban's six-month fiscal periods end either at the end of May or November. United Urban's 20th fiscal period began on June 1, 2013 and ended on November 30, 2013.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Securities

Debt securities held to maturity are stated using the amortized cost method (straight-line method). Other securities without market value are stated using the moving average cost method. Concerning anonymous association equity interests, the method of incorporating the amount equivalent to equity interests corresponding to net amount of gain or loss from anonymous association is adopted.

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 20th Fiscal Period (As of November 30, 2013)	End of 19th Fiscal Period (As of May 31, 2013)
Buildings and structures	2 - 67 years	2 - 67 years
Machinery and equipment	3 - 17 years	3 - 17 years
Tools, furniture and fixtures	3 - 15 years	3 - 15 years

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

Intangible Assets

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

Corporate Bond Issuance Expenses

Corporate bond issuance expenses are expensed at once at the time of payment.

Investment Unit Issuance Expenses

Investment units issuance expenses are expensed at once at the time of payment.

Cash and Cash Equivalents

Cash and cash equivalents consist of cash on hand, cash held in trust, deposits with banks, deposits with banks held in trust and short-term, highly liquid 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 dates 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 ¥133,206 thousand of such property taxes and city planning taxes were capitalized for the fiscal period ended May 31, 2013, and ¥14,646 thousand of such property taxes and city planning taxes were capitalized for the fiscal period ended November 30, 2013.

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 statements of income and retained earnings. The consumption taxes paid are generally offset against the balance of consumption taxes withheld. As such, the excess of payments over the amounts withheld is included in current assets as "Consumption taxes refundable" and the excess of the amounts withheld over the amounts paid is included in current liabilities as "Consumption taxes payable."

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

Reclassifications

Certain reclassifications have been made to the prior period's financial statements to conform these to the presentation used for the fiscal period ended November 30, 2013.

3. PLEDGED ASSETS AND SECURED DEBT

At November 30, 2013 and May 31, 2013, the following assets were pledged as collateral for the following debt:

Pledged Assets

	Thousands of yen	
	End of 20th Fiscal Period (As of November 30, 2013)	End of 19th Fiscal Period (As of May 31, 2013)
Cash and bank deposits	¥ 207,165	¥ 207,143
Land	4,204,726	4,204,726
Buildings and structures	4,220,255	4,332,457
Tools, furniture and fixtures	1,978	2,255
Total	¥ 8,634,124	¥ 8,746,581

Debt Secured by Pledged Assets

	Thousands of yen	
	End of 20th Fiscal Period (As of November 30, 2013)	End of 19th Fiscal Period (As of May 31, 2013)
Leasehold and security deposits received	¥ 1,655,213	¥ 1,655,213
Total	¥ 1,655,213	¥ 1,655,213

4. LINE-OF-CREDIT AGREEMENT

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

	Thousands of yen	
	End of 20th Fiscal Period (As of November 30, 2013)	End of 19th Fiscal Period (As of May 31, 2013)
Total amount of commitment	¥ 29,500,000	¥ 30,000,000
Outstanding borrowings at end of the period	-	-
Amount unutilized at end of the period	¥ 29,500,000	¥ 30,000,000

5. CONTINGENT LIABILITIES

With regard to Shinsaibashi OPA Honkan ("OPA Honkan") and Shinsaibashi OPA Kireikan ("OPA Kireikan"), a case to reduce the rent of these two properties (the "Case") was brought against United Urban at the Tokyo District Court on October 15, 2012 by OPA co., Ltd., the lessee of OPA Honkan and OPA Kireikan (the "Plaintiff"). Later, the Case was decided to be transferred to the Osaka District Court, and is now pending at the Osaka District Court.

The Plaintiff has requested to reduce the rent of OPA Honkan, from March 1, 2012 and onwards, by approximately 20% of the current level, and to reduce the rent of OPA Kireikan, from March 1, 2012 and onwards, by approximately 18% of the current level. However, United Urban believes that there are no reasonable grounds for their request to reduce the rent.

In addition, United Urban obtained an appraisal report with regard to the rent for the two properties as of March 1, 2013. Based on the appraisal report, United Urban filed a counterclaim to the Osaka District Court against OPA co., Ltd. on June 3, 2013, seeking to increase the rent of OPA Honkan, from June 1, 2013 and onwards, by approximately 7% of the current level, and to increase the rent of OPA Kireikan, from June 1, 2013 and onwards, by approximately 4% of the current level, and the counterclaim is also pending at the Osaka District Court together with the Case.

Depending on the results of the Case or the counterclaim, there may be some effects on the operating condition of United Urban. However, United Urban is not able to predict the effect at present.

6. 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 million as minimum net assets.

7. LONG-TERM DEBT

Long-term debt at November 30, 2013 and May 31, 2013 consisted of the following:

	End of 20th Fiscal Period (As of November 30, 2013) Amount (Thousands of yen)		End of 19th Fiscal Period (As of May 31, 2013) Amount (Thousands of yen)	
		Weighted-average interest rate (Note 1)		Weighted-average interest rate (Note 1)
Unsecured loans from banks, a trust bank, and a federation at fixed interest rate, due June 20, 2013	-	-	¥ 9,150,000	1.642%
Unsecured loans from a bank and trust banks at fixed interest rate, due June 20, 2013	-	-	3,000,000	1.612%
Unsecured loans from banks and trust banks at fixed interest rate, due September 20, 2013	-	-	13,120,000	1.688%
Unsecured loan from a bank at floating interest rate, due September 20, 2013	-	-	2,253,000	1.318%
Unsecured loan from a trust bank at floating interest rate, due December 20, 2013	¥ 3,400,000	0.850%	3,400,000	0.868%
Unsecured loans from banks and trust banks at fixed interest rate, due March 20, 2014	14,276,000	1.807%	14,276,000	1.807%
Unsecured loan from banks and a trust bank at floating interest rate, due June 20, 2014	8,700,000	0.750%	8,700,000	0.768%
Unsecured loan from a trust bank at floating interest rate, due September 20, 2014	2,800,000	0.500%	2,800,000	0.518%
Unsecured loans from banks and trust banks at fixed interest rate, due December 20, 2014	4,250,000	1.975%	4,250,000	1.975%
Unsecured loan from banks and a trust bank at floating interest rate, due March 20, 2016	5,000,000	0.550%	5,000,000	0.568%
Unsecured loan from a trust bank at floating interest rate, due June 20, 2016	3,400,000	0.750%	3,400,000	0.768%
Unsecured loan from a bank at floating interest rate, due September 20, 2016	1,900,000	0.650%	1,900,000	0.668%
Unsecured loan from banks and a trust bank at floating interest rate, due September 20, 2016	8,300,000	0.600%	8,300,000	0.618%
Unsecured loan from a trust bank at floating interest rate, due December 20, 2016	2,000,000	0.600%	2,000,000	0.618%
Unsecured loan from banks at floating interest rate, due December 20, 2016	4,500,000	0.600%	4,500,000	0.618%
Unsecured loan from a bank and a trust bank at floating interest rate, due March 20, 2017	3,900,000	0.600%	3,900,000	0.618%
Unsecured loans from banks and an insurance company at fixed interest rate, due March 20, 2017	2,500,000	0.993%	2,500,000	0.993%
Unsecured loan from banks and a trust bank at floating interest rate, due March 20, 2017	5,500,000	0.600%	5,500,000	0.618%
Unsecured loan from a trust bank at floating interest rate, due March 20, 2017	3,500,000	0.500%	3,500,000	0.518%
Unsecured loan from a bank at fixed interest rate, due March 20, 2017	1,000,000	0.922%	1,000,000	0.922%
Unsecured loan from a bank at fixed interest rate, due June 20, 2017	1,700,000	2.142%	1,750,000	2.142%
Unsecured loan from a bank at floating interest rate, due June 20, 2017	1,300,000	0.550%	1,300,000	0.568%
Unsecured loan from banks at floating interest rate, due June 20, 2017	2,300,000	0.550%	2,300,000	0.568%
Unsecured loan from a trust bank at floating interest rate, due June 20, 2017	2,500,000	0.500%	2,500,000	0.518%
Unsecured loan from a bank at floating interest rate, due June 20, 2017	2,400,000	0.450%	2,400,000	0.468%
Unsecured loan from a bank at fixed interest rate, due September 20, 2017	4,400,000	0.740%	4,400,000	0.740%
Unsecured loan from a bank at floating interest rate, due March 20, 2018	3,000,000	0.600%	3,000,000	0.618%
Unsecured loan from a bank at floating interest rate, due March 20, 2018	2,200,000	0.500%	2,200,000	0.518%
Unsecured loan from a bank at floating interest rate, due March 20, 2018	3,000,000	0.450%	3,000,000	0.454%
Unsecured loan from banks at floating interest rate, due March 20, 2018	3,823,000	0.450%	3,823,000	0.454%

Unsecured loan from a trust bank at floating interest rate, due June 20, 2018	2,000,000	0.416% (Note 2)	2,000,000	0.420% (Note 2)
Unsecured loan from banks and a federation at floating interest rate, due June 20, 2018	3,500,000	0.450%	-	-
Unsecured loan from a trust bank at floating interest rate, due June 20, 2018	1,000,000	0.415% (Note 3)	-	-
Unsecured loan from a bank at fixed interest rate, due June 20, 2018	1,500,000	0.830%	-	-
Unsecured loan from a bank at fixed interest rate, due September 20, 2018	2,800,000	1.464%	2,800,000	1.464%
Unsecured loan from banks and a trust bank at floating interest rate, due September 20, 2018	2,500,000	0.449%	-	-
Unsecured loan from a bank at fixed interest rate, due September 20, 2018	1,000,000	0.781%	-	-
Unsecured loan from a bank at fixed interest rate, due September 20, 2018	1,000,000	0.688%	-	-
Unsecured loan from a bank at floating interest rate, due March 20, 2019	3,500,000	0.500%	3,500,000	0.505%
Unsecured loan from a bank at fixed interest rate, due March 20, 2019	1,000,000	0.753%	-	-
Unsecured loan from a bank at floating interest rate, due June 20, 2019	4,500,000	0.650%	4,500,000	0.668%
Unsecured loan from a bank at fixed interest rate, due June 20, 2019	2,200,000	0.960%	2,200,000	0.960%
Unsecured loan from a bank at floating interest rate, due June 20, 2019	2,000,000	0.480%	2,000,000	0.480%
Unsecured loan from a bank at fixed interest rate, due June 20, 2019	1,000,000	1.056%	1,000,000	1.056%
Unsecured loan from banks at a floating interest rate, due September 20, 2019	6,207,000	0.500%	6,207,000	0.504%
Unsecured loan from a bank at fixed interest rate, due March 23, 2020	4,000,000	0.800%	4,000,000	0.800%
Unsecured loan from a bank at fixed interest rate, due March 23, 2020	2,427,000	0.780%	2,427,000	0.780%
Unsecured loan from banks and a trust bank at floating interest rate, due March 23, 2020	2,417,000	0.530%	2,417,000	0.534%
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	0.530%	-	-
Unsecured loan from a trust bank at floating interest rate, due September 23, 2020	4,500,000	0.550%	4,500,000	0.555%
Unsecured loan from a trust bank at floating interest rate, due September 23, 2020	3,283,000	0.550%	3,283,000	0.554%
Unsecured loan from an insurance company at fixed interest rate, due September 23, 2020	1,000,000	1.000%	-	-
Unsecured loan from a bank at fixed interest rate, due September 23, 2020	2,400,000	0.826%	-	-
Unsecured loan from a bank at fixed interest rate, due September 23, 2020	2,500,000	0.888%	-	-
Total	¥ 166,833,000		¥ 170,856,000	

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 borrowing, and is rounded to the nearest third decimal place.
2. The interest rate for this borrowing is, in effect, fixed at 0.778% due to the execution of an interest rate swap agreement.
3. The interest rate for this borrowing is, in effect, fixed at 0.735% due to the execution of an interest rate swap agreement.

8. CORPORATE BONDS

Corporate bonds at November 30, 2013 and May 31, 2013 consisted of the following:

	End of 20th Fiscal Period (As of November 30, 2013)		End of 19th Fiscal Period (As of May 31, 2013)	
	Amount (Thousands of yen)	Interest rate	Amount (Thousands of yen)	Interest rate
Series 2 unsecured bonds, due July 10, 2015	¥ 10,000,000	1.91%	¥ 10,000,000	1.91%
Series 3 unsecured bonds, due June 17, 2013	-	1.55%	10,000,000	1.55%
Series 4 unsecured bonds, due December 17, 2013	15,000,000	1.38%	15,000,000	1.38%
Series 5 unsecured bonds, due December 16, 2014	7,000,000	1.00%	7,000,000	1.00%
Series 6 unsecured bonds, due December 9, 2016	3,000,000	1.12%	3,000,000	1.12%
Series 7 unsecured bonds, due July 5, 2017	6,500,000	0.95%	6,500,000	0.95%
Series 8 unsecured bonds, due August 5, 2016	10,000,000	0.80%	10,000,000	0.80%
Series 9 unsecured bonds, due December 19, 2016	10,000,000	0.62%	10,000,000	0.62%
Series 10 unsecured bonds, due December 12, 2017	4,000,000	0.69%	4,000,000	0.69%
Series 11 unsecured bonds, due May 30, 2018	8,000,000	0.69%	8,000,000	0.69%
Series 12 unsecured bonds, due May 30, 2018	2,000,000	0.69%	2,000,000	0.69%
Series 13 unsecured bonds, due November 20, 2018	13,000,000	0.47%	-	-
Series 14 unsecured bonds, due November 20, 2018	2,000,000	0.47%	-	-
Total	¥ 90,500,000		¥ 85,500,000	

9. OPERATING REVENUES AND EXPENSES

Operating revenues and expenses for the fiscal periods ended November 30, 2013 and May 31, 2013 were as follows:

	Thousands of yen	
	20th Fiscal Period (June 1, 2013 - November 30, 2013)	19th Fiscal Period (December 1, 2012 - May 31, 2013)
Operating Revenues	¥ 17,084,198	¥ 15,855,334
Rental Revenues	15,859,356	14,805,971
Rental revenues	14,031,694	13,006,943
Common area charges	1,310,213	1,296,283
Parking revenues	422,337	410,832
Other	95,112	91,913
Other Rental Revenues	1,224,842	1,049,363
Incidental revenues	1,103,016	915,627
Temporary revenues (including cancellation charges)	52,446	66,002
Other miscellaneous revenues	69,380	67,734
Property-Related Expenses	7,771,625	7,282,408
Property and other taxes	1,355,594	1,315,255
Property management fees	1,106,996	1,104,448
Utilities	1,184,814	959,246
Casualty insurance	21,752	20,366
Repairs and maintenance	304,612	266,297
Depreciation and amortization	3,484,282	3,287,464
Other rental expenses	313,575	329,332
Profit from rental activities	¥ 9,312,573	¥ 8,572,926

10. GAIN ON SALE OF PROPERTIES

Gain on sale of properties for the fiscal periods ended November 30, 2013 and May 31, 2013 were as follows:

(20th Fiscal Period: June 1, 2013 – November 30, 2013)

<u>T&G Yotsuya Mansion</u>	Thousands of yen
Revenue from sale of properties	¥ 1,280,000
Cost of sale of properties	1,117,111
Other sales expenses	50,846
Gain on sale of properties	¥ 112,043

<u>Omori City Building</u>	Thousands of yen
Revenue from sale of properties	¥ 4,370,000
Cost of sale of properties	3,980,289
Other sales expenses	169,818
Gain on sale of properties	¥ 219,893

(19th Fiscal Period: December 1, 2012 – May 31, 2013)

<u>Pacific Marks Shinkawa</u>	Thousands of yen
Revenue from sale of properties	¥ 2,900,000
Cost of sale of properties	2,727,624
Other sales expenses	114,962
Gain on sale of properties	¥ 57,414

<u>Excellia Magome</u>	Thousands of yen
Revenue from sale of properties	¥ 620,000
Cost of sale of properties	578,406
Other sales expenses	26,519
Gain on sale of properties	¥ 15,075

11. LOSS ON SALE OF PROPERTIES

Loss on sale of properties for the fiscal period ended November 30, 2013 was as follows:

(20th Fiscal Period: June 1, 2013 – November 30, 2013)

<u>Ropponmatsu Court</u>	Thousands of yen
Revenue from sale of properties	¥ 525,000
Cost of sale of properties	656,976
Other sales expenses	21,781
Loss on sale of properties	¥ 153,757

In addition, there was no applicable information on loss on sale of properties for the fiscal period ended May 31, 2013.

12. INCOME TAXES

The significant components of deferred tax assets and deferred tax liabilities at November 30, 2013 and May 31, 2013 were summarized as follows:

		(Thousands of yen)	
20th Fiscal Period (As of November 30, 2013)		19th Fiscal Period (As of May 31, 2013)	
(Deferred tax assets – non current)		(Deferred tax assets – current)	
Valuation difference on assets acquired by merger	¥24,716,567	Loss on valuation of investment securities	¥ 8,875
Other	510	Subtotal	8,875
Subtotal	24,717,077	Valuation allowance	(8,875)
Valuation allowance	(24,717,077)	Total	-
Total	-	(Deferred tax assets – non current)	
Total deferred tax assets	-	Valuation difference on assets acquired by merger	24,576,886
(Net deferred tax assets)	-	Other	612
		Subtotal	24,577,498
		Valuation allowance	(24,577,498)
		Total	-
		Total 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, 2013 and May 31, 2013 were summarized as follows:

	20th Fiscal Period (As of November 30, 2013)	19th Fiscal Period (As of May 31, 2013)
Statutory tax rate	36.59%	36.59%
Distributions of tax-deductible dividends	(38.88)	(33.65)
Changes in valuation allowance	2.29	(2.93)
Other	0.01	0.00
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. Based on this policy, United Urban decided to distribute ¥6,339,979 thousand, which is a total of unappropriated profit at the end of the period of ¥5,251,622 thousand and reversal of reserve for distribution ¥1,088,357 thousand (of the balance of reserve for distribution, ¥9,275,511 thousand) for the 19th fiscal period, and distribute ¥6,545,498 thousand, which is a total of unappropriated profit at the end of the period of ¥6,113,271 thousand and reversal of reserve for distribution ¥432,227 thousand (of the balance of reserve for distribution, ¥8,187,155 thousand) for the 20th fiscal period. 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 assets 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 (no outstanding balance of debt at the end of the 20th fiscal period) 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, 2013 and May 31, 2013 are as follows. However, the following table does not include the financial instruments whose fair values are deemed extremely difficult to measure. (Note 2)

(20th Fiscal Period: As of November 30, 2013)

(Thousands of yen)			
	Carrying amounts on the balance sheet	Fair value (Note 1)	Differences
(1) Cash and bank deposits	¥ 23,444,839	¥ 23,444,839	-
(2) Cash and bank deposits in trust	21,000,167	21,000,167	-
(3) Securities	15,000,000	15,000,000	-
Total assets	¥ 59,445,006	¥ 59,445,006	-
(4) Current portion of corporate bonds	¥ 15,000,000	¥ 15,007,500	¥ 7,500
(5) Long-term debt due for repayment within one year	29,176,000	29,264,192	88,192
(6) Corporate bonds	75,500,000	76,190,250	690,250
(7) Long-term debt	137,657,000	136,806,741	(850,259)
(8) Leasehold and security deposits received in trust	536,337	559,416	23,079
Total liabilities	¥ 257,869,337	¥ 257,828,099	¥ (41,238)
(9) Derivative transactions	-	-	-

(19th Fiscal Period: As of May 31, 2013)

(Thousands of yen)			
	Carrying amounts on the balance sheet	Fair value (Note 1)	Differences
(1) Cash and bank deposits	¥ 20,711,221	¥ 20,711,221	-
(2) Cash and bank deposits in trust	19,680,100	19,680,100	-
(3) Securities	10,000,000	10,000,000	-
Total assets	¥ 50,391,321	¥ 50,391,321	-
(4) Current portion of corporate bonds	¥ 25,000,000	¥ 25,078,500	¥ 78,500
(5) Long-term debt due for repayment within one year	45,199,000	45,440,890	241,890
(6) Corporate bonds	60,500,000	60,753,300	253,300

(7) Long-term debt	125,657,000	123,715,722	(1,941,278)
(8) Leasehold and security deposits received in trust	536,337	552,944	16,607
Total liabilities	¥ 256,892,337	¥ 255,541,356	¥ (1,350,981)
(9) Derivative transactions	-	-	-

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) Securities

As these securities are negotiable deposits, which 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.

(4) Current portion of corporate bonds / (6) Corporate bonds

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

(5) Long-term debt due for repayment within one year / (7) 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 "20. 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.

(8) Leasehold and security deposits received in trust

The fair value of these is based on the method of calculating by discounting the future cash flows of such by the rate that takes into account the credit risks and the remaining term until the repayment deadline.

(9) Derivative transactions

Please refer to "20. Derivative Transactions".

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

	Thousands of yen	
	20th Fiscal Period (As of November 30, 2013)	19th Fiscal Period (As of May 31, 2013)
Investment securities *1 *2	-	¥ 2,953
Leasehold and security deposits received *3	¥ 2,649,729	2,621,180
Leasehold and security deposits received in trust *3	¥ 23,667,378	¥ 23,317,466

*1 Concerning investment securities (anonymous association equity interests), discerning the fair value is concluded to be extremely difficult since there is no market price and future cash flows cannot be reasonably estimated. Therefore, fair value disclosure is not required.

*2 Concerning investment securities (anonymous association equity interests), an impairment loss of ¥25,980 thousand was recorded in the 19th fiscal period.

*3 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 and debt securities held to maturity to be repaid subsequent to November 30, 2013 and May 31, 2013

(20th Fiscal Period: As of November 30, 2013)

	(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	¥ 23,444,839	-	-	-	-	-
Cash and bank deposits in trust	21,000,167	-	-	-	-	-
Securities	15,000,000	-	-	-	-	-
Total	¥ 59,445,006	-	-	-	-	-

(19th Fiscal Period: As of May 31, 2013)

(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	¥ 20,711,221	-	-	-	-	-
Cash and bank deposits in trust	19,680,100	-	-	-	-	-
Securities	10,000,000	-	-	-	-	-
Total	¥ 50,391,321	-	-	-	-	-

4 Amount of borrowings and corporate bonds to be repaid subsequent to November 30, 2013 and May 31, 2013

(20th Fiscal Period: As of November 30, 2013)

(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	¥15,000,000	¥ 17,000,000	¥ 10,000,000	¥ 19,500,000	¥ 29,000,000	-
Long-term debt	29,176,000	4,250,000	18,600,000	37,500,000	27,323,000	¥ 49,984,000
Total	¥ 44,176,000	¥ 21,250,000	¥ 28,600,000	¥ 57,000,000	¥ 56,323,000	¥ 49,984,000

(19th Fiscal Period: As of May 31, 2013)

(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	¥ 25,000,000	¥ 7,000,000	¥ 10,000,000	¥ 23,000,000	¥ 20,500,000	-
Long-term debt	45,199,000	15,750,000	5,000,000	36,500,000	26,673,000	¥ 41,734,000
Total	¥ 70,199,000	¥ 22,750,000	¥ 15,000,000	¥ 59,500,000	¥ 47,173,000	¥ 41,734,000

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, 2013 and May 31, 2013 are as follows:

(Thousands of yen)

Type of Use		20th Fiscal Period (June 1, 2013 - November 30, 2013)	19th Fiscal Period (December 1, 2012 - May 31, 2013)
Retail properties	Carrying amount on the balance sheet (Note 1)		
	Balance at the beginning of the period	¥ 164,084,375	¥ 130,473,308
	Change during the period (Note 2)	3,647,757	33,611,067
	Balance at the end of the period	167,732,132	164,084,375
	Fair value at the end of the period (Note 3)	¥ 170,048,000	¥ 162,818,000
Office buildings	Carrying amount on the balance sheet (Note 1)		
	Balance at the beginning of the period	¥ 196,772,804	¥ 199,273,496
	Change during the period (Note 2)	(4,752,946)	(2,500,692)
	Balance at the end of the period	192,019,858	196,772,804
	Fair value at the end of the period (Note 3)	¥ 202,857,000	¥ 207,608,000
Hotels	Carrying amount on the balance sheet (Note 1)		
	Balance at the beginning of the period	¥ 59,823,358	¥ 52,723,951
	Change during the period (Note 2)	(311,537)	7,099,407
	Balance at the end of the period	59,511,821	59,823,358
	Fair value at the end of the period (Note 3)	¥ 60,415,000	¥ 59,424,000

Residential properties	Carrying amount on the balance sheet (Note 1)		
	Balance at the beginning of the period	¥ 35,308,112	¥ 36,299,046
	Change during the period (Note 2)	(677,436)	(990,934)
	Balance at the end of the period	34,630,676	35,308,112
	Fair value at the end of the period (Note 3)	¥ 38,382,000	¥ 38,059,000
Others	Carrying amount on the balance sheet (Note 1)		
	Balance at the beginning of the period	¥ 6,845,456	¥ 1,751,026
	Change during the period (Note 2)	4,261,200	5,094,430
	Balance at the end of the period	11,106,656	6,845,456
	Fair value at the end of the period (Note 3)	¥ 11,530,000	¥ 7,040,000
Total	Carrying amount on the balance sheet (Note 1)		
	Balance at the beginning of the period	¥ 462,834,105	¥ 420,520,827
	Change during the period (Note 2)	2,167,038	42,313,278
	Balance at the end of the period	465,001,143	462,834,105
	Fair value at the end of the period (Note 3)	¥ 483,232,000	¥ 474,949,000

- Notes: 1 The carrying amount on the balance sheet is the acquisition value (including the expenses incidental to the acquisition) less accumulated depreciation.
- 2 Of the "Change during the period" for the 20th fiscal period, the amount of the increase is primarily attributable to acquisition of three new properties (total: ¥10,376,275 thousand) and capital expenditures (¥1,034,104 thousand). And the amount of the decrease is primarily attributable to the sale of three properties (¥5,754,376 thousand), and the depreciation and amortization (¥3,477,617 thousand).
Of the "Change during the period" for the 19th fiscal period, the amount of the increase is primarily attributable to acquisition of five new properties and one compartmentalized ownership (total: ¥47,501,925 thousand) and capital expenditures (¥1,432,826 thousand). And the amount of the decrease is primarily attributable to the sale of two properties (¥3,306,030 thousand), and the depreciation and amortization (¥3,287,464 thousand).
- 3 The "Fair value at the end of the 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 "9. OPERATING REVENUES AND EXPENSES."

15. TRANSACTIONS WITH RELATED PARTIES

(20th Fiscal Period: June 1, 2013 – November 30, 2013)

1. Asset Management Companies and Related Parties, etc.

Thousands of yen							
Company Name	Section	Share of Voting Rights (%)	Concurrently Serving Directors	Description of Transaction	Amount of Transaction (Note 1)	Account	Balance at the End of the Period (Note 1)
Marubeni Asset Management Co., Ltd.	Investing	-	None	Brokerage commissions	¥ 226,650	-	-
MG Leasing Corporation	Leasing	-	None	Acquisition of trust beneficial interest in real estate (Note 2)	1,380,000	-	-
Marubeni Community Co., Ltd.	Real estate management	-	None	Property leasing	68,884	Leasehold and security deposits received	¥ 19,030
				Property management fees	206,658	Trade accounts payable	37,576
				Construction management fees	3,946	Trade accounts payable	3,162
				Construction costs	26,316	Trade accounts payable	19,083
				Utilities	1,955	Trade accounts payable	277
				Other rental expenses	7,144	Trade accounts payable	654
Marubeni Real Estate Co., Ltd.	Real estate	-	None	Property management fees	23,966	Trade accounts payable	2,763
				Construction management fees	6,225	Trade accounts payable	5,178
				Other rental expenses (including communication expenses)	265	Trade accounts payable	126

Marubeni Corporation	Wholesale industry	0.3	None	Property leasing	59,400	Leasehold and security deposits received	19,800
						Rent received in advance	9,900
				Utilities	127,950	Trade accounts payable	23,243
The Daiei, Inc. (Note 4)	Supermarket	-	None	Property leasing	289,246	-	-
				Property management fees	710	-	-
The Maruetsu, Inc.	Supermarket	-	None	Property leasing	72,275	Leasehold and security deposits received	739,000
						Rent received in advance	12,648
TIPNESS LIMITED	Fitness club operator	-	None	Property leasing	43,040	Leasehold and security deposits received	70,246
						Rent received in advance	7,532
				Other rental revenues	24,196	Rent receivables	4,273

Notes: 1. "Amount of Transaction" is exclusive of consumption tax; however, "Balance at the End of the Period" is inclusive of consumption tax.
2. Acquisition of trust beneficial interest in real estate refers to United Urban's acquisition of "GRAND-ROUGE Nakanoshima-minami" from MG Leasing Corporation. "Amount of Transaction" is the price indicated in the sale and purchase agreement, which does not include acquisition costs (brokerage commission, property taxes, etc.).
3. Decisions relating to the terms and conditions of these related party transactions are based on market forces.
4. As a result of a takeover bid for The Daiei, Inc. ("Daiei") through a tender offer notification dated July 25, 2013, Daiei no longer falls under the category of "related parties, etc." on or after August 27, 2013. Therefore, as for Daiei, figures regarding the transactions until August 26, 2013 are stated.

2. Asset Custodian

Thousands of yen						
Company Name	Section	Share of Voting Rights (%)	Description of Transaction	Amount of Transaction (Note 1)	Account	Balance at the End of the Period (Note 1)
Sumitomo Mitsui Trust Bank, Limited	Trust bank	-	New long-term debt	¥ 1,000,000	Long-term debt	¥ 23,083,000
			Repayment of long-term debt due for repayment within one year	3,676,000	Long-term debt due for repayment within one year	9,905,000
			Interest expenses	139,459	Accrued expenses	18,167
			Loan expenses	93,472	Long-term prepaid expenses	371,679
					Prepaid expenses	9,568
					Accrued expenses	3,121
			Commissions related to corporate bonds	4,605	Prepaid expenses	196
			Custodian fees	18,713	-	-
			Agent commissions	28,168	Accrued expenses	2,176

Notes: 1. "Amount of Transaction" is exclusive of consumption tax; however, "Balance at the End of the Period" is inclusive of consumption tax.
2. Decisions relating to the terms and conditions of these related party transactions are based on market forces.

(19th Fiscal Period: December 1, 2012 – May 31, 2013)

1. Asset Management Companies and Related Parties, etc.

Thousands of yen							
Company Name	Section	Share of Voting Rights (%)	Concurrently Serving Directors	Description of Transaction	Amount of Transaction (Note 1)	Account	Balance at the End of the Period (Note 1)
Marubeni Asset Management Co., Ltd.	Investing	-	None	Brokerage commissions	¥ 242,850	-	-

Marubeni Community Co., Ltd.	Real estate management	-	None	Property leasing	76,368	Rent receivables	¥ 3,370
						Leasehold and security deposits received	30,655
				Property management fees	143,415	Trade accounts payable	32,526
				Construction management fees	1,226	Trade accounts payable	839
				Construction costs	16,301	Trade accounts payable	7,723
				Utilities	1,640	Trade accounts payable	250
				Other rental expenses	6,750	Trade accounts payable	229
Marubeni Real Estate Co., Ltd.	Real estate	-	None	Property management fees	31,567	Trade accounts payable	3,864
				Construction management fees	12,593	Trade accounts payable	2,746
				Other rental expenses (including communication expenses)	96	Trade accounts payable	12
Marubeni Corporation	Wholesale industry	0.3	None	Acquisition of trust beneficial interest in real estate (Note 2)	2,000,000	-	-
				Property leasing	59,400	Leasehold and security deposits received	19,800
						Rent received in advance	9,900
				Utilities	97,809	Trade accounts payable	21,460
The Daiei, Inc.	Supermarket	-	None	Property leasing	611,360	Leasehold and security deposits received	765,600
						Rent received in advance	106,988
				Property management fees	1,500	-	-
The Maruetsu, Inc.	Supermarket	-	None	Property leasing	72,275	Leasehold and security deposits received	739,000
						Rent received in advance	12,648
TIPNESS LIMITED	Fitness club operator	-	None	Property leasing	43,040	Leasehold and security deposits received	70,246
						Rent received in advance	7,532
				Other rental revenues	24,291	Rent receivables	4,139

Notes: 1. "Amount of Transaction" is exclusive of consumption tax; however, "Balance at the End of the Period" is inclusive of consumption tax.
2. Acquisition of trust beneficial interest in real estate refers to United Urban's acquisition of "HOTEL ROUTE-INN Nagoya Imaike Ekimae" from Marubeni Corporation. "Amount of Transaction" is the price indicated in the sale and purchase agreement, which does not include acquisition costs (brokerage commission, property taxes, etc.).
3. Decisions relating to the terms and conditions of these related party transactions are based on market forces.

2. Asset Custodian

Thousands of yen						
Company Name	Section	Share of Voting Rights (%)	Description of Transaction	Amount of Transaction (Note 1)	Account	Balance at the End of the Period (Note 1)
Sumitomo Mitsui Trust Bank, Limited	Trust bank	-	New long-term debt	¥ 7,783,000	Long-term debt	¥ 25,933,000
			Repayment of long-term debt due for repayment within one year	5,983,000	Long-term debt due for repayment within one year	9,731,000
			Interest expenses	160,271	Accrued expenses	53,209

			Loan expenses	100,293	Long-term prepaid expenses	403,093
					Prepaid expenses	12,232
					Accrued expenses	3,353
			Commissions related to corporate bonds	9,090	Prepaid expenses	195
			Custodian fees	22,731	-	-
			Agent commissions	24,078	Accrued expenses	2,046
			Brokerage commissions	147,600	-	-

Notes: 1. "Amount of Transaction" is exclusive of consumption tax; however, "Balance at the End of the Period" is inclusive of consumption tax.
2. Decisions relating to the terms and conditions of these related party transactions are based on market forces.

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, 2013 and May 31, 2013 for the fiscal periods then ended are summarized as follows:

	Yen	
	20th Fiscal Period (June 1, 2013 - November 30, 2013)	19th Fiscal Period (December 1, 2012 - May 31, 2013)
Net assets per unit	¥ 99,605	¥ 98,958
Net income per unit	¥ 2,586	¥ 2,396
Average number of investment units during the period (units)	2,363,119	2,191,390

17. SUPPLEMENTAL CASH FLOW INFORMATION

Cash and cash equivalents at November 30, 2013 and May 31, 2013 were as follows:

	Thousands of yen	
	End of 20th Fiscal Period (As of November 30, 2013)	End of 19th Fiscal Period (As of May 31, 2013)
Cash and bank deposits	¥ 44,445,006	¥ 40,391,321
Restricted deposits with a bank (Note)	(207,164)	(207,144)
Securities	15,000,000	10,000,000
Cash and cash equivalents	¥ 59,237,842	¥ 50,184,177

Note: "Restricted deposits with a bank" means the bank deposits in trust reserved for the refund of security deposits received from tenants.

18. LEASES

United Urban leases properties on which rental revenue is earned. At November 30, 2013 and May 31, 2013, future lease revenues under non-cancelable operating leases are summarized as follows:

	Thousands of yen	
	End of 20th Fiscal Period (As of November 30, 2013)	End of 19th Fiscal Period (As of May 31, 2013)
Due within one year	¥ 13,183,605	¥ 12,509,706
Due over one year	47,676,150	45,881,710
Total	¥ 60,859,755	¥ 58,391,416

19. SECURITIES

1. Debt securities held to maturity

(End of 20th Fiscal Period: As of November 30, 2013)

Category	Type	Balance Sheet Amount (Thousands of yen)	Fair Value (Thousands of yen)	Differences (Thousands of yen)
Securities whose fair value does not exceed balance sheet amount	Negotiable deposit	¥ 15,000,000	¥ 15,000,000	-

(End of 19th Fiscal Period: As of May 31, 2013)

Category	Type	Balance Sheet Amount (Thousands of yen)	Fair Value (Thousands of yen)	Differences (Thousands of yen)
Securities whose fair value does not exceed balance sheet amount	Negotiable deposit	¥ 10,000,000	¥ 10,000,000	-

2. Other securities

(End of 20th Fiscal Period: As of November 30, 2013)

There was no applicable information on other securities to be presented for the fiscal period ended November 30, 2013.

(End of 19th Fiscal Period: As of May 31, 2013)

Concerning the anonymous association equity interest (investment securities: ¥2,953 thousand), discerning the fair value is concluded to be extremely difficult since there is no market price and future cash flows cannot be reasonably estimated. Therefore, fair value disclosure is not required.

20. DERIVATIVE TRANSACTIONS

1. Derivative transactions not subject to hedge accounting

Fiscal period ended November 30, 2013: None

Fiscal period ended May 31, 2013: None

2. Derivative transactions subject to hedge accounting

(20th Fiscal Period: As of November 30, 2013)

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		
Special treatment of interest-rate swaps	Interest-rate swaps (fixed rate payable and floating rate receivable)	Long-term debt	¥ 3,000,000	¥ 3,000,000	(Note)	-

Note: 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.

(19th Fiscal Period: As of May 31, 2013)

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		
Special treatment of interest-rate swaps	Interest-rate swaps (fixed rate payable and floating rate receivable)	Long-term debt	¥ 2,000,000	¥ 2,000,000	(Note)	-

Note: 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.

21. SUBSEQUENT EVENTS

Cash Distribution

On January 17, 2014, the Board of Directors of United Urban approved a resolution for the payment of a cash distribution of ¥2,750 per unit, amounting to ¥6,545,498 thousand in the aggregate, to unitholders of record as of November 30, 2013.

Independent Auditor's Report

The Board of Directors
United Urban Investment Corporation

We have audited the accompanying financial statements of United Urban Investment Corporation, which comprise the balance sheet as at November 30, 2013, and the statements of income and retained earnings, changes in unitholders' equity, and cash flows for the six-month period then ended and a summary of significant accounting policies and other explanatory information, all expressed in Japanese yen.

Management's Responsibility 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 designing and operating such internal control as management determines is necessary to enable the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in Japan. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. The purpose of an audit of the financial statements is not to express an opinion on the effectiveness of the entity's internal control, but in making these risk assessments the auditor considers internal controls relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of United Urban Investment Corporation as at November 30, 2013, and its financial performance and cash flows for the six-month period then ended in conformity with accounting principles generally accepted in Japan.

February 26, 2014

Ernst & Young ShinNihon LLC

Corporate Data

Set out below is certain corporate data of United Urban Investment Corporation (“United Urban”), as of November 30, 2013:

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:	¥199,230,469,066
Number of Unitholders:	25,097
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 Auditors:	Ernst & Young ShinNihon LLC Hibiya Kokusai Building, 2-2-3 Uchisaiwai-cho, Chiyoda-ku, Tokyo 100-0011, 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

<http://www.united-reit.co.jp/eng/>

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



Disclaimer

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

English terms for Japanese legal, accounting, tax, and business concepts used herein may not 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.

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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.

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