

Semiannual Report

Fortieth Fiscal Period

From June 1, 2023 to November 30, 2023

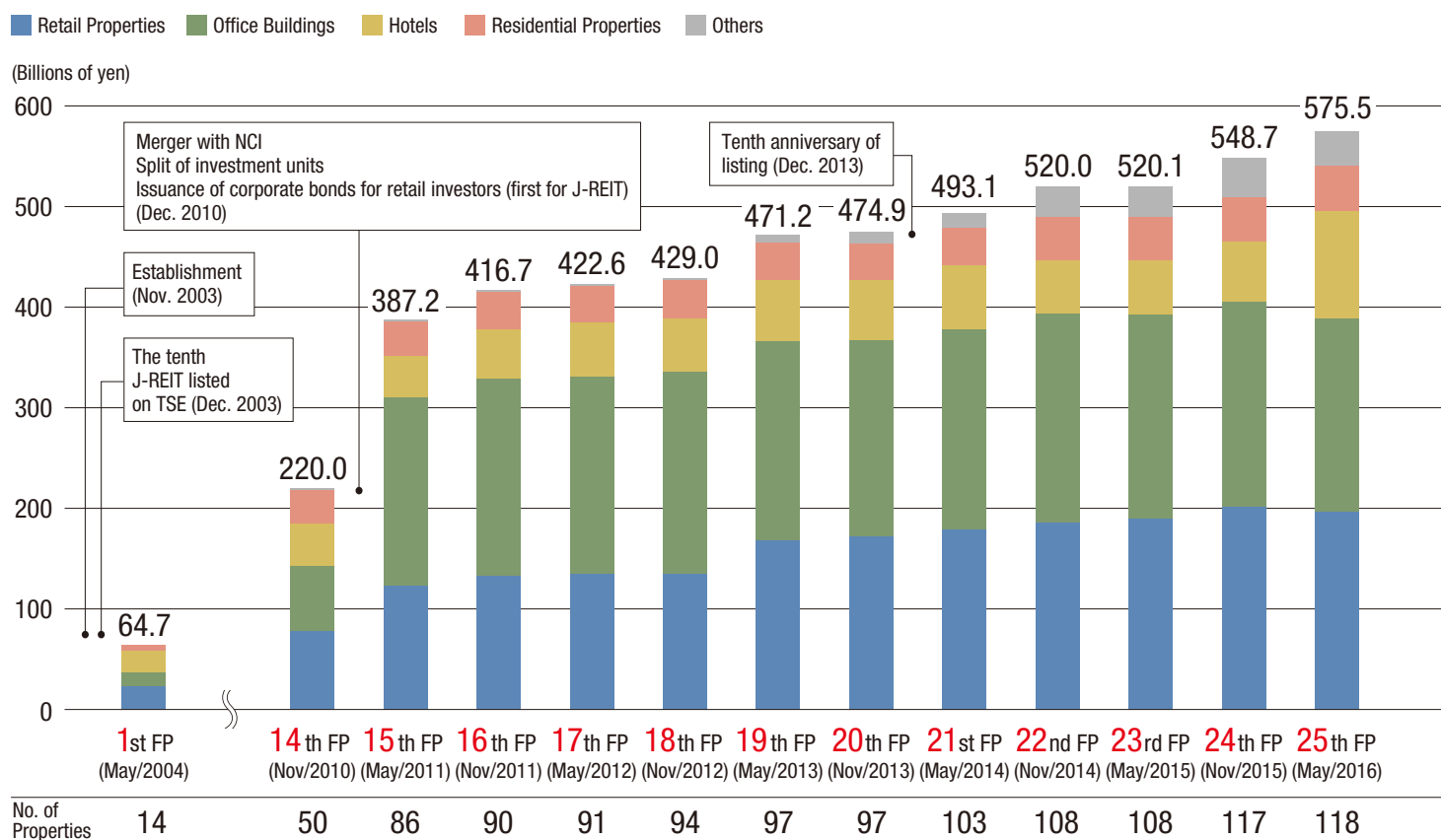


Profile

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

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

Growth of Assets (Note 1)



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



Contents

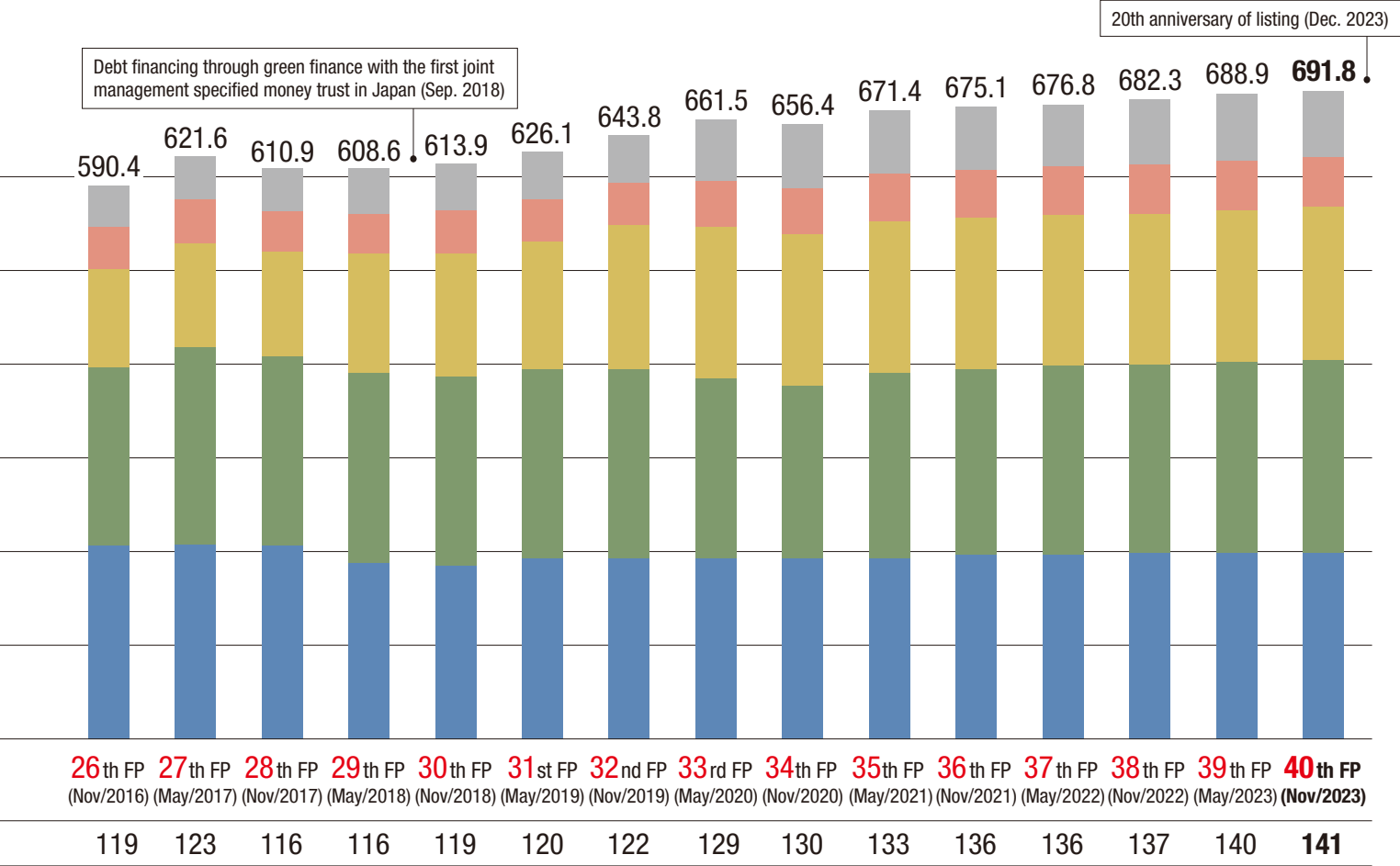
- 2 Key Figures
- 3 Financial Highlights
- 4 To Our Unitholders
- 5 Distinctive Features of United Urban
- 6 Acquisitions and Sales of Properties

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

Note: Japan REIT Advisors Co., Ltd., the asset management company that United Urban entrusts with asset management services, changed its corporate name to Marubeni REIT Advisors Co., Ltd. on December 1, 2023.

Marubeni

Marubeni
REIT Advisors



- 8 Investment Unit Information

9 Portfolio Properties

19 Financial Status

20 ESG Initiatives

23 Corporate Profile

24 Profile of Asset Management Company

25 Performance Report

54 Financial Section

Key Figures (As of November 30, 2023)

Cash Distribution per Unit for the 40th Fiscal Period

¥3,371

Total Acquisition Price

¥692 billion

Number of Properties

141

Occupancy Rate

99.0%

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

44.5%

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

Ratings (December 31, 2023)



Long-term issuer rating

AA

Rating outlook: Stable

Total Amount of Retained Earnings (Note)

¥9,825 million

Note | Reserve for temporary difference adjustments and
reserve retained for distribution

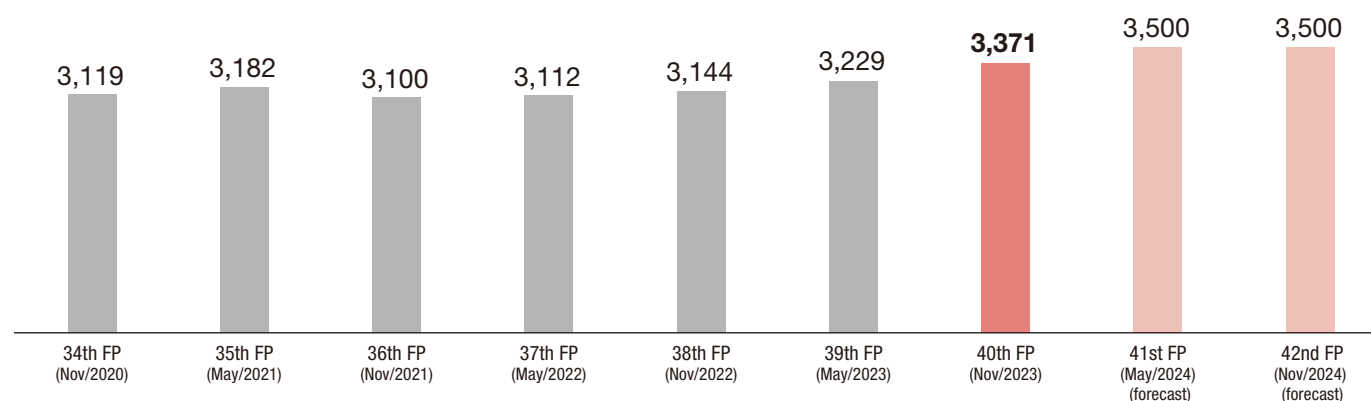
Financial Highlights

Financial Indicators

(Millions of yen, except per unit information)

	38th Fiscal Period June 1, 2022 – November 30, 2022	39th Fiscal Period December 1, 2022 – May 31, 2023	40th Fiscal Period June 1, 2023 – November 30, 2023	41st Fiscal Period December 1, 2023 – May 31, 2024 (forecast)	42nd Fiscal Period June 1, 2024 – November 30, 2024 (forecast)
Operating revenues	¥ 24,433	¥ 25,052	¥ 25,356	¥ 25,702	¥ 26,372
Operating income	10,627	10,903	11,408	11,897	11,913
Ordinary income	9,666	9,930	10,370	10,768	10,768
Net income	9,666	9,929	10,369	10,768	10,768
Total cash distribution	9,741	10,005	10,445	10,845	10,845
Cash distribution per unit (Yen)	3,144	3,229	3,371	3,500	3,500
Total assets	714,899	723,202	727,227	—	—
Total net assets	360,338	360,480	360,800	—	—
Net assets per unit (Yen)	116,291	116,336	116,440	—	—

Cash distribution per unit (Yen)



Cash distribution per unit forecast for the
41st Fiscal Period:

(From December 1, 2023 to May 31, 2024)

¥3,500

Cash distribution per unit forecast for the
42nd Fiscal Period:

(From June 1, 2024 to November 30, 2024)

¥3,500

Note: Cash distribution per unit forecast is our current expectations produced as of January 19, 2024, based on certain assumptions. Accordingly, the actual cash distributions per unit may differ from forecasts because of future acquisitions and sales of properties, real estate market trends and changes in other circumstances around United Urban. In addition, the forecasts are not guarantees of payment of any cash distributions by United Urban. For the latest information of forecasts, please refer to United Urban's website.

To Our Unitholders

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

On January 19, 2024, United Urban announced the financial results for the 40th fiscal period ended November 30, 2023.

Under our diversified investment policy, in this fiscal period, United Urban acquired two properties: one retail property and one development site for a hotel development project (total acquisition price: ¥4,500 million). In addition, we sold one residential property (sale price: ¥1,450 million) by comprehensively assessing the real estate sales market and the potential of our properties, etc. As a result, we improved the profitability of our property portfolio and achieved further qualitative improvement, such as refreshing some older properties.

For the 40th fiscal period, although instability continued, caused by concerns over the possibility of prolonged increases in global energy and raw material prices resulting from geopolitical risks and a possible economic slowdown due to persistent inflation in Europe and the United States, United Urban posted operating revenues of ¥25,356 million (an increase of ¥304 million over the previous fiscal period) and net income of ¥10,369 million (an increase of ¥440 million over the previous fiscal period). These increases were the result of our drive to improve profitability for each type of property and field by taking advantage of the increase in the number of overseas visitors to Japan and the steady demand in the real estate rental market. As a result, the cash distribution per unit for the 40th fiscal period reached ¥3,371 (an increase of ¥142 over the previous fiscal period).

Your continuing support and kind attention are highly appreciated.

In addition, Japan REIT Advisors Co., Ltd., the asset management company that United Urban entrusts with asset management services, changed its corporate name to Marubeni REIT Advisors Co., Ltd. (“MRA”) on December 1, 2023 in order to further deepen collaboration with its sponsor, the Marubeni Group. United Urban, together with MRA, will focus on stable management over the medium to long term with a view to improving our added value.

Kenmin Asatani (left)

Executive Officer
United Urban Investment Corporation

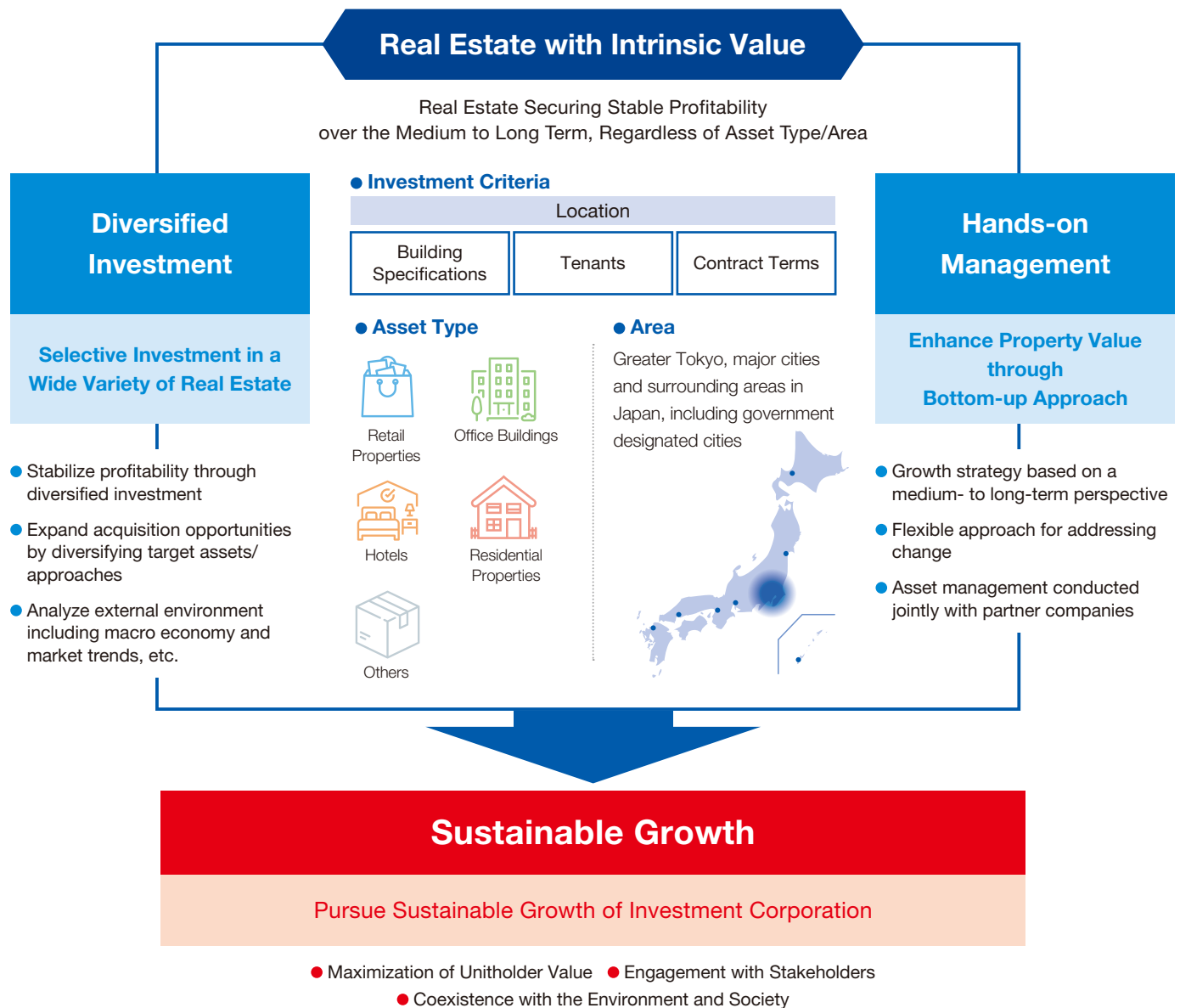
Junichi Batai (right)

President and Chief Executive Officer
Marubeni REIT Advisors Co., Ltd.



Distinctive Features of United Urban

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



Diversified Investment

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

Hands-on Management

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

Acquisitions and Sales of Properties

New Acquisition during the 40th Fiscal Period

A45 Higashi-Matsudo Shopping Center

RETAIL PROPERTIES



■ Location	Matsudo, Chiba
■ Structure and Scale	Residence: RC 19F Mall: S 1F
■ Completed	January 2018
■ Acquisition Date	June 1, 2023
■ Acquisition Price	¥2,200 million

- With supermarkets as a main tenant, the facility composes of tenants providing high living convenience, including drug stores and clinics.
- Located in Matsudo City, Chiba Prefecture, and a two-minute walk from Higashi-Matsudo Station, where there are three train lines, including JR and private railways.
- Within walking distance, there are parks, nurseries, libraries, and other public facilities, providing a good living environment.

C22 Hakata Gion Development Site (Hotel Development Project)

Hotels



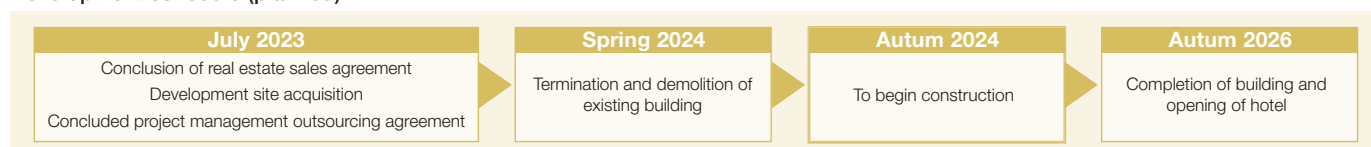
■ Location	Fukuoka, Fukuoka
■ Access	1-minute walk from Kushida Shrine Station (Fukuoka City Subway Nanakuma Line) 5-minute walk from Gion Station (Fukuoka City Subway Airport Line) 8-minute walk from Hakata Station (JR Line)
■ Site Area	690.66 m ² (Note 1)
■ Type of Ownership	Proprietary ownership
■ Acquisition Date	July 31, 2023
■ Acquisition Price	¥2,300 million (Note 2)

- Acquired this development site in the Hakata Gion area in Fukuoka.
- 8-minute walk from Hakata Station, a base for excursions in Kyushu. Located near Tenjin and Nakasu, one of largest commercial areas in Kyushu.
- 10 minutes to Fukuoka Airport by train. Further growth in demand is expected for accommodations for both business and tourism with the new runway addition that will open in 2025.



Notes: 1. Registration of parcel consolidation and parcel area correction was carried out on December 18, 2023. Changes are made from the land area at the time of acquisition.
2. The acquisition price of the land. The acquisition price of the buildings to be developed in the future has not been determined, as of January 19, 2024.

Development schedule (planned)



Sale of Property in the 40th Fiscal Period

D16 GRAND-ROUGE Sakae

RESIDENTIAL PROPERTIES 


Location	Nagoya, Aichi	Date of Sale	June 1, 2023
Completed	March 2006	Sale Price	¥1,450 million
Acquisition Date	November 30, 2006	Book Value ^(Note 2)	¥1,121 million
Acquisition Price	¥1,570 million	Gain or loss on Sale of Property	+¥310 million
Appraisal Value ^(Note 1)	¥1,430 million		

Notes: 1. As of May 31, 2023.
2. As of the date of sale.

- Acquired in 2006 for new construction. Maintained stable operation since acquisition.
- Decided to sell the property, considering prospective capital expenditure and conditions of real estate market.
- Reused proceeds from the sale for a new acquisition in the 40th fiscal period.

Hands-on Management

Achieved successful tenant replacement with less downtime through flexible leasing during the cancellation notice period based on a strong demand in Tokyo metropolitan area

OFFICE BUILDINGS	B4
Kojimachi Center Place	
5 sections 592 m ²	

- Located in 6 central wards of Tokyo (Chiyoda-ku, Tokyo)
- Average downtime to re-tenant: 10 days
- Rent increased by **6.8%** compared with before replacement



OFFICE BUILDINGS	B22
Pacific Marks Shin-Yokohama	
3 sections 736 m ²	

- Located in Tokyo metropolitan area (Yokohama City, Kanagawa)
- Average downtime to re-tenant: 19 days
- Rent increased by **25.9%** compared with before replacement



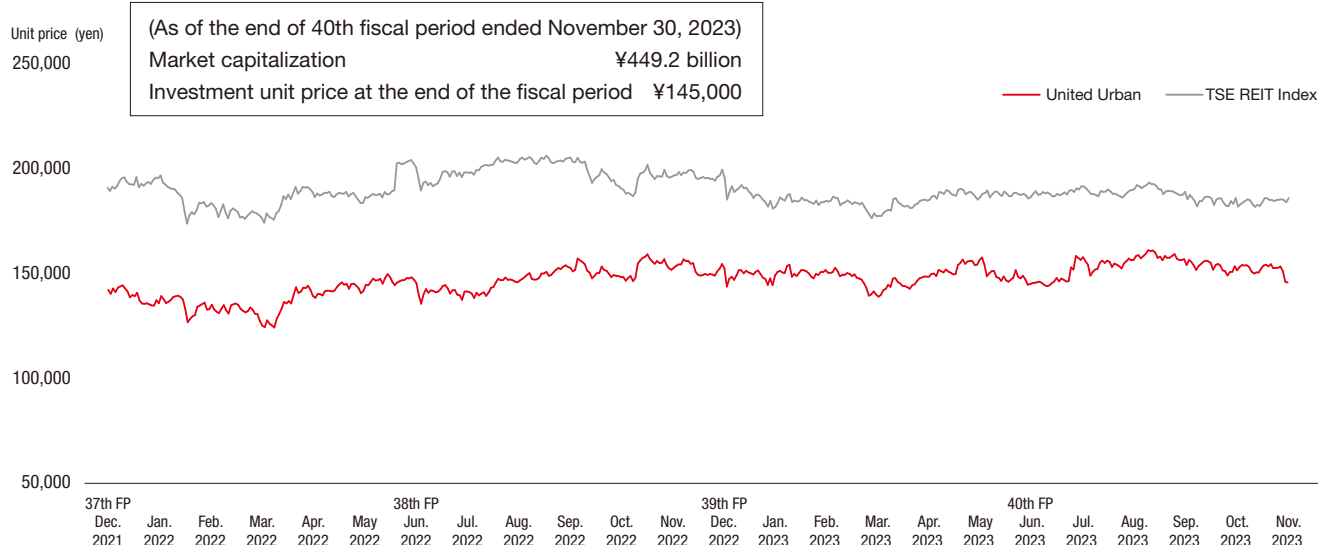
OFFICE BUILDINGS	B38
Yushima First Building	
1 section 573 m ²	

- Located in 23 wards of Tokyo (Bunkyo-ku, Tokyo)
- No downtime to re-tenant
- Rent increased by **8.9%** compared with before replacement



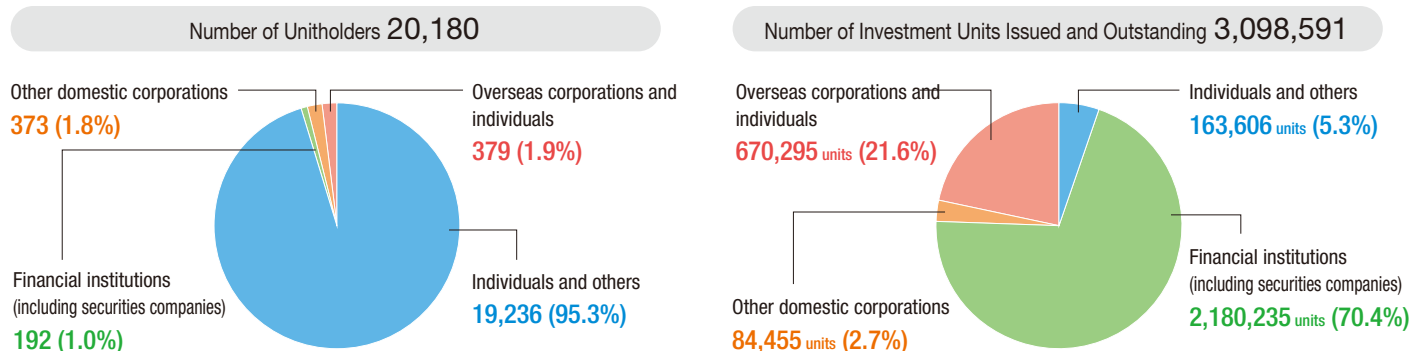
Investment Unit Information

Change in Unit Price



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

Breakdown of Unitholders (As of November 30, 2023)



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

Policy of Retained Earnings Utilization ^(Note)

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

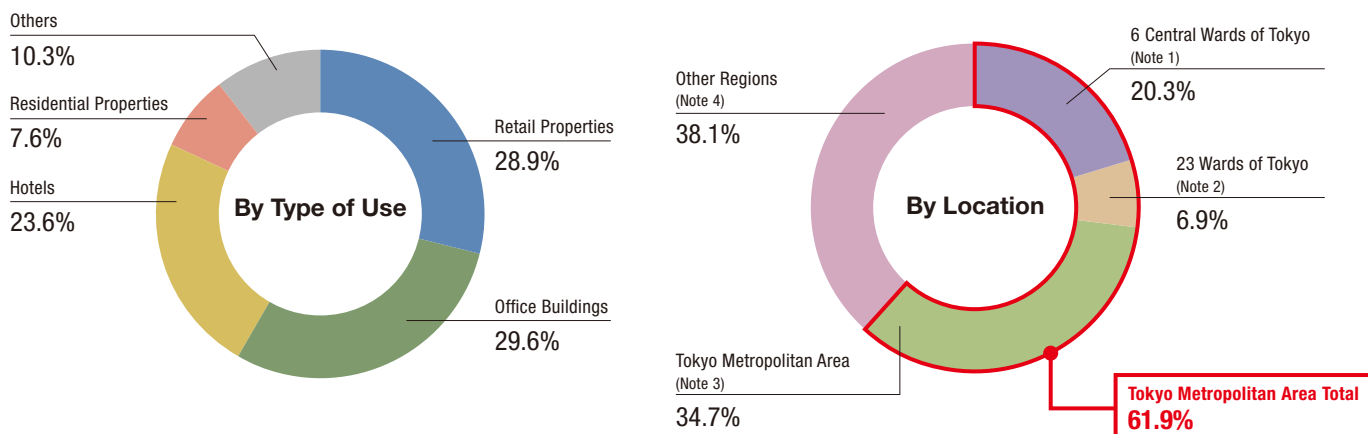
- Promotion of external growth with the flexible equity-raise**
United Urban will use retained earnings to mitigate the influence in such cases as the dilution of DPU arising from the issuance of new investment units. Flexibility of equity-finance corresponding to the economic and financial markets and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

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

Portfolio Properties

Portfolio Data

Portfolio Breakdown (Based on acquisition prices) (As of the end of 40th fiscal period ended November 30, 2023)



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

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

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

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

Occupancy Rate

	2023					
	End of June	End of July	End of August	End of September	End of October	End of November
Retail Properties	98.2%	98.2%	98.2%	99.3%	99.2%	99.2%
Office Buildings	97.0%	97.1%	97.6%	97.6%	98.0%	97.8%
Hotels	99.5%	99.5%	99.5%	99.5%	99.5%	99.5%
Residential Properties	96.9%	97.6%	97.8%	97.9%	98.2%	97.9%
Others	99.8%	99.8%	99.9%	99.9%	99.9%	99.9%
Total	98.4%	98.5%	98.6%	98.9%	99.0%	99.0%

Portfolio Properties

Portfolio Roster (As of the end of 40th fiscal period ended November 30, 2023)

No.	Property Name	Area	Location	Completion Date (Notes 1 & 4)	Acquisition Date (Note 2)	
Retail Properties						
A2	Joy Park Izumigaoka	Other Regions	Sakai, Osaka	Nov. 2000	Dec. 22, 2003	
A4	Luz Funabashi	Tokyo Metropolitan Area	Funabashi, Chiba	Mar. 1998	Sep. 17, 2004	
A6	TENJIN LUCE	Other Regions	Fukuoka, Fukuoka	Nov. 2005	Apr. 14, 2006	
A7	Tecc LAND Sakai Honten	Other Regions	Sakai, Osaka	May 2002	Apr. 28, 2006	
A8	Miyamae Shopping Center	Tokyo Metropolitan Area	Kawasaki, Kanagawa	Oct. 1993	Feb. 19, 2007	
A9	KONAMI SPORTS CLUB Korigaoka	Other Regions	Hirakata, Osaka	Dec. 2006	Jun. 29, 2007	
A10	ACTIOLE Minami-ikebukuro	23 Wards of Tokyo	Toshima-ku, Tokyo	Nov. 2006	Sep. 27, 2007	
A11	Tip's Machida Building	Tokyo Metropolitan Area	Machida, Tokyo	Jun. 1992	Dec. 27, 2007	
A12	Daiiei Takarazuka Nakayama	Other Regions	Takarazuka, Hyogo	Nov. 1997	Jan. 30, 2008	
A13	maricom-ISOGO / SYSTEM PLAZA YOKOHAMA (Site) ^(Note 5)	Tokyo Metropolitan Area	Yokohama, Kanagawa	—	Feb. 18, 2008	
A14	ACTIOLE Kannai	Tokyo Metropolitan Area	Yokohama, Kanagawa	Sep. 2007	Jun. 30, 2008	
A15	Shinsaibashi OPA Honkan	Other Regions	Osaka, Osaka	Nov. 1994	Dec. 1, 2010	
A19	Albore Jingumae	6 Central Wards of Tokyo	Shibuya-ku, Tokyo	Feb. 2006	Dec. 1, 2010	
A20	Albore Sendai	Other Regions	Sendai, Miyagi	Mar. 1997	Dec. 1, 2010	
A21	Mallage Kashiwa	Tokyo Metropolitan Area	Kashiwa, Chiba	Jun. 2004	Dec. 1, 2010	
A23	Ito-Yokado Owariasahi	Other Regions	Owariasahi, Aichi	Oct. 1998	Dec. 1, 2010	
A24	Yokohama Kariba Shopping Center	Tokyo Metropolitan Area	Yokohama, Kanagawa	Sep. 2007	Dec. 1, 2010	
A25	Luz Jiyugaoka	23 Wards of Tokyo	Meguro-ku, Tokyo	May 2009	Jun. 15, 2011	
A26	ACTIOLE Ichikawa	Tokyo Metropolitan Area	Ichikawa, Chiba	Apr. 2010	Jun. 15, 2011	
A27	Yokohama Aoba Shopping Center (Site)	Tokyo Metropolitan Area	Yokohama, Kanagawa	—	Oct. 31, 2011	
A28	Yamada Denki Tecc Land Aoba (Site)	Tokyo Metropolitan Area	Yokohama, Kanagawa	—	May 18, 2012	
A29	Yodobashi Camera Multimedia Kichijoji	Tokyo Metropolitan Area	Musashino, Tokyo	May 1974	Mar. 18, 2013	
A30	Kaden Sumairu-kan YAMADA Matsudo Honten	Tokyo Metropolitan Area	Matsudo, Chiba	Aug. 2009	Mar. 18, 2013	
A31	Luz Fukuoka Tenjin ^(Note 17)	Other Regions	Fukuoka, Fukuoka	Mar. 1989	Nov. 29, 2013	
A32	Narumi Shopping Center (Site)	Other Regions	Nagoya, Aichi	—	Apr. 8, 2014	
A33	Plussing Wave Enoshima	Tokyo Metropolitan Area	Fujisawa, Kanagawa	Dec. 2007	Aug. 29, 2014	
A34	LIFE Nishikujo (Site)	Other Regions	Osaka, Osaka	—	Mar. 2, 2015	
A35	LIFE Tamatsukuri (Site)	Other Regions	Osaka, Osaka	—	Mar. 2, 2015	
A36	Granbell Ginza Building	6 Central Wards of Tokyo	Chuo-ku, Tokyo	Oct. 2006	Jun. 30, 2015	
A37	UUR Tenjin Nishi-dori Building	Other Regions	Fukuoka, Fukuoka	Mar. 2010	Jul. 15, 2015	
A38	Luz Shonan Tsjido	Tokyo Metropolitan Area	Fujisawa, Kanagawa	Aug. 2010	Sep. 30, 2015	
A39	ACTIOLE Ueno	23 Wards of Tokyo	Taito-ku, Tokyo	Sep. 1984	Dec. 4, 2015	
A40	KURURU	Tokyo Metropolitan Area	Fuchu, Tokyo	Feb. 2005	Sep. 1, 2016	
A41	K's Denki Nagoya-kita	Other Regions	Nishikasugai-gun, Aichi	Jun. 2000	Dec. 1, 2016	
A42	Luz Musashikosugi	Tokyo Metropolitan Area	Kawasaki, Kanagawa	May 2008	Dec. 28, 2018	
A43	LEVEN Otakanomori	Tokyo Metropolitan Area	Nagareyama, Chiba	Jul. 2017	Jun. 30, 2021	
A44	Gulliver Hachioji Minamino	Tokyo Metropolitan Area	Hachioji, Tokyo	Aug. 2018	Jun. 30, 2022	
A45	Higashi-Matsudo Shopping Center	Tokyo Metropolitan Area	Matsudo, Chiba	Jan. 2018	Jun. 1, 2023	
Office Buildings						
B1	T&G Hamamatsucho Building	6 Central Wards of Tokyo	Minato-ku, Tokyo	Dec. 1988	Dec. 26, 2003	
B3	Fukuoka Eartheon Building	Other Regions	Fukuoka, Fukuoka	Sep. 1998	Dec. 26, 2003	
B4	Kojimachi Center Place	6 Central Wards of Tokyo	Chiyoda-ku, Tokyo	Sep. 1989	Mar. 29, 2004	
B6	Shin-Osaka Central Tower ^(Note 6)	Other Regions	Osaka, Osaka	Jun. 1989	Dec. 2, 2004	
B7	Kawasaki Toshiba Building	Tokyo Metropolitan Area	Kawasaki, Kanagawa	Apr. 1987	Dec. 20, 2004	
B8	UUR Toyocho Building	23 Wards of Tokyo	Koto-ku, Tokyo	Nov. 1990	Jun. 30, 2008	
B9	FOUR SEASONS BLDG	6 Central Wards of Tokyo	Shinjuku-ku, Tokyo	Oct. 1994	Dec. 25, 2009	
B11	Pacific Marks Shinjuku Parkside	6 Central Wards of Tokyo	Shinjuku-ku, Tokyo	Mar. 1989	Dec. 1, 2010	
B13	Pacific Marks Tsukishima	6 Central Wards of Tokyo	Chuo-ku, Tokyo	Mar. 1990	Dec. 1, 2010	
B14	Pacific Marks Yokohama East	Tokyo Metropolitan Area	Yokohama, Kanagawa	Oct. 1992	Dec. 1, 2010	
B17	Akasaka Hikawa Building	6 Central Wards of Tokyo	Minato-ku, Tokyo	Apr. 1984	Dec. 1, 2010	
B18	Pacific Marks Shibuya Koen-dori	6 Central Wards of Tokyo	Shibuya-ku, Tokyo	Aug. 1996	Dec. 1, 2010	
B20	Pacific Marks Akasaka-mitsuke	6 Central Wards of Tokyo	Minato-ku, Tokyo	Mar. 1994	Dec. 1, 2010	
B22	Pacific Marks Shin-Yokohama	Tokyo Metropolitan Area	Yokohama, Kanagawa	Oct. 1991	Dec. 1, 2010	
B25	Pacific Marks Kawasaki	Tokyo Metropolitan Area	Kawasaki, Kanagawa	Aug. 2004	Dec. 1, 2010	
B26	Hamamatsucho 262 Building ^(Note 7)	6 Central Wards of Tokyo	Minato-ku, Tokyo	Feb. 1993	Dec. 1, 2010	
B27	Lila Hijirizaka	6 Central Wards of Tokyo	Minato-ku, Tokyo	Nov. 1991	Dec. 1, 2010	
B29	Otsuka HT Building	23 Wards of Tokyo	Toshima-ku, Tokyo	Mar. 1990	Dec. 1, 2010	
B30	Pacific Marks Shinjuku South-gate	6 Central Wards of Tokyo	Shinjuku-ku, Tokyo	Aug. 1985	Dec. 1, 2010	
B31	Pacific Marks Nishi-Umeda	Other Regions	Osaka, Osaka	Mar. 1997	Dec. 1, 2010	
B32	Pacific Marks Higobashi	Other Regions	Osaka, Osaka	Oct. 1983	Dec. 1, 2010	
B35	Pacific Marks Sapporo Kita-Ichijo	Other Regions	Sapporo, Hokkaido	Feb. 1993	Dec. 1, 2010	
B36	Shin-Sapporo Center Building	Other Regions	Sapporo, Hokkaido	Sep. 1991	Dec. 1, 2010	
B37	ARENA TOWER	Tokyo Metropolitan Area	Yokohama, Kanagawa	May 2008	Jun. 16, 2011	
B38	Yushima First Building	23 Wards of Tokyo	Bunkyo-ku, Tokyo	Feb. 1989	Aug. 29, 2012	
B39	Dogenzaka Square	6 Central Wards of Tokyo	Shibuya-ku, Tokyo	Oct. 2004	Nov. 22, 2012	
B40	GRAND-SQUARE Shin-Sakae	Other Regions	Nagoya, Aichi	May 2009	Feb. 28, 2014	
B41	GRAND-SQUARE Meieki-minami	Other Regions	Nagoya, Aichi	Feb. 2009	Feb. 28, 2014	
B42	Shiba 520 Building	6 Central Wards of Tokyo	Minato-ku, Tokyo	Jul. 1994	Mar. 28, 2014	
B43	Hirose-dori SE Building	Other Regions	Sendai, Miyagi	Nov. 2007	Jun. 13, 2014	
B44	SS30 ^(Note 6&8)	Other Regions	Sendai, Miyagi	Mar. 1989	Mar. 30, 2017	
B45	LOOP-X・M ^(Note 9)	6 Central Wards of Tokyo	Minato-ku, Tokyo	Nov. 1991	Apr. 26, 2017	
B46	Toranomon Hills Mori Tower	6 Central Wards of Tokyo	Minato-ku, Tokyo	May 2014	Dec. 1, 2020	
B47	Toranomon PF Building	6 Central Wards of Tokyo	Minato-ku, Tokyo	Mar. 1986	Dec. 1, 2020	
B48	UUR Kyobashi East Building	6 Central Wards of Tokyo	Chuo-ku, Tokyo	Apr. 2017	Mar. 31, 2021	
B49	IIDABASHI PLANO ^(Note 7)	6 Central Wards of Tokyo	Chiyoda-ku, Tokyo	Feb. 2009	Mar. 31, 2022	
B50	OSAKA BAY TOWER	Other Regions	Osaka, Osaka	Sep. 1993	Mar. 20, 2023	

	Acquisition Price (Millions of yen) (Note 3)	Site Area (m ²) (Note 1)	Total Floor Space (m ²) (Note 1)	Structure (Notes 1 & 4)	Number of Floors (Notes 1 & 4)	Type of Ownership	
						Land	Building
	6,770	10,368.45	29,250.71	RC/S	5F	Proprietary Ownership	Proprietary Ownership
	5,200	5,198.20	12,944.65	SRC	B2/5F	Proprietary Ownership	Proprietary Ownership
	6,500	1,138.66	5,458.81	RC	B1/7F	Proprietary Ownership	Proprietary Ownership
	3,210	10,702.86	8,637.63	S	3F	Proprietary Ownership	Proprietary Ownership
	5,312	6,937.54	17,338.54	RC	4F	Proprietary Ownership	Proprietary Ownership
	2,040	4,120.00	6,381.40	S	4F	Proprietary Ownership	Proprietary Ownership
	3,760	320.39	2,265.15	RC	B1/8F	Proprietary Ownership	Proprietary Ownership
	4,100	1,596.82	8,075.04	SRC	B1/7F	Proprietary Ownership	Proprietary Ownership
	4,284	16,330.14	16,729.60	S	B1/3F	Proprietary Ownership, Leasehold Rights	Proprietary Ownership
	11,904	53,363.57	—	—	—	Proprietary Ownership (Co-ownership)	—
	2,410	375.17	2,238.82	S/RC	B1/9F	Proprietary Ownership	Proprietary Ownership
	22,800	2,430.23	25,895.78	S/RC	B3/12F	Proprietary Ownership	Proprietary Ownership
	1,580	308.02	816.60	S/RC	B1/4F	Proprietary Ownership	Proprietary Ownership
	2,590	736.01	4,082.94	S/SRC	B1/7F	Proprietary Ownership	Proprietary Ownership
	7,040	63,755.15	54,689.28	S	2F	Proprietary Ownership, Leasehold Rights	Proprietary Ownership
	4,840	34,612.39	56,371.77	S	6F	Proprietary Ownership, Leasehold Rights	Proprietary Ownership
	2,500	7,093.66	10,628.44	S	5F	Proprietary Ownership	Proprietary Ownership
	5,090	828.70	2,771.59	S/SRC	B1/8F	Proprietary Ownership	Proprietary Ownership
	3,350	749.42	4,452.39	S/RC	B1/7F	Proprietary Ownership	Proprietary Ownership
	2,600	9,193.00	—	—	—	Proprietary Ownership	—
	2,150	7,594.00	—	—	—	Proprietary Ownership	—
	28,000	3,582.39	37,932.95	S/SRC	B4/9F	Proprietary Ownership	Proprietary Ownership
	5,150	7,311.98	17,461.22	S/SRC	4F	Proprietary Ownership	Proprietary Ownership
	4,350	1,947.80	10,594.19	SRC	B1/9F	Proprietary Ownership	Proprietary Ownership
	6,460	60,747.02	—	—	—	Proprietary Ownership	—
	1,800	2,450.62	3,471.69	S	4F	Proprietary Ownership	Proprietary Ownership
	1,760	3,252.76	—	—	—	Proprietary Ownership	—
	1,880	2,391.44	—	—	—	Proprietary Ownership	—
	2,621	231.00	1,646.50	RC	B1/9F	Leasehold Rights	Proprietary Ownership
	5,500	466.76	1,506.45	S	B1/4F	Proprietary Ownership	Proprietary Ownership
	3,938	3,658.25	17,889.43	S/RC	B2/6F	Proprietary Ownership	Proprietary Ownership
	3,000	159.59	1,234.99	SRC	10F	Surface Right	Proprietary Ownership
	9,285	7,266.41	59,361.08	SRC/RC/S	B3/28F	Ownership of Right of Site (Co-ownership)	Compartmentalized Ownership
	1,750	7,461.97	4,733.74	S	2F	Proprietary Ownership	Proprietary Ownership
	12,151	6,104.63	12,223.72	SRC/S/RC	B1/5F	Proprietary Ownership	Proprietary Ownership
	3,800	12,432.58	5,793.15	S	2F	Proprietary Ownership	Proprietary Ownership
	1,500	8,278.27	231.10	S	1F	Proprietary Ownership	Proprietary Ownership
	2,200	11,000.08	33,985.12	RC	19F	Ownership of Right of Site (Co-ownership)	Compartmentalized Ownership
	2,257	453.81	3,296.58	SRC	B1/9F	Proprietary Ownership	Proprietary Ownership
	2,080	1,358.91	6,079.35	SRC	7F	Proprietary Ownership	Proprietary Ownership
	2,350	703.24	5,218.55	SRC/RC	B1/9F	Proprietary Ownership (Co-ownership)	Compartmentalized Ownership
	24,000	7,265.79	58,882.64	SRC	B1/23F	Proprietary Ownership	Proprietary Ownership
	19,200	8,615.20	51,254.06	S/RC/SRC	B2/14F	Proprietary Ownership	Proprietary Ownership
	8,500	3,262.50	10,768.11	SRC	B1/6F	Proprietary Ownership	Proprietary Ownership
	4,200	690.93	6,318.81	S/RC	B1/10F	Proprietary Ownership	Proprietary Ownership
	12,100	3,201.80	19,802.22	SRC/RC	B2/7F	Proprietary Ownership	Proprietary Ownership
	6,080	3,302.07	14,507.92	SRC	B2/13F	Proprietary Ownership	Proprietary Ownership
	7,050	2,525.41	15,387.49	SRC	B1/12F	Proprietary Ownership	Proprietary Ownership
	3,290	1,328.93	4,795.06	RC	B1/6F	Proprietary Ownership	Proprietary Ownership
	2,570	428.62	1,972.43	S	7F	Proprietary Ownership	Proprietary Ownership
	2,210	390.86	1,895.87	SRC	B1/7F	Proprietary Ownership	Proprietary Ownership
	1,710	475.00	4,141.89	SRC	B1/10F	Proprietary Ownership	Proprietary Ownership
	9,890	1,183.52	10,694.91	S/SRC	B1/13F	Proprietary Ownership (Co-ownership)	Compartmentalized Ownership
	6,840	1,401.61	8,331.90	S/RC	B2/8F	Ownership of Right of Site (Co-ownership)	Compartmentalized Ownership
	2,750	1,474.05	6,598.52	SRC	B1/7F	Ownership of Right of Site (Co-ownership)	Compartmentalized Ownership
	1,160	455.94	2,317.67	SRC	7F	Leasehold Rights	Proprietary Ownership
	2,460	257.87	2,038.70	SRC	10F	Proprietary Ownership	Proprietary Ownership
	6,860	2,053.30	16,142.54	S/SRC	B1/18F	Proprietary Ownership	Proprietary Ownership
	4,570	1,284.23	9,596.62	SRC	B1/9F	Proprietary Ownership	Proprietary Ownership
	1,790	987.04	6,048.97	SRC	B1/8F	Proprietary Ownership	Proprietary Ownership
	987	1,940.15	3,725.13	SRC	B1/6F	Proprietary Ownership	Proprietary Ownership
	9,500	2,733.00	24,412.67	S/SRC	B1/15F	Proprietary Ownership	Proprietary Ownership
	2,100	1,120.85	6,165.88	SRC	B1/8F	Proprietary Ownership	Proprietary Ownership
	2,300	488.93	3,227.62	SRC	B1/9F	Ownership of Right of Site (Co-ownership)	Compartmentalized Ownership
	1,480	1,294.88	5,333.51	S	7F	Proprietary Ownership	Proprietary Ownership
	1,220	1,012.06	5,017.30	S	8F	Proprietary Ownership	Proprietary Ownership
	2,100	727.86	3,781.22	SRC/S	7F	Proprietary Ownership	Proprietary Ownership
	3,600	2,146.31	10,396.94	S	9F	Proprietary Ownership	Proprietary Ownership
	18,200	15,542.84	110,955.68	(1)SRC/S (2)RC (3)SRC	(1)B3/31F (2)B1/2F (3)B2/12F	Proprietary Ownership	Compartmentalized Ownership, Proprietary Ownership
	11,200	5,491.44	31,583.38	(1)S/SRC (2)SRC/RC	(1)B1/17F (2)B1/18F	Proprietary Ownership	Proprietary Ownership
	10,000	17,068.95	241,581.95	S/SRC	B5/52F	Ownership of Right of Site (Co-ownership)	Compartmentalized Ownership
	3,435	1,071.65	4,829.15	RC	B2/5F	Proprietary Ownership	Proprietary Ownership
	7,280	608.84	4,707.44	S/RC	B1/9F	Proprietary Ownership	Proprietary Ownership
	5,950	7,812.45	70,055.06	RC	B2/38F	Ownership of Right of Site (Co-ownership)	Compartmentalized Ownership
	2,637	25,031.92	175,604.98	SRC/S/RC	B3/50F	Ownership of Right of Site (Co-ownership)	Compartmentalized Ownership

Portfolio Properties

No.	Property Name	Area	Location	Completion Date (Notes 1 & 4)	Acquisition Date (Note 2)	
Hotels						
C1	Shinjuku Washington Hotel Honkan ^(Note 7)	6 Central Wards of Tokyo	Shinjuku-ku, Tokyo	Oct. 1983	Dec. 22, 2003	
C2	Toyoko Inn Shinagawa-eki Takanawa-guchi	6 Central Wards of Tokyo	Minato-ku, Tokyo	Oct. 1999	Feb. 18, 2005	
C3	MZ BLD.	Tokyo Metropolitan Area	Hachioji, Tokyo	Apr. 2007	Apr. 10, 2008	
C4	HOTEL ROUTE-INN Yokohama Bashamichi	Tokyo Metropolitan Area	Yokohama, Kanagawa	Jul. 2007	Jun. 30, 2008	
C5	Hotel JAL City Naha ^(Note 7)	Other Regions	Naha, Okinawa	May 2006	Oct. 25, 2011	
C6	UUR Yotsuya Sanchome Building	6 Central Wards of Tokyo	Shinjuku-ku, Tokyo	Jan. 1997	Dec. 26, 2011	
C7	Yotsuya 213 Building	6 Central Wards of Tokyo	Shinjuku-ku, Tokyo	Apr. 2001	Mar. 18, 2013	
C9	Comfort Inn Tokyo Roppongi ^(Note 7)	6 Central Wards of Tokyo	Minato-ku, Tokyo	(1)Jan. 2001 (2)Dec. 2018	May 1, 2014	
C10	Toyoko Inn Kawasaki Ekimae Shiyakusho-dori	Tokyo Metropolitan Area	Kawasaki, Kanagawa	Sep. 2005	Aug. 31, 2015	
C11	Toyoko Inn Hiroshima Heiwa-odori	Other Regions	Hiroshima, Hiroshima	Mar. 2004	Aug. 31, 2015	
C12	Toyoko Inn Naha Kokusai-dori Miehashi-eki	Other Regions	Naha, Okinawa	Apr. 2002	Aug. 31, 2015	
C13	Loisir Hotel & Spa Tower Naha ^(Note 10)	Other Regions	Naha, Okinawa	(1)Oct. 1992 (2)Jun. 2009	Feb. 5, 2016	
C14	Royal Pines Hotel Urawa	Tokyo Metropolitan Area	Saitama, Saitama	Aug. 1999	Apr. 1, 2016	
C15	RIHGA Royal Hotel Kokura・ARUARU City ^(Note 11)	Other Regions	Kitakyushu, Fukuoka	(1)Mar. 1993 (2)Mar. 1993 (3)Aug. 1992	Jan. 26, 2018	
C16	Comfort Inn Fukuoka Tenjin	Other Regions	Fukuoka, Fukuoka	May 2017	Sep. 27, 2018	
C17	Henn na Hotel Tokyo Hamamatsucho	6 Central Wards of Tokyo	Minato-ku, Tokyo	Mar. 2018	May 15, 2019	
C18	Hotel Hewitt Koshien	Other Regions	Nishinomiya, Hyogo	Aug. 1992	Jun. 25, 2019	
C19	Smile Hotel Premium Sapporo Susukino	Other Regions	Sapporo, Hokkaido	Dec. 2017	Jun. 28, 2019	
C20	the square hotel KANAZAWA	Other Regions	Kanazawa, Ishikawa	Sep. 2018	Dec. 3, 2019	
C21	RIHGA Place Kyoto Shijo Karasuma ^(Note 18)	Other Regions	Kyoto, Kyoto	Jun. 2018	Mar. 31, 2020	
C22	Hakata Gion Development Site	Other Regions	Fukuoka, Fukuoka	—	Jul. 31, 2023	
Residential Properties						
D1	T&G Higashi-ikebukuro Mansion	23 Wards of Tokyo	Toshima-ku, Tokyo	Dec. 2001	Dec. 26, 2003	
D4	Komazawa Court	23 Wards of Tokyo	Setagaya-ku, Tokyo	Oct. 1998	Dec. 26, 2003	
D6	UUR Court Shiba-Daimon	6 Central Wards of Tokyo	Minato-ku, Tokyo	Apr. 2003	Oct. 15, 2004	
D9	Aprile Shin-Oghi Ichibankan	Other Regions	Kobe, Hyogo	Sep. 1997	Apr. 13, 2005	
D10	UUR Court Sapporo Kita-Sanjo	Other Regions	Sapporo, Hokkaido	Feb. 2006	Mar. 16, 2006	
D15	CLIO Bunkyo Koishikawa	23 Wards of Tokyo	Bunkyo-ku, Tokyo	Feb. 2005	Apr. 28, 2006	
D17	GRAND-ROUGE Sakae II	Other Regions	Nagoya, Aichi	Feb. 2007	Dec. 26, 2007	
D18	MA Sendai Building	Other Regions	Sendai, Miyagi	Feb. 2008	Sep. 24, 2008	
D19	UUR Court Nagoya Meieki	Other Regions	Nagoya, Aichi	Aug. 2008	Sep. 30, 2008	
D21	Park Site IZUMI	Other Regions	Nagoya, Aichi	Sep. 2002	Nov. 21, 2008	
D22	UUR Court Osaka Juso-honmachi	Other Regions	Osaka, Osaka	Jan. 2009	Feb. 26, 2009	
D23	UUR Court Kinshicho	23 Wards of Tokyo	Koto-ku, Tokyo	Feb. 1998	Jun. 15, 2011	
D24	UUR Court Sapporo Minami-Sanjo Premier Tower	Other Regions	Sapporo, Hokkaido	Sep. 2006	Jun. 28, 2012	
D25	GRAND-ROUGE Nakanoshima-minami	Other Regions	Osaka, Osaka	Aug. 2009	Jun. 25, 2013	
D26	Glenpark Umeda-kita	Other Regions	Osaka, Osaka	Aug. 2007	Aug. 29, 2014	
D27	UUR Court Shiki	Tokyo Metropolitan Area	Shiki, Saitama	Mar. 1999	Sep. 18, 2015	
D28	GRAND-ROUGE Tanimachi Rokuchome	Other Regions	Osaka, Osaka	Jul. 2010	Dec. 1, 2016	
D29	Chatle Otemachi S・N ^(Note 12)	Other Regions	Kitakyushu, Fukuoka	Aug. 2008	Jul. 3, 2018	
D30	GRAN FONTE	23 Wards of Tokyo	Nerima-ku, Tokyo	Oct. 1998	Apr. 1, 2019	
D31	Park Axis Akatsuka	23 Wards of Tokyo	Itabashi-ku, Tokyo	Sep. 2018	Mar. 30, 2020	
D32	UUR Court Shirasagi	23 Wards of Tokyo	Nakano-ku, Tokyo	Feb. 2002	Mar. 31, 2020	
D33	Court Branche AP	6 Central Wards of Tokyo	Shinagawa-ku, Tokyo	Mar. 2006	Mar. 31, 2020	
D34	UUR Court Ibaraki Higashi-Chujo	Other Regions	Ibaraki, Osaka	Feb. 2009	Dec. 1, 2020	
D35	Amour Yokohama	Tokyo Metropolitan Area	Yokohama, Kanagawa	Mar. 2003	Oct. 31, 2022	
D36	GRAND-ROUGE Joto	Other Regions	Osaka, Osaka	Jan. 2008	Dec. 22, 2022	
Others						
E1	Lilycolor Tohoku Branch	Other Regions	Sendai, Miyagi	Apr. 1996	May 29, 2006	
E2	Fuchu Building ^(Note 15)	Tokyo Metropolitan Area	Fuchu, Tokyo	—	May 16, 2013	
E3	Tsubogawa Square Building	Other Regions	Naha, Okinawa	Jun. 2009	Nov. 1, 2013	
E4	THE PLACE of TOKYO	6 Central Wards of Tokyo	Minato-ku, Tokyo	Oct. 1964	May 1, 2014	
E5	Logistics Higashi-Ohgishima ^(Note 7)	Tokyo Metropolitan Area	Kawasaki, Kanagawa	May 2008	Oct. 2, 2014	
E6	MT Ariake Center Building I&II ^(Note 13)	23 Wards of Tokyo	Koto-ku, Tokyo	(1)Apr. 1989 (2)Jun. 1992	Nov. 25, 2014	
E8	Shin-Narashino Logistics Center	Tokyo Metropolitan Area	Narashino, Chiba	Jun. 1991	Aug. 7, 2015	
E9	Kawagoe Logistics Center	Tokyo Metropolitan Area	Kawagoe, Saitama	Aug. 2007	Jun. 17, 2016	
E11	Shin-Narashino Logistics Center II	Tokyo Metropolitan Area	Narashino, Chiba	Jan. 1990	Jan. 31, 2017	
E12	Yoshikawa Logistics Center	Tokyo Metropolitan Area	Yoshikawa, Saitama	Apr. 1997	Jul. 27, 2017	
E13	Musashimurayama Logistics Center	Tokyo Metropolitan Area	Musashimurayama, Tokyo	Oct. 2001	Oct. 30, 2018	
E14	Chibaminato Logistics Center (Site)	Tokyo Metropolitan Area	Chiba, Chiba	—	Feb. 28, 2020	
E15	Hirakata Nagao Logistics Center	Other Regions	Hirakata, Osaka	Mar. 1989	Mar. 31, 2020	
E16	Kobe Toyahama Logistics Center	Other Regions	Kobe, Hyogo	Jan. 1989	Apr. 17, 2020	
E17	REDWOOD Narita Distribution Centre	Tokyo Metropolitan Area	Sanbu, Chiba	Dec. 2016	Jun. 30, 2020	
E18	Kazo Logistics Center I・II ^(Note 14)	Tokyo Metropolitan Area	Kazo, Saitama	(1)Jan. 1997 (2)Jan. 1999	Jun. 30, 2021	
E19	Kobe Seishin Logistics Center	Other Regions	Kobe, Hyogo	Dec. 1995	Aug. 6, 2021	
E20	Granda Miyanomori ^(Note 16)	Other Regions	Sapporo, Hokkaido	May 2023	Sep. 30, 2021	
E21	KIC Sayama Hidaka Distribution Center	Tokyo Metropolitan Area	Hidaka, Saitama	Apr. 2022	Jun. 30, 2022	
E22	Sapporo Yonesato Logistics Center	Other Regions	Sapporo, Hokkaido	Sep. 1998	Dec. 22, 2022	
Total						

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

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

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

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

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

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

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

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

	Acquisition Price (Millions of yen) (Note 3)	Site Area (m ²) (Note 1)	Total Floor Space (m ²) (Note 1)	Structure (Notes 1 & 4)	Number of Floors (Notes 1 & 4)	Type of Ownership	
						Land	Building
	21,140	6,215.31	59,985.37	S/SRC	B4/25F	Proprietary Ownership (partly Co-ownership)	Compartmentalized Ownership (partly Co-ownership)
	1,884	482.10	2,928.94	SRC	14F	Proprietary Ownership	Proprietary Ownership
	3,800	1,304.44	7,708.88	S	13F	Proprietary Ownership, Leasehold Rights	Proprietary Ownership
	4,720	970.83	6,610.51	SRC	11F	Proprietary Ownership	Proprietary Ownership
	7,666	3,573.31	13,655.23	SRC/RC	B1/14F	Proprietary Ownership, Leasehold Rights	Proprietary Ownership
	4,200	1,053.16	7,682.82	SRC/RC	B1/13F	Proprietary Ownership	Proprietary Ownership
	5,020	1,264.94	7,884.53	SRC	14F	Proprietary Ownership	Compartmentalized Ownership
	4,488	551.39	4,154.72	SRC/S	B2/9F	Proprietary Ownership	Proprietary Ownership
	2,655	639.19	4,785.93	SRC	B1/14F	Proprietary Ownership	Proprietary Ownership
	2,113	660.40	4,345.24	SRC	14F	Proprietary Ownership	Proprietary Ownership
	745	384.93	1,566.12	S/RC	9F	Proprietary Ownership	Proprietary Ownership
	20,000	11,850.24	45,731.16	(1)SRC/RC (2)SRC	(1)B1/12F (2)13F	Ownership of Right of Site (Co-ownership), Proprietary Ownership	Compartmentalized Ownership (partly Co-ownership), Proprietary Ownership
	17,500	7,418.83	51,071.32	SRC/S	B3/20F	Proprietary Ownership, Ownership of Right of Site (Co-ownership)	Compartmentalized Ownership
	16,600	22,799.65	114,117.54	(1)SRC/RC/S (2)SRC (3)SRC/RC	(1)B1/30F (2)B1/7F (3)B1/11F	Proprietary Ownership	Proprietary Ownership
	3,000	496.79	3,567.22	S	10F	Proprietary Ownership	Proprietary Ownership
	4,456	365.81	2,293.64	S	14F	Proprietary Ownership	Proprietary Ownership
	13,520	14,997.27	29,537.39	SRC/S	B1/14F	Proprietary Ownership	Proprietary Ownership
	4,233	958.37	7,762.50	S	13F	Proprietary Ownership	Proprietary Ownership
	4,802	1,632.92	6,253.86	S	13F	Proprietary Ownership	Proprietary Ownership
	2,010	609.28	2,358.25	RC	5F	Proprietary Ownership	Proprietary Ownership
	2,300	724.78	—	—	—	Proprietary Ownership	—
	2,021	398.82	3,300.18	SRC	B1/14F	Proprietary Ownership	Proprietary Ownership
	1,680	2,943.33	3,580.44	RC	3F	Proprietary Ownership	Proprietary Ownership
	1,175	233.66	1,486.38	SRC	12F	Proprietary Ownership	Proprietary Ownership
	3,031	3,329.45	12,700.44	SRC	14F	Proprietary Ownership	Proprietary Ownership
	1,278	1,249.35	6,588.72	RC	B1/14F	Proprietary Ownership	Proprietary Ownership
	3,170	814.54	5,871.77	SRC	B1/15F	Ownership of Right of Site (Co-ownership)	Compartmentalized Ownership
	1,300	674.34	3,172.34	RC	11F	Proprietary Ownership	Proprietary Ownership
	3,440	3,656.44	12,642.98	SRC/RC	B1/14F	Leasehold Rights	Proprietary Ownership
	1,473	639.17	3,207.39	RC	15F	Proprietary Ownership	Proprietary Ownership
	900	336.55	2,196.97	S	12F	Proprietary Ownership	Proprietary Ownership
	1,570	1,266.32	4,166.73	RC	11F	Proprietary Ownership	Proprietary Ownership
	2,900	924.27	6,890.13	SRC	B1/14F	Proprietary Ownership	Proprietary Ownership
	2,050	1,078.42	10,224.31	RC	B1/17F	Proprietary Ownership	Proprietary Ownership
	1,380	405.74	3,741.79	RC	15F	Proprietary Ownership	Proprietary Ownership
	5,150	2,156.35	14,340.44	RC	B1/15F	Proprietary Ownership	Proprietary Ownership
	2,730	6,132.03	9,885.83	SRC/RC	13F	Proprietary Ownership	Proprietary Ownership
	1,300	817.52	3,607.14	RC	13F	Proprietary Ownership	Proprietary Ownership
	3,398	3,516.04	12,599.91	(1)SRC (2)SRC	(1)15F (2)15F	Proprietary Ownership	Proprietary Ownership
	2,700	4,132.97	6,983.30	RC	11F	Proprietary Ownership	Proprietary Ownership
	1,980	1,137.49	5,433.60	RC/S	13F	Ownership of Right of Site (Co-ownership)	Compartmentalized Ownership (Co-ownership)
	1,442	2,849.08	2,978.00	RC	7F	Proprietary Ownership	Proprietary Ownership
	1,270	599.07	1,786.90	SRC	8F	Proprietary Ownership	Proprietary Ownership
	1,665	2,064.56	4,137.00	RC	8F	Proprietary Ownership	Proprietary Ownership
	1,570	652.03	2,572.11	RC	10F	Proprietary Ownership	Proprietary Ownership
	1,755	1,155.76	4,197.62	RC	11F	Proprietary Ownership	Proprietary Ownership
	2,050	5,457.02	8,693.79	RC/S	4F	Proprietary Ownership	Proprietary Ownership
	2,863	5,479.15	—	—	—	Proprietary Ownership (Co-ownership)	—
	4,150	5,294.63	14,742.80	S	11F	Proprietary Ownership	Proprietary Ownership
	3,500	645.87	3,105.31	SRC	B3/7F	Surface Right	Proprietary Ownership
	9,525	28,351.30	41,949.12	S	4F	Proprietary Ownership	Proprietary Ownership
	8,000	8,307.86	22,917.94	(1)S/SRC (2)S	(1)5F (2)5F	Proprietary Ownership	Proprietary Ownership
	2,555	6,968.26	13,268.65	S	6F	Proprietary Ownership	Proprietary Ownership
	7,550	32,665.82	47,284.22	RC/S	4F	Proprietary Ownership	Proprietary Ownership
	2,590	7,870.01	12,578.45	S	4F	Proprietary Ownership	Proprietary Ownership
	1,960	5,705.63	10,806.37	S	5F	Proprietary Ownership	Proprietary Ownership
	1,800	5,770.53	9,207.73	S	4F	Proprietary Ownership	Proprietary Ownership
	6,600	24,467.78	—	—	—	Proprietary Ownership	—
	2,550	5,951.88	11,374.78	RC/SRC	4F	Proprietary Ownership	Proprietary Ownership
	1,300	5,158.42	9,046.80	S	4F	Proprietary Ownership	Proprietary Ownership
	2,345	12,105.00	22,079.22	S	4F	Proprietary Ownership	Proprietary Ownership
	3,259	20,242.48	12,205.78	(1)S (2)S	(1)2F (2)1F	Proprietary Ownership	Proprietary Ownership
	1,923	5,489.57	8,564.44	S	4F	Proprietary Ownership	Proprietary Ownership
	1,423	1,441.46	3,781.90	RC	5F	Proprietary Ownership	Proprietary Ownership
	4,450	8,052.10	15,113.11	S	4F	Proprietary Ownership	Proprietary Ownership
	1,177	4,862.78	7,389.49	S	4F	Proprietary Ownership	Proprietary Ownership
	691,831	826,093.48	2,250,966.68	—	—	—	—

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

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

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

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

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

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

15. For the Fuchu Building, United Urban sold the building on the property on March 31, 2022 and held only land at the end of the 40th fiscal period. In addition, the land was transferred on January 31, 2024.

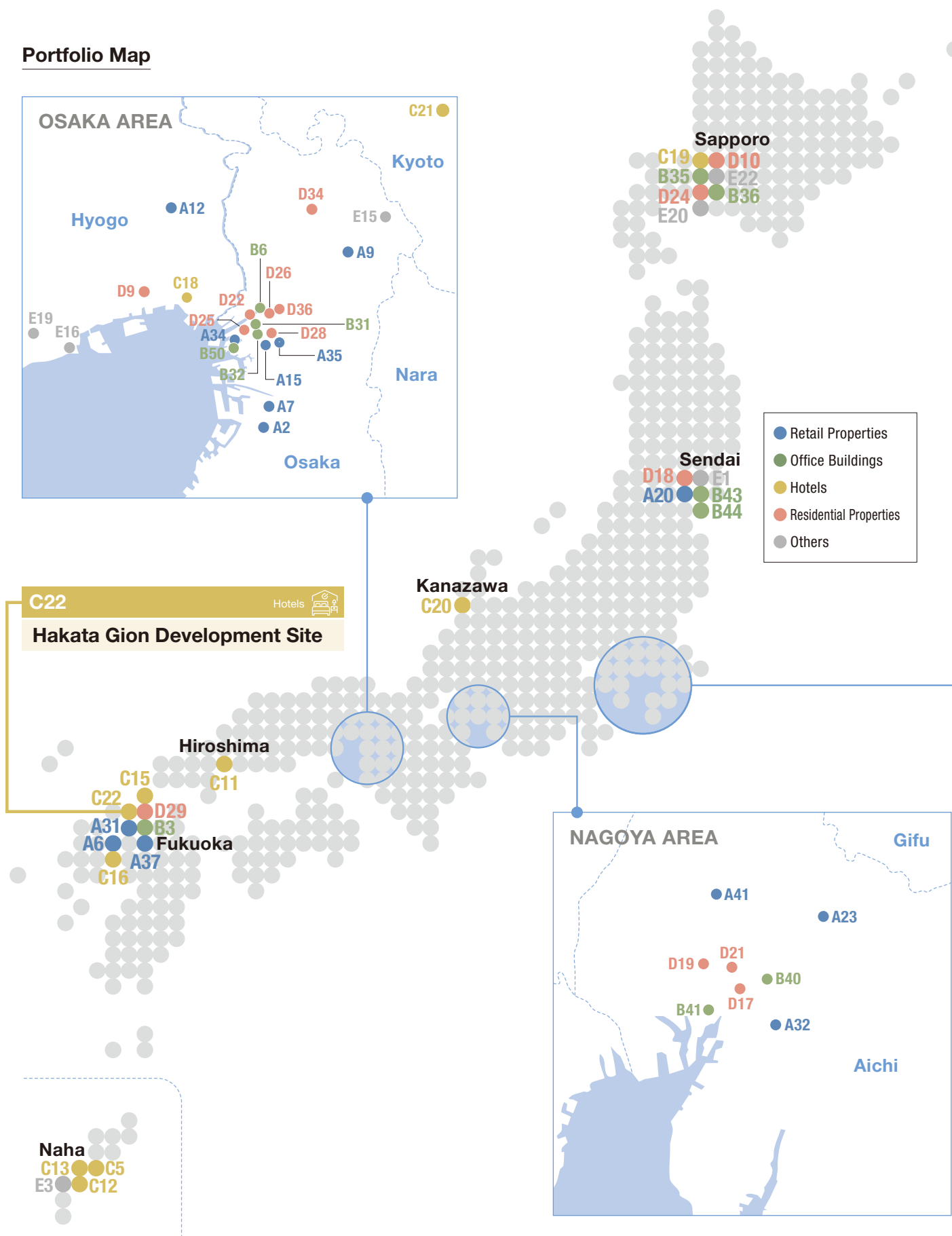
16. For Granda Miyanomori, United Urban acquired the land on September 30, 2021 and the building on May 31, 2023, respectively. The acquisition price shows a total amount of land and building, and the acquisition date shows the acquisition date of land. In addition, the property name was changed from Miyanomori Nijo Development Project on May 31, 2023.

17. The property name was changed from Tenjin Loft Building to Luz Fukuoka Tenjin on April 1, 2023.

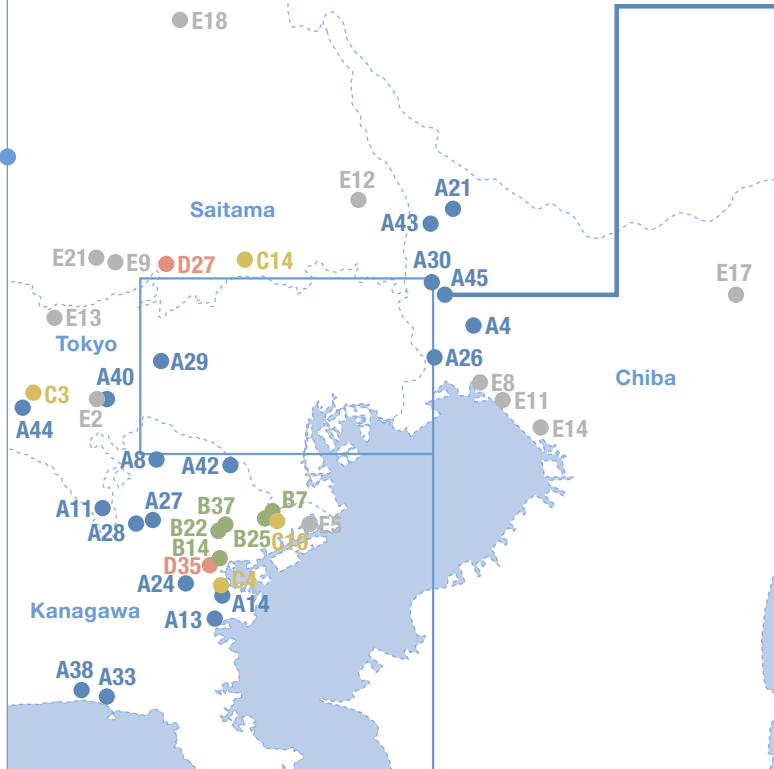
18. The property name was changed from NEST HOTEL KYOTO SHUOKARASUMA to RIHGA Place Kyoto Shijo Karasuma on April 1, 2023.

Portfolio Properties

Portfolio Map



TOKYO METROPOLITAN AREA



A45

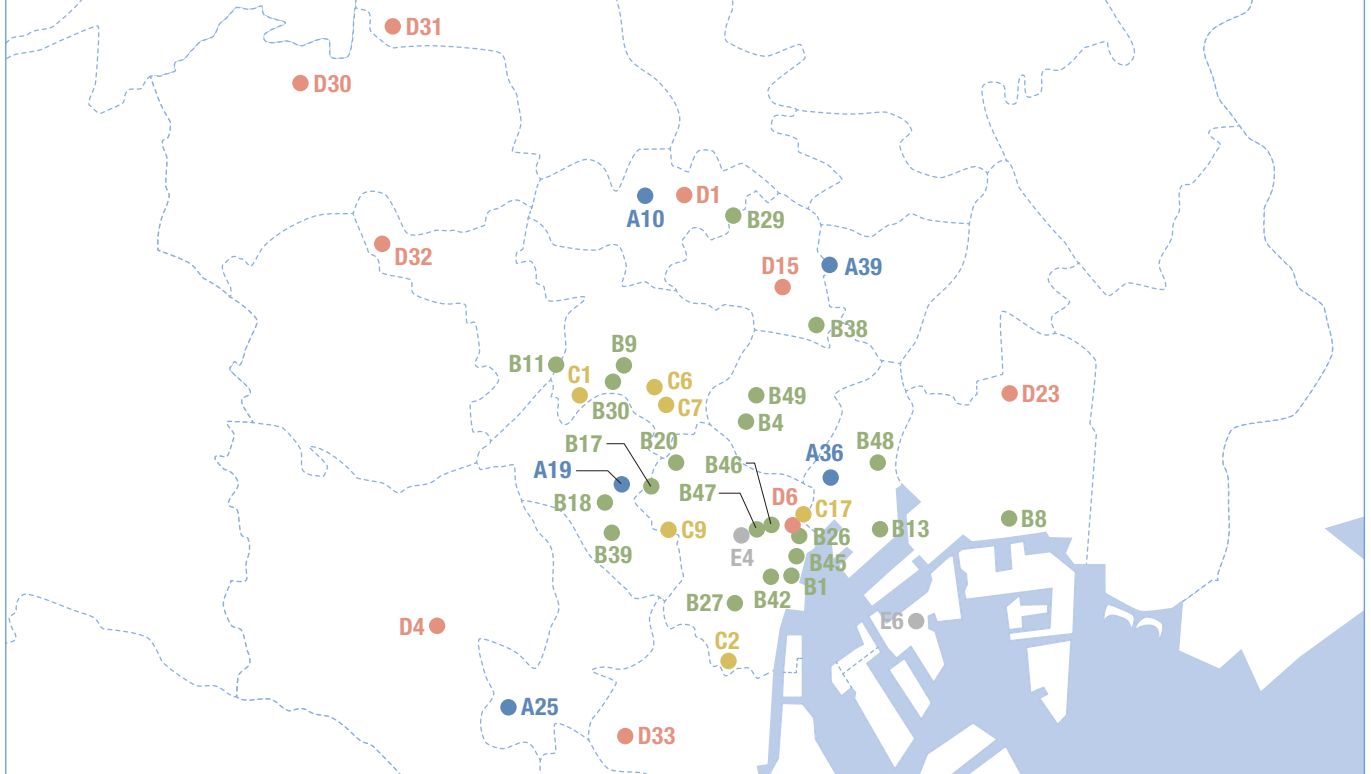
RETAIL PROPERTIES



Higashi-Matsudo Shopping Center



TOKYO 23 WARDS



Portfolio Properties

Major Properties

Retail Properties

A29 Yodobashi Camera Multimedia Kichijoji



Retail Properties

A40 KURURU



Retail Properties

A42 Luz Musashikosugi



Hotels

C15 RIHGA Royal Hotel Kokura · ARUARU City



Residential Properties

D36 GRAND-ROUGE Joto



Retail Properties

A37 UUR Tenjin Nishi-dori Building



Retail Properties

A43 LEVEN Otakanomori



Office Buildings

B37 ARENA TOWER



Hotels

C1 Shinjuku Washington Hotel Honkan



Office Buildings/Hotels

B6 Shin-Osaka Central Tower



Office Buildings/Hotels

B44 SS30



Others

E20 Granda Miyanomori



Others

E4 THE PLACE of TOKYO



Hotels

C13 Loisir Hotel & Spa Tower Naha



Residential Properties

D34 UUR Court Ibaraki Higashi-Chujo



Portfolio Properties

Office Buildings

B49 IIDABASHI PLANO



Retail Properties

A15 Shinsaibashi OPA Honkan



Office Buildings

B48 UUR Kyobashi East Building



Hotels

C14 Royal Pines Hotel Urawa



Residential Properties

D26 Glenpark Umeda-kita



Residential Properties

D31 Park Axis Akatsuka



Office Buildings

B46 Toranomon Hills Mori Tower



Others

E5 Logistics Higashi-Ohgishima



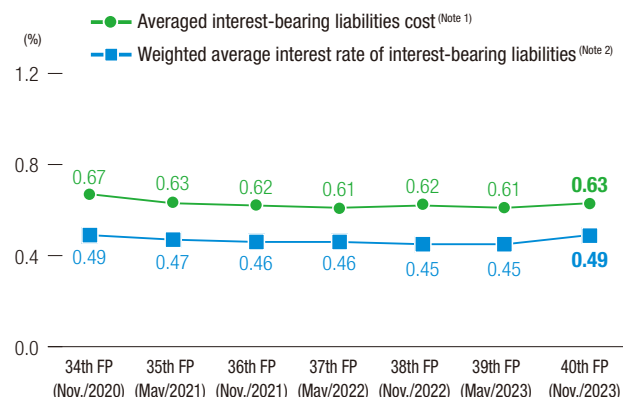
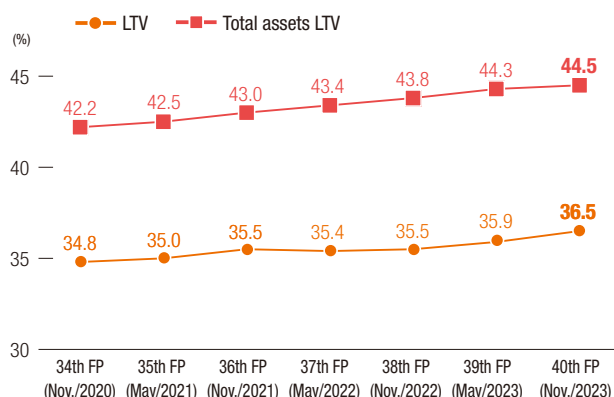
Others

E6 MT Ariake Center Building I&II



Financial Status

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



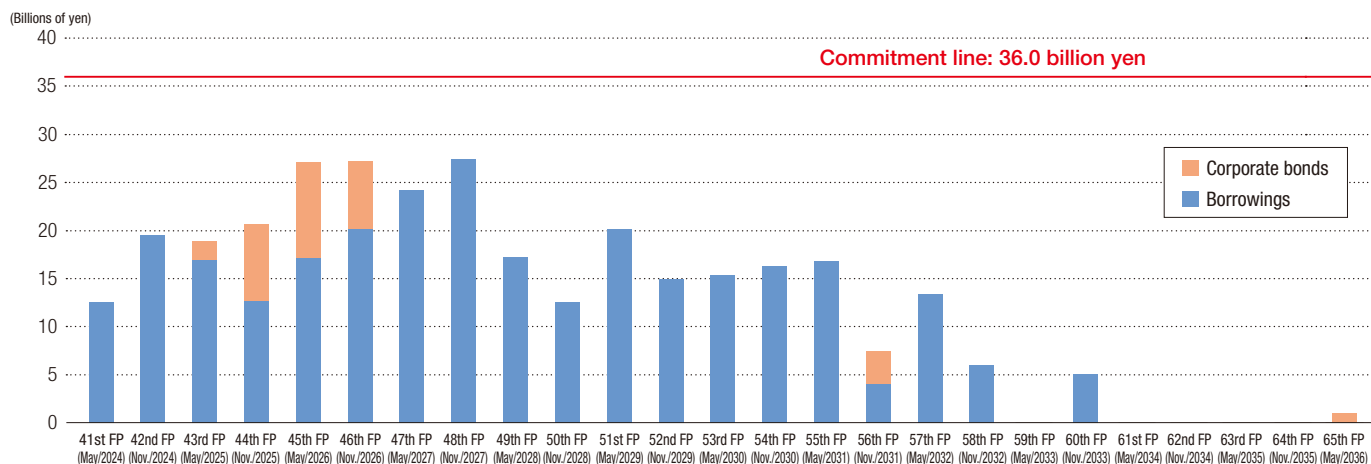
Notes: 1. Averaged interest-bearing liabilities cost is calculated as (interest expenses + loan-related expenses + interest expenses on corporate bonds + corporate bonds issuance expenses) / outstanding balance of interest-bearing liabilities at the end of each fiscal period × 365 / number of operating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

Changes in Financial Indices

(Billions of yen, unless otherwise indicated)

	End of 39th Fiscal Period (As of May 31, 2023)	End of 40th Fiscal Period (As of November 30, 2023)
Total amount of interest-bearing liabilities	320.4	323.8
Borrowings	285.9	292.3
Corporate bonds	34.5	31.5
Weighted average life	4.0 years	4.1 years
Weighted average interest rate	0.45%	0.49%
Long-term ratio of interest-bearing liabilities (contract base)	99.7%	98.8%
Ratio of fixed interest rate	88.0%	85.1%
Commitment line	36.0 (no borrowing record)	
Total assets LTV	44.3%	44.5%
(Reference) Sustainability finance	38.0	49.0

Diversification of Maturity Date (As of November 30, 2023)























ESG Initiatives

Actions Taken on ESG Materiality

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

► Materiality set in 2024 and related SDGs

	Materiality	Related SDGs	Action Plan/Target
Environment	Energy management/ use of renewable energy	 	Long term target: <ul style="list-style-type: none"> Reduce entire portfolio's GHG emissions covering Scope 1 and Scope 2 by 42% by 2030 (compared with 2021). Reduce total GHG emissions covering our value chain (including Scope 3) to net zero by 2050.
	Green certified buildings	  	<ul style="list-style-type: none"> Acquire external environmental certification including CASBEE for Real Estate and BELS. Raise environment certification coverage to 80% (gross floor area based) by 2024.
	Tenant and property manager engagement	  	Long term target: Incorporate green lease clauses in 100% of contracts of office buildings by 2030 (including whole building lease, but excluding residential areas).
Society	Employee job satisfaction/wellness	 	<ul style="list-style-type: none"> Further improve the working environment through better HR system design, workspace infrastructure or IT services. Improve employee engagement.
	Diversity and equality		<ul style="list-style-type: none"> Promote a parental leave acquisition rate to 30% or higher among male employees. Conduct awareness-building training for female employees and all management positions to increase the number of female executives and candidates for managerial positions.
	Employee performance/ career development	 	<ul style="list-style-type: none"> Improve each employee's qualifications and skills through such as grade-based training programs. Encourage employees to learn technical skills, knowledge and expertise and to obtain qualifications and take external training programs.
	Contribution to local community/local government	  	<ul style="list-style-type: none"> Get more involved with disaster prevention measures and revitalization of local communities. Contribute more to making the environment cleaner. Conduct resident-participation programs at retail properties with on-site property managers at least once a year (5 properties as of December 1, 2023).
	Satisfaction, health, and comfort of building users	 	Conduct a tenant satisfaction survey and improve assessment results.
Governance	Disclosure and assurance		Stabilize the operations of real estate management system and reinforce the operational structure.
	Disclosure for investors		Disclose non-financial information including ESG related initiatives in a more investor friendly manner (improve higher evaluation).

Initiatives that Support

TCFD (Task Force on Climate-Related Financial Disclosures)

- MRA: Approved in January 2022



PRI (Principles for Responsible Investment)

- MRA: Signed in November 2018.

Signatory of:



Module	Star score
Policy governance strategy	★★★★☆
Direct-real Estate	★★★★☆
Confidence building measures	★★★☆☆

(December 2023)

UN GLOBAL COMPACT

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



UNHCR support

- MRA: Started with multiple owned properties from 2020

External Assessment and Assurance

GRESB Real Estate Assessment



GRESB
★★★★☆ 2023

Green Star
9 consecutive years
4 Stars

GRESB Public Disclosure Level Assessment



GRESB
Public Disclosure 2023

Level A
Top for 6 consecutive years

MSCI ESG Ratings

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



Become a constituent of the MSCI Japan ESG Select Leaders Index

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

2023 CONSTITUENT MSCI JAPAN ESG SELECT LEADERS INDEX

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

Third-Party Assurance for Environment-Related Data

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



E (Environment)

Improve the Reliability and Objectivity of Environmental Initiatives

Third-party certification for Eco-Action 21 ^(Note) (Japanese environmental management system)

- Aiming to improve the reliability of United Urban's environmental initiatives, obtained third-party certification for the mechanisms that are constructed and operated for environmental management.
- Expand the scope of certification to the entire portfolio by the end of 2024.

No. of properties with certification **total: 31**
 ■ Office Buildings **16**
 ■ Residential Properties **15**

(All 134 properties under management, excluding land interest properties, as of the end of November 2023.)



Toranomon Hills Mori Tower

Note: An initiative for obtaining certification from a third-party organization for the environmental management system formulated by the Ministry of the Environment for environmental efforts by businesses, systems that are constructed, operated, and maintained for environmental management, and environmental communication.

ZEB Ready assessments

With the aim of enhancing objectivity and reliability in relation to environmental performance, and improving competitiveness and property value to attract tenants, properties that have achieved a reduction in primary energy consumption ^(Note 1) of 50% or more from the standard primary energy consumption ^(Note 2) receive a ZEB Ready assessment.

Primary energy reduction rate of consumption	Kobe Toyahama Logistics Center	66% reduction
	KIC Sayama Hidaka Distribution Center	59% reduction
	Yoshikawa Logistics Center	56% reduction



Kobe Toyahama Logistics Center

ZEB: ZEB (Net Zero Energy Building) refers to a building designed to achieve a balance of zero annual primary energy consumption while maintaining a comfortable indoor environment.
ZEB Ready: As an advanced building with a view to ZEB, this building is equipped with highly heat-insulated outer skin and highly efficient energy-saving facilities. Except for renewable energy, the standard primary energy consumption reduces the primary energy consumption by 50% or more.

Notes: 1. Primary energy consumption: Energy consumed by the entire building when it is used or occupied, converted to heat.
 2. Standard primary energy consumption: Standard energy consumption as a standard determined by each facility, region, and room use.

S (Society)

Contribution to Local Community/Local Government

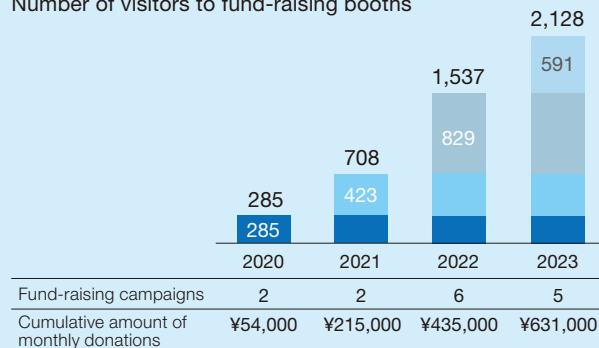
UNHCR Support

- United Urban has been supporting the fund-raising campaigns initiated by Japan for UNHCR at our properties since 2020.
- Japan for UNHCR is an official representative point of contact in Japan for supporting the activities of the Office of the United Nations High Commissioner for Refugees (UNHCR), which is the refugee support organization of the United Nations.
- As a member of society, United Urban also plans to offer continued support for their initiative in 2024.



UNHCR staff member explaining their fund-raising campaigns at Shinjuku Washington Hotel Honkan (July 2023)

Number of visitors to fund-raising booths



(From December to November of each year)

United Urban's properties where fund-raising activities were conducted

(As of the end of November 2023)

- Luz Funabashi
- Luz Fukuoka Tenjin
- Mallage Kashiwa
- KURURU
- Luz Shonan Tsujido
- LEVEN Otakanomori
- Shinjuku Washington Hotel Honkan **New**

Collaboration for local events

- As a member of the local community, United Urban offers spaces at event venues for free.
- Bustling atmospheres are expected to be created at facilities as well as in surrounding areas through events (resident participation programs), leading to the formation and development of local communities.

A4 Luz Funabashi ^(Note)

Autumn customer thanksgiving

September 2023



Children's fair

A38 Luz Shonan Tsujido ^(Note)

TSUJI FES

October 2023



Workshops and sales of local products by cooperating universities

A21 Mallage Kashiwa ^(Note)

Sports carnival

November 2023



Rugby experience

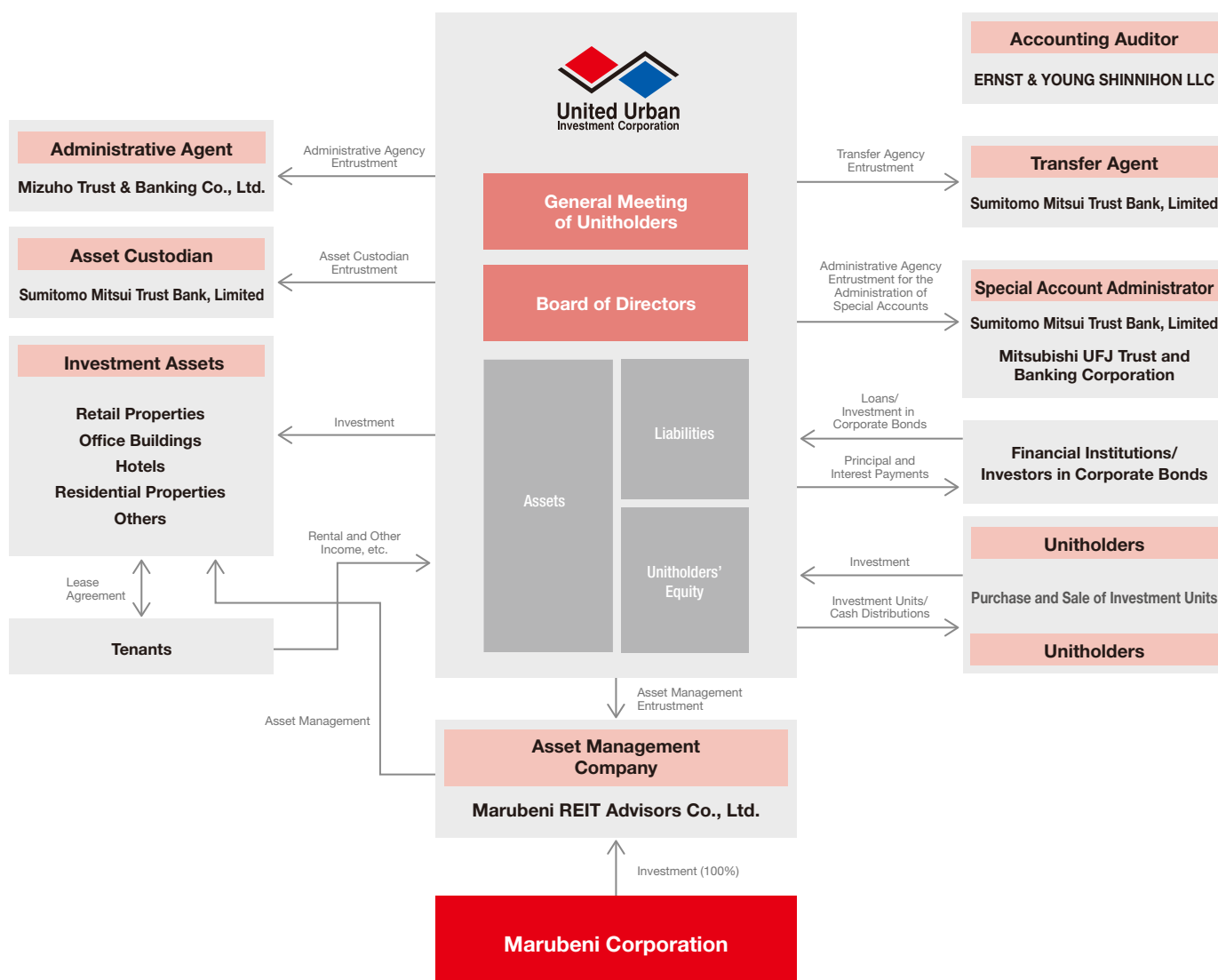
(Note) Property managed by a resident property manager

Corporate Profile

Overview

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

Corporate Structure

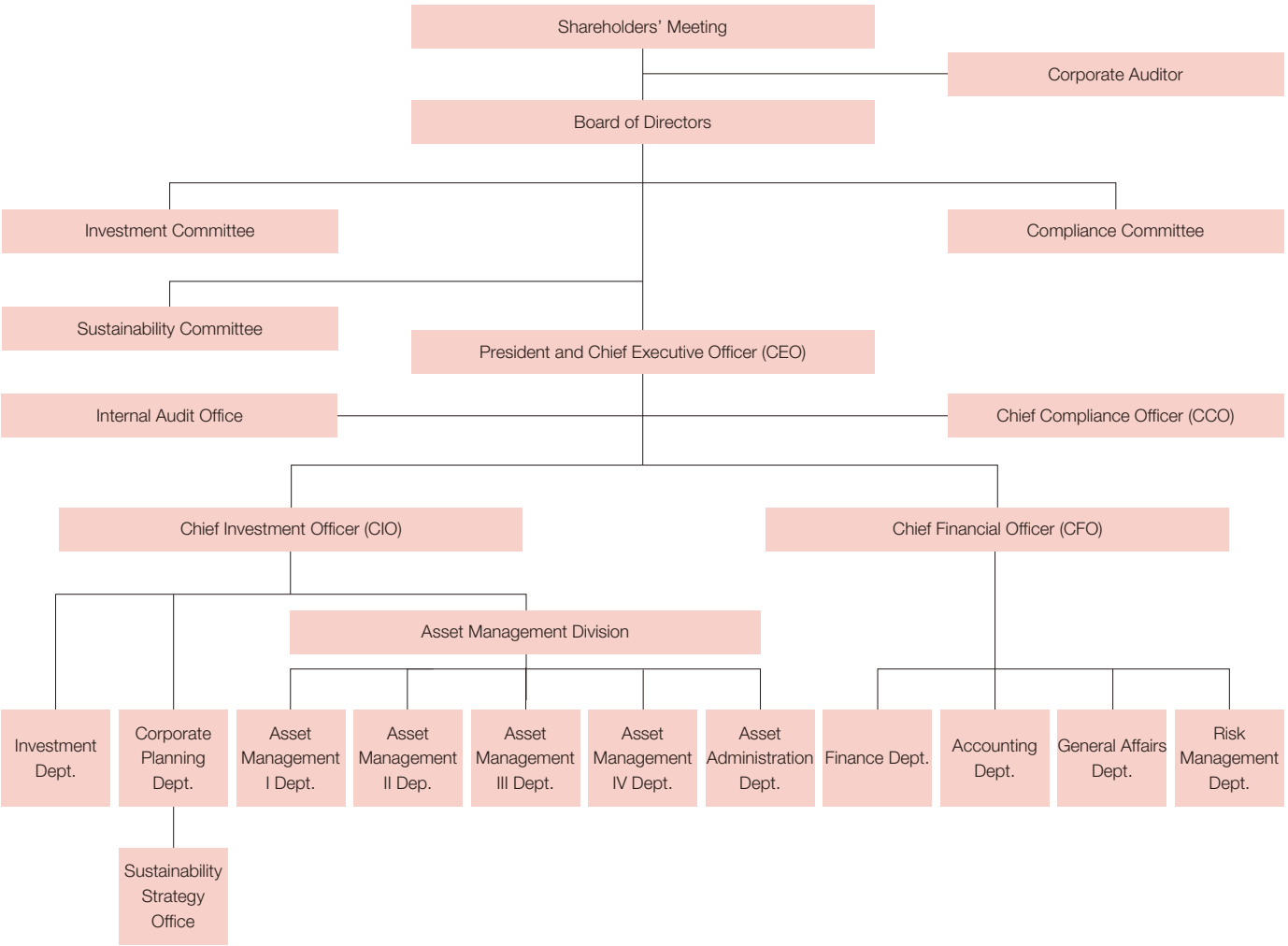


Profile of Asset Management Company

Overview (As of November 30, 2023)

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

Organization (As of November 30, 2023)



◆ PERFORMANCE REPORT

Financial Highlights	26
Overall Condition of Investment Corporation	33
Portfolio Profiles	35
Capital Expenditures	46
Expenses and Debt	48
Trading Activities during the Period	49
Accounting Status	51
Others	53

Financial Highlights

1. Track Records on Operations

Fiscal Period (Calculation Period)		36th Fiscal Period (June 1, 2021 – November 30, 2021)	37th Fiscal Period (December 1, 2021 –May 31, 2022)	38th Fiscal Period (June 1, 2022 – November 30, 2022)	39th Fiscal Period (December 1, 2022 –May 31, 2023)	40th Fiscal Period (June 1, 2023 – November 30, 2023)
Operating revenues	(Millions of yen)	22,806	24,184	24,433	25,052	25,356
(Rental revenues)	(Millions of yen)	(22,806)	(23,212)	(23,984)	(25,052)	(25,042)
Operating expenses	(Millions of yen)	14,550	13,630	13,806	14,149	13,948
(Property-related expenses)	(Millions of yen)	(11,032)	(11,244)	(11,467)	(11,778)	(11,507)
Operating income	(Millions of yen)	8,256	10,553	10,627	10,903	11,408
Ordinary income	(Millions of yen)	7,326	9,628	9,666	9,930	10,370
Net income	(a) (Millions of yen)	7,326	9,628	9,666	9,929	10,369
Total assets (compared with the previous period)	(b) (Millions of yen)	707,548 (+0.5%)	715,568 (+1.1%)	714,899 (-0.1%)	723,202 (+1.2%)	727,227 (+0.6%)
Total unitholders' equity (Net assets) (compared with the previous period)	(c) (Millions of yen)	363,257 (-0.7%)	363,291 (+0.0%)	360,338 (-0.8%)	360,480 (+0.0%)	360,800 (+0.1%)
Unitholders' capital (compared with the previous period)	(Millions of yen)	319,973 (-)	319,973 (-)	319,973 (-)	319,973 (-)	319,973 (-)
Total no. of investment units issued and outstanding	(d) (Units)	3,118,337	3,118,337	3,098,591	3,098,591	3,098,591
Net assets per unit	(c)/(d) (Yen)	116,490	116,501	116,291	116,336	116,440
Total cash distribution	(e) (Millions of yen)	9,666	9,704	9,741	10,005	10,445
Net income per unit	(Note 1) (Yen)	2,349	3,087	3,103	3,204	3,346
Cash distribution per unit	(e)/(d) (Yen)	3,100	3,112	3,144	3,229	3,371
(Distribution of earnings per unit)	(Yen)	(3,100)	(3,112)	(3,144)	(3,229)	(3,371)
(Distribution in excess of earnings per unit)	(Yen)	(-)	(-)	(-)	(-)	(-)
Return on assets (Annualized)	(Note 2) (%)	1.0 (2.1)	1.4 (2.7)	1.4 (2.7)	1.4 (2.8)	1.4 (2.9)
Return on equity (Annualized)	(Note 2) (%)	2.0 (4.0)	2.7 (5.3)	2.7 (5.3)	2.8 (5.5)	2.9 (5.7)
Equity ratio (compared with the previous period)	(c)/(b) (%)	51.3 (-0.6%)	50.8 (-0.6%)	50.4 (-0.4%)	49.8 (-0.6%)	49.6 (-0.2%)
Payout ratio	(Note 2) (%)	131.9	100.8	101.3	100.7	100.7
Supplementary information						
No. of investment properties at end of period	(Properties)	136	136	137	140	141
Total leasable floor space at end of period	(m ²)	1,566,349.17	1,556,492.03	1,574,218.12	1,632,781.16	1,633,673.46
Total no. of tenants at end of period	(Tenants)	2,772	2,803	2,850	3,069	3,019
Occupancy rate at end of period	(%)	97.8	98.6	98.9	98.4	99.0
Depreciation and amortization	(Millions of yen)	4,098	4,102	4,068	4,067	4,069
Capital expenditures	(Millions of yen)	2,450	2,184	1,950	2,443	3,233
NOI (Net Operating Income) from leasing	(Note 2) (Millions of yen)	15,872	16,069	16,585	17,341	17,604
FFO (Funds From Operations) per unit	(Note 2) (Yen)	4,033	4,115	4,289	4,519	4,560
FFO ratio	(Note 2) (Times)	18.0	17.4	18.0	16.3	15.9
Debt service coverage ratio	(Note 2) (Times)	14.4	15.7	15.3	15.6	15.3
Net income before interest, depreciation and amortization	(Note 2) (Millions of yen)	13,505	14,742	14,699	14,963	15,459
Interest expense and interest expenses on corporate bonds	(Millions of yen)	937	937	958	960	1,012
Interest-bearing liabilities	(Note 2) (Millions of yen)	304,433	310,703	313,403	320,403	323,853
Ratio of interest-bearing liabilities to total assets at end of period	(Note 2) (%)	43.0	43.4	43.8	44.3	44.5
No. of operating days	(Days)	183	182	183	182	183

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

	36th FP	37th FP	38th FP	39th FP	40th FP
Average no. of investment units during the period	3,118,337 units	3,118,337 units	3,114,668 units	3,098,591 units	3,098,591 units

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

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

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

2. Performance Review for the Current Period

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

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

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

As a result of performance, a distribution has been made in each of 39 fiscal periods from the 1st fiscal period (fiscal period ended May 31, 2004) to the 39th fiscal period (fiscal period ended May 31, 2023). For the current period (40th fiscal period: fiscal period ended November 30, 2023), United Urban decided to make cash distribution of ¥3,371 per unit.

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

a. Investment Environment and Operation

(i) Investment Environment

The Japanese economy was generally on a recovery trend during this period. However, continual attention is necessary due to economic uncertainty; the uncertainty comes from concern over the possibility of prolonged increases in global energy and raw material prices resulting from geopolitical risks in the Middle East in addition to Ukraine as well as a possible economic slowdown due to persistent inflation in Europe and United States.

The Japanese real estate investment market has remained highly competitive, particularly among domestic investors who continue to show a strong appetite for investment despite the impact on investor sentiment from the tightening monetary policies in Europe and United States that are intended to curb inflation and the flexible offsetting of long- and short-term interest rates (or yield curve control, YCC) by the Bank of Japan.

Similar to the last period, the real estate leasing market in Japan, during this period, remained strong across the board.

While the impact of rising prices has been gradually growing, sales of retail properties have been on an upward trend due to the increasing numbers of overseas visitors coming to Japan and their spending, boosted by the weaker yen.

The hotel sector continues to see a recovery trend in both the room occupancy rate and room rates with the help of improving domestic demand and the increasing number of overseas visitors to Japan. In some hotels, room rates have exceeded the levels of 2019, before the COVID-19 pandemic.

In office market, the decrease in demand attributed to employees working more often remotely is an issue seen overseas not being observed in Japan. The relocation demand for larger space and better locations remains solid, particularly in Tokyo, regardless of concerns over a significant rise in vacancy rates due to a large new supply. Looking at rents in particular, there is a slightly weaker trend in areas such as the Tokyo business district.

Residential demand remains strong, and the occupancy rates as well as rents have been stable across the country.

In the logistics (warehouse) market, supply is continuing to grow in areas next to major cities nationwide including the Tokyo Metropolitan Area. While the occupancy rates have been trending downward, rents have remained flat.

(ii) New Acquisition and Sale of Property

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

Property No.	Property Name	Type (Note 1)	Location	Acquisition Price (Millions of yen) (Note 2)	Acquisition Date
A45	Higashi-Matsudo Shopping Center	Store	Matsudo, Chiba	2,200	June 1, 2023
C22	Hakata Gion Development Site	-	Fukuoka, Fukuoka	2,300	July 31, 2023
Total				4,500	

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

Property No.	Property Name	Type (Note 1)	Location	Sale Price (Millions of yen) (Note 2)	Date of Sale
D16	GRAND-ROUGE Sakae	Apartment	Nagoya, Aichi	1,450	June 1, 2023

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

(iii) Portfolio Overview

As a result of the acquisition and sale of properties mentioned above (ii), United Urban held a total of 141 properties, comprising 37 retail properties, 35 office buildings, 1 retail-office complex, 21 hotels, 2 office-hotel complexes, 25 residential properties and 20 others, with an aggregate acquisition price of ¥691,831 million at the end of the 40th fiscal period (as of November 30, 2023). In addition, the total leasable floor space was 1,633,673.46 sq. m. and the total numbers of tenants were 3,019.

United Urban has continued to focus on maintaining occupancy rates during the period. Thereby, the occupancy rate for the entire portfolio at the end of each month during the period fluctuated between 98.4% and 99.0%, and stood at 99.0% at the end of the 40th fiscal period (as of November 30, 2023).

(iv) Sustainability Initiatives

United Urban and MRA support the UN's Sustainable Development Goals (SDGs), aiming to realize a sustainable, diverse, and inclusive society through initiatives that help resolve environmental, social, and economic problems and create new value ("Sustainability Activities").

For our climate change initiatives, United Urban and MRA have set a medium-term target for the environment certification coverage rate for 80% of the properties in United Urban's portfolio based on gross floor area, (excluding land) by the end of 2024 (for reference, this was 77.4% as of November 30, 2023). For the reduction target of greenhouse gas (GHG) emissions, although we had only targeted our office portfolio in the past, in June 2023 we expanded the scope to the entire portfolio and set new reduction targets:

- 1) reduce Scope 1 and Scope 2 GHG emissions by 42% by 2030 (compared with 2021)
- 2) achieve net zero GHG emissions, including within the value chain (Scope 3), by 2050.

Moreover, as a result of our Sustainability Activities, in the 2023 survey of the GRESB Real Estate Assessment, an international benchmark for measuring ESG integration of real estate companies and funds, United Urban received 4 Stars in the five-level GRESB Rating (the second-highest level). Moreover, in the results for GRESB Public Disclosure Level Assessment, United Urban received the highest level: A.

MRA expressed support for the recommendations of the TCFD (Task Force on Climate-related Financial Disclosures) in January 2022. A cross-organizational team representing MRA departments conducted a scenario analysis of climate risks and opportunities for United Urban's portfolio. The team followed the TCFD's recommendations, then disclosed the result of their analysis on the sustainability website (<https://uur-sustainability.com/en/sustainability/>).

b. Financing Overview

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

The status of interest-bearing liabilities at the end of the previous period and the end of the 40th fiscal period are as follows.

(Millions of yen)				
		Balance at the end of the 39th Fiscal Period (As of May 31, 2023)	Balance at the end of the 40th Fiscal Period (As of November 30, 2023)	Changes
	Short-term borrowings	1,000	4,000	+3,000
	Long-term borrowings (borrowings due for repayment within one year)	284,903 (31,600)	288,353 (28,050)	+3,450 (-3,550)
	Total of borrowings	285,903	292,353	+6,450
	Corporate bonds (corporate bonds that is to become due for maturity within one year)	34,500 (10,000)	31,500 (-)	-3,000 (-10,000)
	Total of interest-bearing liabilities	320,403	323,853	+3,450

Moreover, the details of ratings of United Urban as of December 31, 2023 are as follows.

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

c. Overview of Financial Results and Distribution

As for financial result of the fiscal period, United Urban achieved operating revenues of ¥25,356 million (up by 1.2% from the previous period), profit from rental activities of ¥13,535 million (up by 2.0% from the previous period), operating income of ¥11,408 million (up by 4.6% from the previous period), ordinary income of ¥10,370 million (up by 4.4% from the previous period), and net income of ¥10,369 million (up by 4.4% from the previous period).

During the period under the review, United Urban added ¥77 million, which is a reversal of the reserve for temporary difference adjustments in accordance with "Ordinance on Accountings of Investment Corporations" and "Regulations Concerning Real Estate Investment Trusts and Real Estate Investment Corporations" stipulated by the Investment Trusts Association, Japan to ¥10,369 million of unappropriated retained earnings to distribute. As a result, United Urban decided to distribute ¥10,445 million, and cash distribution per unit was ¥3,371.

3. Issuance of New Investment Units

During the period, no capital increase was carried out and there were no changes in the number of investment units issued and outstanding and unitholders' capital. The changes in unitholders' capital and total number of investment units issued and outstanding in the past five years are shown below.

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

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

Changes in Investment Unit Prices

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

	Yen				
	36th Fiscal Period (June 1, 2021 – November 30, 2021)	37th Fiscal Period (December 1, 2021 – May 31, 2022)	38th Fiscal Period (June 1, 2022 – November 30, 2022)	39th Fiscal Period (December 1, 2022 – May 31, 2023)	40th Fiscal Period (June 1, 2023 – November 30, 2023)
Highest	169,200	149,000	158,400	156,900	160,300
Lowest	135,800	123,700	135,000	138,300	143,300

4. Distribution Information

During the fiscal period, United Urban added ¥77 million, which is the reversal of the reserve for temporary difference adjustments in accordance with "Ordinance on Accountings of Investment Corporations" and "Regulations Concerning Real Estate Investment Trusts and Real Estate Investment Corporations" stipulated by the Investment Trusts Association, Japan to ¥10,369 million of unappropriated retained earnings to distribute. As a result, United Urban decided to distribute ¥10,445 million, and cash distribution per unit was ¥3,371.

		36th Fiscal Period (June 1, 2021 – November 30, 2021)	37th Fiscal Period (December 1, 2021 – May 31, 2022)	38th Fiscal Period (June 1, 2022 – November 30, 2022)	39th Fiscal Period (December 1, 2022 – May 31, 2023)	40th Fiscal Period (June 1, 2023 – November 30, 2023)
Unappropriated retained earnings at end of period	Thousands of yen	7,326,291	9,628,227	9,666,272	9,929,741	10,369,952
Retained earnings (Note)	Thousands of yen	10,128,669	10,052,632	9,976,935	9,901,326	9,825,929
Total cash distribution	Thousands of yen	9,666,844	9,704,264	9,741,970	10,005,350	10,445,350
(Cash distribution per unit)	(Yen)	(3,100)	(3,112)	(3,144)	(3,229)	(3,371)
Total profit distribution	Thousands of yen	9,666,844	9,704,264	9,741,970	10,005,350	10,445,350
(Profit distribution per unit)	(Yen)	(3,100)	(3,112)	(3,144)	(3,229)	(3,371)
Total refund of capital	Thousands of yen	-	-	-	-	-
(Refund of capital per unit)	(Yen)	(-)	(-)	(-)	(-)	(-)
Of total refund of capital, the total cash distribution from provision for temporary difference adjustment	Thousands of yen	-	-	-	-	-
(Of refund of capital per unit, cash distribution per unit from provision for temporary difference adjustment)	(Yen)	(-)	(-)	(-)	(-)	(-)
Of total refund of capital, the total cash distribution from the distribution associated with investment decrease for tax purpose	Thousands of yen	-	-	-	-	-
(Of refund of capital per unit, cash distribution per unit from the distribution associated with investment decrease for tax purpose)	(Yen)	(-)	(-)	(-)	(-)	(-)

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

5. Future Policies and Challenges

Uncertainty is expected to persist in politics and economics in Japan. However, the Japanese economy is anticipated to stay on a gradual recovery trend. Following the current period, the forecast is for both the investment and leasing markets to continue to be strong in the next period.

United Urban's portfolio is almost completely diversified, and profitability has been stabilized through investments across all asset types. The investment and leasing markets continue to be uncertain, but we believe that it is important to distinguish market conditions as well as to have steady profits from the entire portfolio by focusing on stable operations that can adapt to social changes.

Based on this understanding of the business environment, United Urban—while closely watching the trends in the real estate investment market—will take a proactive approach to a wide range of real estate investment opportunities and will continue with selective investments by applying varied methods as well as asset replacement. These initiatives should be effective for maintaining a high-quality portfolio. For existing properties, United Urban continually focuses on stable management by maintaining or increasing occupancy rates, renewing terms and conditions with the aim to raise rents, as well as the profitability and stability of the portfolio and reducing business costs, among other actions. Further, United Urban intends to stabilize cash distributions by using retained earnings effectively.

Regarding financial management, United Urban is continuing to create a robust and sound financial base by controlling the LTV level, reducing the cost of financing, diversifying the maturities of interest-bearing liabilities, and ensuring adequate liquidity.

Looking at the sustainable growth of United Urban, including maximizing unitholder value, engaging with stakeholders, and coexistence with the environment and society, United Urban is dedicated not only to improving finances but also to resolving several of the nonfinancial issues associated with ESG (environment, society, and governance) as well as the UN's SDGs (Sustainable Development Goals).

6. Material Facts Arising after the End of the 40th Fiscal Period and Other Material Events

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

a. New Borrowing for Repayment

United Urban procured debt financing on December 20, 2023 for the repayment of the existing borrowings (total: ¥2,000 million) upon their maturity on December 20, 2023, as set forth below.

Title	Lender	Amount of Borrowing (Millions of yen)	Interest Rate	Drawdown Date	Repayment Date	Remarks
Term Loan 91C	The Ashikaga Bank, Ltd.	1,000	0.75446%	December 20, 2023	June 20, 2028	Unsecured Unguaranteed
Term Loan 92C	The Chiba Bank, Ltd.	1,000	Basic Interest Rate (JBA 3 month JPY TIBOR) + 0.20%			
Total		2,000				

b. New Committed Line of Credit Agreement

United Urban concluded a new committed line of credit agreement on December 27, 2023, as set forth below.

Outline of the new committed line of credit agreement

Participating financial institutions	Sumitomo Mitsui Banking Corporation MUFG Bank, Ltd. Mizuho Trust & Banking Co., Ltd. Resona Bank, Limited
Maximum loan amount	¥12,000 million
Date of agreement	December 27, 2023
Term of agreement	From December 28, 2023 to December 27, 2024
Remarks	Unsecured, unguaranteed

c. Acquisition of Property and Debt Financing

(i) United Urban acquired the following property.

Property No.	Property Name	Type	Location	Acquisition Price (Millions of yen)	Acquisition Date
B51	Toranomon Hills Business Tower (Note)	Office	Minato-ku, Tokyo	8,435	February 1, 2024

Note: The acquisition asset is the trust beneficial interest of the compartmentalized ownership of the eighth floor of Toranomon Hills Business Tower (the ratio of co-ownership of the site is 3.05%). The property is registered as the ninth floor on registry, but it is shown as the eighth floor in the building since there exists a mezzanine.

- (ii) United Urban procured debt financing (Green Loan (Note)) to support a part of the payment for acquiring the property mentioned above (i), as set forth below. In addition, United Urban used cash on hand (including the procurement from the sale of Fuchu Building (land) on January 31, 2024) for the remaining amount to acquire the property.

Title	Lender	Amount of Borrowing (Millions of yen)	Interest Rate	Drawdown Date	Repayment Date	Remarks
Term Loan 93C (Green Loan)	Resona Bank, Limited	2,000	0.95080%	February 1, 2024	December 20, 2029	Unsecured Unguaranteed
Term Loan 94C (Green Loan)	Shinkin Central Bank	2,000	1.08124%		December 20, 2030	
Term Loan 95C (Green Loan)	The Hachijuni Bank, Ltd.	1,000	Basic Interest Rate (JBA 3 month JPY TIBOR) + 0.20%		June 20, 2028	
Total		5,000				

Note: The green loan (Term Loan 93C, 94C, and 95C) is the funds used to acquire assets that meet the green eligibility criteria ("Eligible green assets") under the sustainability finance framework.

d. New Acquisition and Sale of Property

United Urban decided to acquire the following property on February 20, 2024. The acquisition is expected to be entirely funded by using cash on hand. In addition, the proceeds from the sale of Plussing Wave Enoshima scheduled on March 29, 2024 will be allotted to recover the cash on hand used for the acquisition.

Property No.	Property Name	Type	Location	Scheduled Acquisition Price (Millions of yen)	Scheduled Acquisition Date
B50	OSAKA BAY TOWER (Additional acquisition) (Note)	Office	Osaka, Osaka	2,637	March 28, 2024

Note: The asset to be acquired is 10% quasi co-ownership of the trust beneficial interest of the compartmentalized ownership in a part of OSAKA BAY TOWER (the "Property") (55.40% of the entire property). Accordingly, the ratio of quasi co-ownership that United Urban plans to additionally acquire is 5.54% of the entire property, and United Urban's ownership ratio of the Property after the additional acquisition including the existing holding (5.54%) is to be 11.08%.

As mentioned above, United Urban decided to sell the following property on February 20, 2024.

Property No.	Property Name	Type	Location	Scheduled Sale Price (Millions of yen)	Scheduled Date of Sale
A33	Plussing Wave Enoshima	Store, clinic	Fujisawa, Kanagawa	Total: 2,150	March 29, 2024
				Building: 511	
				Land: 1,638	

Overall Condition of Investment Corporation

1. Summary of Unitholders' Contribution

		36th Fiscal Period (As of November 30, 2021)	37th Fiscal Period (As of May 31, 2022)	38th Fiscal Period (As of November 30, 2022)	39th Fiscal Period (As of May 31, 2023)	40th Fiscal Period (As of November 30, 2023)
Total number of investment units authorized	(Units)	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Total number of investment units issued and outstanding	(Units)	3,118,337	3,118,337	3,098,591	3,098,591	3,098,591
Total unitholders' capital	(Millions of yen)	319,973	319,973	319,973	319,973	319,973
Number of unitholders		21,366	21,182	20,738	20,284	20,180

2. Major Unitholders

TOP 10 unitholders based on the number of investment units held at the end of the 40th fiscal period were as follows:

Unitholder Name	Investment Units Held (Units)	Percentage of Investment Units Held (%) (Note)
Custody Bank of Japan, Ltd. (trust account)	953,044	30.8
The Master Trust Bank of Japan, Ltd. (trust account)	564,054	18.2
The Nomura Trust and Banking Co., Ltd. (investment trust account)	156,316	5.0
SMBC Nikko Securities Inc.	96,327	3.1
STATE STREET BANK WEST CLIENT - TREATY 505234	44,930	1.5
SSBTC CLIENT OMNIBUS ACCOUNT	40,386	1.3
STATE STREET BANK AND TRUST COMPANY 505103	39,824	1.3
Mizuho Securities Co., Ltd.	39,055	1.3
JP MORGAN CHASE BANK 385771	31,721	1.0
JAPAN SECURITIES FINANCE CO., LTD.	23,450	0.8
Total	1,989,107	64.2

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

3. Directors and Auditor

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

Title	Name	Other Title	Total Amount of Compensation for Directors, etc. (Thousands of yen)
Executive Officer (Note 1) (Note 2)	Kenmin Asatani	-	2,000
	Toshiaki Emon	-	3,000
Supervisory Officer (Note 2) (Note 3)	Kenichiro Okamura	Chief Executive Officer, Kaede Accounting Advisory, Inc. Representative Partner, Kaede Tax Corporation (Note 4) Outside Corporate Auditor, CYBERDYNE, INC. Outside Corporate Auditor, SG Holdings Co., Ltd.	2,100
	Kumiko Sekine	Partner, Tanabe & Partners	2,100
Accounting Auditor (Note 5)	ERNST & YOUNG SHINNIHON LLC	-	21,300
Total			30,500

- Notes: 1. Toshiaki Emon expired the office of the Executive Officer on August 31, 2023. Kenmin Asatani assumed the office of the Executive Officer on September 1, 2023.
2. 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.
3. 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.
4. The Supervisory Director, Kenichiro Okamura resigned the Representative Partner of Kaede Tax Corporation on December 8, 2023.
5. The compensation for Accounting Auditor includes the preparation fee of a comfort letter regarding the issuance of corporate bonds

(¥3,300 thousand). The compensation for non-auditing services to those belonging to the same network as the accounting auditor amount to ¥6,450 thousand.

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

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

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

Not Applicable

4. Matters concerning Directors and Officers Liability Insurance Agreement

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

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

5. Advisors and Agents

Asset Management Company, Asset Custodian, and Administrative Agents at the end of the 40th fiscal period were as follows:

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

Note: The asset management company's name was changed from Japan REIT Advisors Co., Ltd. to Marubeni REIT Advisors Co., Ltd. on December 1, 2023. The same shall apply hereinafter.

Portfolio Profiles

1. Composition of Portfolio

Categories of Assets	Type of Use	Areas		39th Fiscal Period (As of May 31, 2023)		40th Fiscal Period (As of November 30, 2023)	
				Total Amounts Held (Thousands of yen) (Note 1)	Percentage to Total Assets (%)	Total Amounts Held (Thousands of yen) (Note 1)	Percentage to Total Assets (%)
Real Estate	Retail Properties	Capital region (Note 2)	6 central wards of Tokyo (Note 3)	-	-	-	-
			23 wards of Tokyo (Note 4)	-	-	-	-
			Tokyo metropolitan area (Note 5)	7,209,102	1.0	7,198,823	1.0
		Other regions (Note 6)		13,284,617	1.8	13,228,938	1.8
	Office Buildings	Capital region	6 central wards of Tokyo	22,833,648	3.2	22,759,845	3.1
			23 wards of Tokyo	9,281,845	1.3	9,236,885	1.3
			Tokyo metropolitan area	8,711,619	1.2	8,686,413	1.2
		Other regions		-	-	-	-
	Hotels	Capital region	6 central wards of Tokyo	1,558,486	0.2	1,551,888	0.2
			23 wards of Tokyo	-	-	-	-
			Tokyo metropolitan area	3,620,946	0.5	3,598,145	0.5
		Other regions		-	-	2,416,616	0.3
	Residential Properties	Capital region	6 central wards of Tokyo	-	-	-	-
			23 wards of Tokyo	4,727,904	0.7	4,721,954	0.6
			Tokyo metropolitan area	1,678,406	0.2	1,678,482	0.2
		Other regions		3,558,917	0.5	3,536,743	0.5
	Others	Capital region	6 central wards of Tokyo	-	-	-	-
			23 wards of Tokyo	-	-	-	-
			Tokyo metropolitan area	6,934,188	1.0	6,934,188	1.0
		Other regions		1,645,551	0.2	1,635,524	0.2
	Subtotal			85,045,233	11.8	87,184,451	12.0
Real Estate in Trust	Retail Properties	Capital region	6 central wards of Tokyo	4,209,177	0.6	4,202,298	0.6
			23 wards of Tokyo	11,395,244	1.6	11,348,930	1.6
			Tokyo metropolitan area	95,668,528	13.2	97,486,035	13.4
		Other regions		56,128,737	7.8	56,417,936	7.8
	Office Buildings	Capital region	6 central wards of Tokyo	65,236,510	9.0	65,050,100	8.9
			23 wards of Tokyo	1,955,635	0.3	1,943,855	0.3
			Tokyo metropolitan area	38,440,664	5.3	38,078,536	5.2
		Other regions		48,099,168	6.7	48,076,359	6.6
	Hotels	Capital region	6 central wards of Tokyo	39,886,006	5.5	39,688,988	5.5
			23 wards of Tokyo	-	-	-	-
			Tokyo metropolitan area	22,907,876	3.2	22,776,819	3.1
		Other regions		90,906,158	12.6	90,878,915	12.5
	Residential Properties	Capital region	6 central wards of Tokyo	2,287,021	0.3	2,278,468	0.3
			23 wards of Tokyo	9,647,962	1.3	9,652,142	1.3
			Tokyo metropolitan area	2,776,886	0.4	2,761,534	0.4
		Other regions		23,009,807	3.2	21,709,639	3.0
	Others	Capital region	6 central wards of Tokyo	3,220,500	0.4	3,609,918	0.5
			23 wards of Tokyo	7,869,838	1.1	7,854,528	1.1
			Tokyo metropolitan area	37,944,720	5.2	37,858,966	5.2
		Other regions		11,991,717	1.7	11,920,272	1.6
	Subtotal			573,582,165	79.3	573,594,247	78.9
Bank Deposits and Other Assets			64,575,045	8.9	66,449,072	9.1	
Total Assets			723,202,444	100.0	727,227,771	100.0	

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

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

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

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

5. The "Tokyo metropolitan area" refers to the Capital region excluding the 23 Tokyo wards.

6. "Other regions" refers to other major cities in Japan including government designated cities (excluding cities located in the Capital region) and surrounding areas thereof.

2. Major Properties

Major properties (top 10 properties based on book value) owned by United Urban as of November 30, 2023 were as follows:

Property Name	Book Value (Millions of yen)	Leasable Floor Space (m ²) (Note 1)	Leased Floor Space (m ²) (Note 1)(Note 2)	Occupancy Rate (%) (Note 1)	Monthly Rent Ratio at End of Period (%) (Note 3)	Type of Use	Granting of Security
Yodobashi Camera Multimedia Kichijoji	25,828	37,932.95	37,932.95	100.0	(Note 4)	Retail Properties	No
Shin-Osaka Central Tower	22,854	45,951.31	44,455.87	96.7	4.0	Office / Hotels	No
Shinsaibashi OPA Honkan	21,739	27,025.42	27,025.42	100.0	3.1	Retail Properties	No
Shinjuku Washington Hotel Honkan	21,464	53,326.92	52,194.66	97.9	3.3	Hotels	No
Loisir Hotel & Spa Tower Naha	19,655	45,731.16	45,731.16	100.0	(Note 4)	Hotels	No
SS30	19,065	67,681.45	67,150.16	99.2	4.4	Office / Hotels	No
Kawasaki Toshiba Building	17,936	36,142.30	36,142.30	100.0	3.7	Office Buildings	No
RIHGA Royal Hotel Kokura • ARUARU City	17,774	81,370.41	81,029.82	99.6	2.8	Hotels	No
Royal Pines Hotel Urawa	17,336	31,129.86	31,129.86	100.0	(Note 4)	Hotels	No
Hotel Hewitt Koshien	13,852	36,104.06	36,104.06	100.0	(Note 4)	Hotels	No
Total	197,507	462,395.84	458,896.26	99.2	29.8		

- Notes: 1. "Leasable Floor Space," "Leased Floor Space," and "Occupancy Rate" are based on data as of November 30, 2023. "Leasable Floor Space" means the aggregate leasable floor space of the portions owned by United Urban of individual real estate and real estate in trust. "Leased Floor Space" means the aggregate of the areas within the total leasable floor space that has been actually leased under lease agreements. (In principle, numerical values in "Leasable Floor Space" and "Leased Floor Space" are the numerical values stated in each lease agreement and in the management reports or the monthly reports prepared by the property management companies. The numerical values stated in each lease agreement are based on the figures equivalent to the total floor area of a building (*nobe yuka menseki*), the figures equivalent to the floor area stated in the register (*tokibo kisai no yuka menseki*), the figures equivalent to the area exclusively occupied (*senyu menseki*), the figures equivalent to the total floor area plus other partially enclosed usable space (*sekou yuka menseki*), or the figures equivalent to the floor area stated in the management reports or monthly reports prepared by the property management companies. The same shall apply hereinafter.) With regard to the portion of properties held in co-ownership with other entities, leasable floor space and leased floor space are computed by using this portion's entire floor area. In addition, "Occupancy Rate" is the percentage obtained from dividing "Leased Floor Space" by "Leasable Floor Space".
2. As a general rule, "Leased Floor Space" indicates the floor space that has been leased to end-tenants under lease agreements. However, of master lease agreements, the floor spaces in the lease agreements that don't fall into pass-through type indicates the floor spaces in the master lease agreements or the numerical values stated in the management reports or the monthly reports prepared by the property management companies.
3. "Monthly Rent Ratio at End of Period" is calculated based on monthly rent(s) (total of room rent and common area charges) under the lease agreement in effect as of November 30, 2023. As for tenants who received free rent for a certain period, the exempted period is not considered. In addition, if there are provisions stating that the rent is increased by stages according to the period, the applicable amount as of November 30, 2023 is used for the calculation. In addition, it doesn't include variable rents.
4. With regard to these properties, the tenants with whom a lease agreement (including a reservation lease agreement) has been concluded have not given their consent for the disclosure of rental revenue. Therefore, there has been no choice but to omit disclosure of this figure here.

3. Details of Properties in the Portfolio

Details of properties owned by United Urban as of November 30, 2023 were as follows:

Property Name	Location (Residential) (Note 1)	Type of Asset (Note 2)	Leasable Floor Space (m ²)	Appraisal Value at End of Period (Millions of yen) (Note 3)	Book Value (Millions of yen)
Joy Park Izumigaoka	1-3 Miharadai 1-cho, Minami-ku, Sakai, Osaka	Trust beneficial interest	12,977.80	4,150	4,869
Luz Funabashi	7-2-2 Fujiwara, Funabashi, Chiba	Trust beneficial interest	12,955.48	6,350	3,996
TENJIN LUCE	2-3-24 Tenjin, Chuo-ku, Fukuoka, Fukuoka	Trust beneficial interest	4,256.57	6,880	6,215
Tecc LAND Sakai Honten	5-1 Yashimochi 1-cho, Higashi-ku, Sakai, Osaka	Real estate	8,637.63	3,930	2,621
Miyamae Shopping Center	3-9-12 Inukura, Miyamae-ku, Kawasaki, Kanagawa	Trust beneficial interest	10,487.92	5,270	4,682
KONAMI SPORTS CLUB Korigaoka	3-3-1 Korigaoka, Hirakata, Osaka	Trust beneficial interest	8,627.58	2,020	1,318
ACTIOLE Minami-ikebukuro	2-26-10 Minami-ikebukuro, Toshima- ku, Tokyo	Trust beneficial interest	2,081.50	3,460	3,525
Tip's Machida Building	6-7-8 Haramachida, Machida, Tokyo	Trust beneficial interest	6,616.32	5,260	4,156
Daiei Takarazuka Nakayama	21-22 Mefuhigashino-cho, Takarazuka, Hyogo	Trust beneficial interest	16,729.60	3,950	2,941 (Note 4)
maricom-ISOGO / SYSTEM PLAZA YOKOHAMA (Site)	1-1-1 Isogo, Isogo-ku, Yokohama, Kanagawa, etc.	Trust beneficial interest	52,668.38	11,500	12,456
ACTIOLE Kannai	3-31 Masago-cho, Naka-ku, Yokohama, Kanagawa	Real estate	1,938.56	1,940	2,187
Shinsaibashi OPA Honkan	1-4-3 Nishi-Shinsaibashi, Chuo-ku, Osaka, Osaka	Trust beneficial interest	27,025.42	25,000	21,739
Albore Jingumae	5-27-7 Jingumae, Shibuya-ku, Tokyo	Trust beneficial interest	776.91	2,840	1,528
Albore Sendai	2-4-5 Chuo, Aoba-ku, Sendai, Miyagi	Trust beneficial interest	3,182.13	3,120	2,276
Mallage Kashiwa	2-3-1 Oyamadai, Kashiwa, Chiba, etc.	Trust beneficial interest	41,749.24	9,200	6,683
Ito-Yokado Owariasahi	116-4 Ishihara, Minami-Harayama-cho, Owariasahi, Aichi, etc.	Real estate	54,606.34	4,940	3,756
Yokohama Kariba Shopping Center	164-1 Kariba-cho Hodogaya-ku, Yokohama, Kanagawa, etc.	Trust beneficial interest	11,345.09	2,410	1,959
Luz Jiyugaoka	2-9-6 Jiyugaoka, Meguro-ku, Tokyo	Trust beneficial interest	2,283.47	5,910	4,630
ACTIOLE Ichikawa	1-4-17 Ichikawa, Ichikawa, Chiba	Trust beneficial interest	3,931.56	4,170	2,629
Yokohama Aoba Shopping Center (Site)	1-2 Moegino, Aoba-ku, Yokohama, Kanagawa, etc.	Real estate	9,193.00	3,400	2,740
Yamada Denki Tecc Land Aoba (Site)	2-3 Moegino, Aoba-ku, Yokohama, Kanagawa, etc.	Real estate	7,650.63	2,900	2,270
Yodobashi Camera Multimedia Kichijoji	1-19-1 Kichijoji-honcho, Musashino, Tokyo	Trust beneficial interest	37,932.95	35,300	25,828
Kaden Sumairu-kan YAMADA Matsudo Honten	2289-3 Matsudo Aza Iwase-sakai, Matsudo, Chiba, etc.	Trust beneficial interest	17,561.23	7,040	4,472
Luz Fukuoka Tenjin (Note 7)	4-9-25 Watanabe-dori, Chuo-ku, Fukuoka, Fukuoka	Trust beneficial interest	7,973.34	5,860	5,441
Narumi Shopping Center (Site)	3-2 Narumicho-aza Denjiyama, Midori- ku, Nagoya, Aichi, etc.	Real estate	60,419.26	7,170	6,850
Plussing Wave Enoshima	1-3-16 Kugenuma-Kaigan, Fujisawa, Kanagawa	Trust beneficial interest	2,885.94	1,600	1,874
LIFE Nishikujo (Site)	6-41-6 Nishikujo, Konohana-ku, Osaka, Osaka	Trust beneficial interest	3,252.76	2,090	1,842
LIFE Tamatsukuri (Site)	3-12-1 Nakamichi, Higashinari-ku, Osaka, Osaka	Trust beneficial interest	2,391.44	2,170	1,967
Granbell Ginza Building	2-8-18 Ginza, Chuo-ku, Tokyo	Trust beneficial interest	1,352.35	2,750	2,673
UUR Tenjin Nishi-dori Building	2-5-21 Tenjin, Chuo-ku, Fukuoka, Fukuoka	Trust beneficial interest	1,053.10	3,810	6,012
Luz Shonan Tsujido	1-2-12 Tsujido-Kandai, Fujisawa, Kanagawa	Trust beneficial interest	10,373.71	4,690	4,229
ACTIOLE Ueno	4-5-5 Ueno, Taito-ku, Tokyo	Trust beneficial interest	1,163.44	2,720	3,193
KURURU	1-50 Miyamachi, Fuchu, Tokyo	Trust beneficial interest	12,810.05	8,990	9,939
K's Denki Nagoya-kita	3-1 Nagaregawa, Aza-Toyoba, Oaza- Toyoyamacho, Nishikasugai-gun, Aichi	Trust beneficial interest	4,733.74	1,870	1,792
Luz Musashikosugi	3-1100-4, Shinmarukohigashi, Nakahara-ku, Kawasaki, Kanagawa, etc.	Trust beneficial interest	8,272.58	11,700	12,196
LEVEN Otakanomori	3-8 Otakanomori-minami, Nagareyama, Chiba	Trust beneficial interest	5,984.28	3,850	3,827
Gulliver Hachioji Minamino	6-20-1 Minamino, Hachioji, Tokyo	Trust beneficial interest	8,278.27	1,640	1,582
Higashi-Matsudo Shopping Center	2-5-1, Higashi-Matsudo, Matsudo, Chiba	Trust beneficial interest	4,320.36	2,340	2,224

Property Name	Location (Residential) (Note 1)	Type of Asset (Note 2)	Leasable Floor Space (m ²)	Appraisal Value at End of Period (Millions of yen) (Note 3)	Book Value (Millions of yen)
T&G Hamamatsucho Building	2-12-10 Shiba-Daimon, Minato-ku, Tokyo	Trust beneficial interest	2,261.97	2,920	2,069
Fukuoka Eartheon Building	3-6-3 Hakata-Eki Higashi, Hakata-ku, Fukuoka, Fukuoka	Trust beneficial interest	4,934.40	3,360	1,428
Kojimachi Center Place	3-3-8 Kojimachi, Chiyoda-ku, Tokyo	Trust beneficial interest	2,578.09	2,970	2,371
Shin-Osaka Central Tower	5-5-15 Nishi-Nakashima, Yodogawa-ku, Osaka, Osaka	Trust beneficial interest	45,951.31	30,000	22,854
Kawasaki Toshiba Building	580-1 Horikawa-cho, Saiwai-ku, Kawasaki, Kanagawa, etc.	Trust beneficial interest	36,142.30	18,500	17,936
UUR Toyochō Building	2-4-18 Toyo, Koto-ku, Tokyo	Real estate	7,571.20	6,730	8,210
FOUR SEASONS BLDG	2-4-3 Shinjuku, Shinjuku-ku, Tokyo	Trust beneficial interest	5,000.54	6,380	3,913
Pacific Marks Shinjuku Parkside	4-15-7 Nishi-Shinjuku, Shinjuku-ku, Tokyo	Trust beneficial interest	10,947.34	15,000	11,338
Pacific Marks Tsukishima	1-15-7 Tsukishima, Chuo-ku, Tokyo	Real estate	9,335.19	7,140	5,633
Pacific Marks Yokohama East	3-4 Sakae-cho, Kanagawa-ku, Yokohama, Kanagawa, etc.	Trust beneficial interest	11,197.57	8,040	6,183
Akasaka Hikawa Building	6-18-3 Akasaka, Minato-ku, Tokyo	Trust beneficial interest	3,438.20	4,150	3,112
Pacific Marks Shibuya Koen-dori	1-6-3 Jinnan, Shibuya-ku, Tokyo	Trust beneficial interest	1,972.43	3,470	2,396
Pacific Marks Akasaka-mitsuke	3-20-6 Akasaka, Minato-ku, Tokyo	Real estate	1,675.13	2,660	2,117
Pacific Marks Shin-Yokohama	3-18-20 Shin-Yokohama, Kohoku-ku, Yokohama, Kanagawa, etc.	Trust beneficial interest	3,031.76	1,650	1,446
Pacific Marks Kawasaki	11-1 Ekimae-honcho, Kawasaki-ku, Kawasaki, Kanagawa, etc.	Real estate	7,395.48	12,900	8,686
Hamamatsucho 262 Building	2-6-2 Hamamatsucho, Minato-ku, Tokyo	Trust beneficial interest	6,149.77	8,130	6,212
Lila Hijirizaka	3-4-9 Mita, Minato-ku, Tokyo, etc.	Real estate	4,255.02	3,670	2,582
Otsuka HT Building	3-43-1 Minami-otsuka, Toshima-ku, Tokyo	Real estate	1,774.56	1,300	1,026
Pacific Marks Shinjuku South-gate	4-2-16 Shinjuku, Shinjuku-ku, Tokyo	Real estate	1,727.48	4,050	2,428
Pacific Marks Nishi-Umeda	2-6-20 Umeda, Kita-ku, Osaka, Osaka	Trust beneficial interest	10,990.99	8,250	6,508
Pacific Marks Higobashi	1-10-8 Edobori, Nishi-ku, Osaka, Osaka	Trust beneficial interest	7,622.04	5,770	4,263
Pacific Marks Sapporo Kita-Ichijo	7-4-4 Kita Ichi-jo Nishi, Chuo-ku, Sapporo, Hokkaido, etc.	Trust beneficial interest	4,671.41	2,490	1,618
Shin-Sapporo Center Building	6-2-15 Atsubetsu Chuo Ichi-jo, Atsubetsu-ku, Sapporo, Hokkaido	Trust beneficial interest	2,797.23	860	807
ARENA TOWER	3-1-9 Shin-yokohama, Kohoku-ku, Yokohama, Kanagawa, etc.	Trust beneficial interest	17,967.46	12,600	7,257
Yushima First Building	3-19-11 Yushima, Bunkyo-ku, Tokyo	Trust beneficial interest	4,554.23	3,180	1,943
Dogenzaka Square	5-18 Maruyamacho, Shibuya-ku, Tokyo	Trust beneficial interest	2,234.21	3,270	2,199
GRAND-SQUARE Shin-Sakae	2-19-6 Shin-Sakae, Naka-ku, Nagoya, Aichi, etc.	Trust beneficial interest	4,578.93	1,980	1,175
GRAND-SQUARE Meieki-minami	1-12-9 Meieki-minami, Nakamura-ku, Nagoya, Aichi	Trust beneficial interest	4,003.05	2,690	1,006
Shiba 520 Building	5-20-6 Shiba, Minato-ku, Tokyo	Trust beneficial interest	2,831.93	3,930	2,091
Hirose-dori SE Building	205-1 Nakake-cho, Miyagino-ku, Sendai, Miyagi	Trust beneficial interest	8,235.87	5,720	2,820
SS30	4-6-1 Chuo, Aoba-ku, Sendai, Miyagi	Trust beneficial interest	67,681.45	22,900	19,065
LOOP-X・M	3-9-15 Kaigan, Minato-ku, Tokyo, etc.	Trust beneficial interest	21,589.27	13,000	12,208
Toranomon Hills Mori Tower	1-23-1 Toranomon, Minato-ku, Tokyo	Real estate	3,273.51	11,600	9,997
Toranomon PF Building	3-10-11 Toranomon, Minato-ku, Tokyo	Trust beneficial interest	3,603.09	4,680	3,462
UUR Kyobashi East Building	4-2-2 Hatchobori, Chuo-ku, Tokyo	Trust beneficial interest	3,642.18	8,160	7,523
IIDABASHI PLANO	2-7-2 Fujimi, Chiyoda-ku, Tokyo	Trust beneficial interest	4,370.23	7,210	6,149
OSAKA BAY TOWER	1-2-1 Benten, Minato-ku, Osaka, Osaka	Trust beneficial interest	44,255.11	2,760	2,774
Shinjuku Washington Hotel Honkan	3-2-9 Nishi-Shinjuku, Shinjuku-ku, Tokyo	Trust beneficial interest	53,326.92	27,200	21,464
Toyoko Inn Shinagawa-eki Takanawa-guchi	4-23-2 Takanawa, Minato-ku, Tokyo	Real estate	3,088.85	2,630	1,551
MZ BLD.	2-26-9 Myojin-cho, Hachioji, Tokyo	Trust beneficial interest	6,660.20	3,890	2,891
HOTEL ROUTE-INN Yokohama Bashamichi	4-53-1 Benten Dori, Naka-ku, Yokohama, Kanagawa	Real estate	7,139.44	4,960	3,598
Hotel JAL City Naha	1-3-70 Makishi, Naha, Okinawa	Trust beneficial interest	13,701.80	10,700	6,716

Property Name	Location (Residential) (Note 1)	Type of Asset (Note 2)	Leasable Floor Space (m ²)	Appraisal Value at End of Period (Millions of yen) (Note 3)	Book Value (Millions of yen)
UUR Yotsuya Sanchome Building	3-14-1 Yotsuya, Shinjuku-ku, Tokyo, etc.	Trust beneficial interest	7,854.86	7,450	4,327
Yotsuya 213 Building	2-1-3 Yotsuya, Shinjuku-ku, Tokyo	Trust beneficial interest	7,544.42	7,200	4,867
Comfort Inn Tokyo Roppongi	3-9-8 Roppongi, Mitato-ku, Tokyo	Trust beneficial interest	3,708.47	3,630	4,679
Toyoko Inn Kawasaki Ekimae Shiyakusho-dori	2-11-14 Isago, Kawasaki-ku, Kawasaki, Kanagawa, etc.	Trust beneficial interest	4,874.28	3,240	2,549
Toyoko Inn Hiroshima Heiwa-odori	5-15 Tanakamachi, Naka-ku, Hiroshima, Hiroshima	Trust beneficial interest	4,357.75	2,690	1,974
Toyoko Inn Naha Kokusai-dori Miehashi-eki	1-20-1 Makishi, Naha, Okinawa	Trust beneficial interest	1,529.47	900	695
Loisir Hotel & Spa Tower Naha	3-2-1 Nishi, Naha, Okinawa	Trust beneficial interest	45,731.16	22,100	19,655
Royal Pines Hotel Urawa	2-5-1 Nakachou, Urawa-ku, Saitama, Saitama	Trust beneficial interest	31,129.86	17,100	17,336
RIHGA Royal Hotel Kokura • ARUARU City	2-14-2 Asano, Kokurakita-ku, Kitakyushu, Fukuoka, etc.	Trust beneficial interest	81,370.41	15,900	17,774
Comfort Inn Fukuoka Tenjin	1-2-1 Tenjin, Chuo-ku, Fukuoka, Fukuoka	Trust beneficial interest	3,567.22	3,450	3,009
Henn na Hotel Tokyo Hamamatsucho	1-24-11 Hamamatsucho, Minato-ku, Tokyo	Trust beneficial interest	2,293.64	4,780	4,349
Hotel Hewitt Koshien	3-30 Koshientakashiocho, Nishinomiya, Hyogo	Trust beneficial interest	36,104.06	13,800	13,852
Smile Hotel Premium Sapporo Susukino	1-13-1 Minami4jonishi, Chuo-ku, Sapporo, Hokkaido	Trust beneficial interest	8,332.04	5,250	4,083
the square hotel KANAZAWA	10 Shimotsutsumicho, Kanazawa, Ishikawa	Trust beneficial interest	6,333.36	5,950	4,806
RIHGA Place Kyoto Shijo Karasuma (Note 8)	551 Sannou-cho, Muromachi-dori Takatsuji-agaru, Shimogyo-ku, Kyoto, Kyoto	Trust beneficial interest	2,358.25	2,570	2,063
Hakata Gion Development Site	404 Gionmachi, Hakata-ku, Fukuoka, Fukuoka, etc.	Real estate	(Note 5)	2,480	2,416
T&G Higashi-ikebukuro Mansion	3-8-8 Higashi-ikebukuro, Toshima-ku, Tokyo	Trust beneficial interest	2,665.59	2,840	1,352
Komazawa Court	2-37-1 Komazawa, Setagaya-ku, Tokyo	Trust beneficial interest	3,741.17	2,520	1,433
UUR Court Shiba-Daimon	1-2-3 Shiba-Daimon, Minato-ku, Tokyo	Trust beneficial interest	1,486.38	1,710	936
Aprile Shin-Oghi Ichibankan	2-10-6 Kita-Oghi, Higashi Nada-ku, Kobe, Hyogo	Trust beneficial interest	12,700.44	4,020	2,237
UUR Court Sapporo Kita-Sanjo	3-1-28 Kitasanjo Higashi, Chuo-ku, Sapporo, Hokkaido	Trust beneficial interest	4,790.50	1,760	875
CLIO Bunkyo Koishikawa	1-13-9 Koishikawa, Bunkyo-ku, Tokyo	Trust beneficial interest	4,097.51	4,090	2,461
GRAND-ROUGE Sakae II	5-21-37 Sakae, Naka-ku, Nagoya, Aichi	Trust beneficial interest	2,579.89	1,260	916
MA Sendai Building	1-3-7 Kimachidori, Aoba-ku, Sendai, Miyagi	Trust beneficial interest	11,525.36	4,780	2,208
UUR Court Nagoya Meieki	2-5-4 Meieki, Nishi-ku, Nagoya, Aichi	Trust beneficial interest	2,958.45	1,720	1,043
Park Site IZUMI	1-14-6 Izumi, Higashi-ku, Nagoya, Aichi	Trust beneficial interest	2,067.95	771	783
UUR Court Osaka Juso-honmachi	3-4-15 Jusohommachi, Yodogawa-ku, Osaka, Osaka	Trust beneficial interest	3,650.00	1,950	1,115
UUR Court Kinshicho	1-7-5 Kameido, Koto-ku, Tokyo	Real estate	5,460.39	3,940	2,690
UUR Court Sapporo Minami-Sanjo Premier Tower	2-3 Minamisanjo Nishi 1-chome, Chuo-ku, Sapporo, Hokkaido, etc.	Trust beneficial interest	7,763.18	3,560	1,626
GRAND-ROUGE Nakanoshima-minami	1-25-27 Edobori, Nishi-ku, Osaka, Osaka	Trust beneficial interest	3,090.36	1,790	1,127
Glenpark Umeda-kita	3-4-22 Nakazaki, Kita-ku, Osaka, Osaka	Trust beneficial interest	12,730.60	7,410	4,808
UUR Court Shiki	1-6-5 Saiwaicho, Shiki, Saitama	Trust beneficial interest	9,288.00	3,320	2,761
GRAND-ROUGE Tanimachi Rokucho	3-22 Junikencho, Chuo-ku, Osaka, Osaka	Trust beneficial interest	2,792.81	1,650	1,343
Chatle Otemachi S • N	10-20 Otemachi, Kokurakita-ku, Kitakyushu, Fukuoka, etc.	Real estate	12,040.28	4,030	3,536
GRAN FONTE	6-49-2 Higashioizumi, Nerima-ku, Tokyo	Trust beneficial interest	6,268.24	3,870	2,869
Park Axis Akatsuka	2-2-18 Akatsuka, Itabashi-ku, Tokyo	Real estate	4,370.31	2,400	2,031
UUR Court Shirasagi	1-13-17 Shirasagi, Nakano-ku, Tokyo	Trust beneficial interest	2,815.30	1,880	1,535
Court Branche AP	5-8-2 Nakanobu, Shinagawa-ku, Tokyo	Trust beneficial interest	1,480.17	1,540	1,341
UUR Court Ibaraki Higashi-Chujo	12-11 Higashi-Chujo-cho, Ibaraki, Osaka	Trust beneficial interest	3,783.25	1,870	1,755
Amour Yokohama	2-105-1 Sengencho, Nishi-ku, Yokohama, Kanagawa	Real estate	2,271.24	1,580	1,678

Property Name	Location (Residential) (Note 1)	Type of Asset (Note 2)	Leasable Floor Space (m ²)	Appraisal Value at End of Period (Millions of yen) (Note 3)	Book Value (Millions of yen)
GRAND-ROUGE Joto	2-12-12 Seiiku, Joto-ku, Osaka, Osaka	Trust beneficial interest	3,304.90	1,860	1,866
Lilycolor Tohoku Branch	3-10 Okadanishimachi, Miyagino-ku, Sendai, Miyagi	Trust beneficial interest	9,271.16	2,420	1,224
Fuchu Building (Note 6)	1-39 Nikkocho, Fuchu, Tokyo, etc.	Trust beneficial interest	5,479.15	1,910	1,938
Tsubogawa Square Building	3-3-5 Tsubogawa, Naha, Okinawa	Trust beneficial interest	10,571.31	6,860	3,428
THE PLACE of TOKYO	3-5-4 Shibakoen, Mitato-ku, Tokyo	Trust beneficial interest	3,212.21	5,130	3,609
Logistics Higashi-Ohgishima	6-4 Higashi-Ohgishima, Kawasaki-ku, Kawasaki, Kanagawa, etc.	Trust beneficial interest	42,113.83	12,400	9,199
MT Ariake Center Building I&II	1-2-41 Ariake, Koto-ku, Tokyo, etc.	Trust beneficial interest	23,856.74	15,800	7,854
Shin-Narashino Logistics Center	2-3-6 Akanehama, Narashino, Chiba	Trust beneficial interest	12,909.90	3,330	2,606
Kawagoe Logistics Center	1822-1 Aza-Obakeue, Oaza- Shimoakasaka, Kawagoe, Saitama	Trust beneficial interest	40,060.76	10,700	7,334
Shin-Narashino Logistics Center II	2-5-2 Shibazono, Narashino, Chiba	Trust beneficial interest	12,598.46	3,010	2,712
Yoshikawa Logistics Center	1-1 Asahi, Yoshikawa, Saitama	Trust beneficial interest	11,096.70	2,020	1,908
Musashimurayama Logistics Center	2-93-1 Inadaira, Musashimurayama, Tokyo, etc.	Trust beneficial interest	9,237.87	2,120	1,839
Chibaminato Logistics Center (Site)	43-5 Shin-minato, Mihama-ku, Chiba, Chiba, etc.	Real estate	24,467.78	8,550	6,934
Hirakata Nagao Logistics Center	1-72-1 Nagaotanimachi, Hirakata, Osaka, etc.	Trust beneficial interest	11,874.51	3,040	2,596
Kobe Toyahama Logistics Center	5-35 Toyahamacho, Hyogo-ku, Kobe, Hyogo	Trust beneficial interest	9,402.93	1,980	1,434
REDWOOD Narita Distribution Centre	33-1 Kayamashinden-aza Mitsubori, Shibayamamachi, Sanbu, Chiba, etc.	Trust beneficial interest	21,445.46	2,610	2,396
Kazo Logistics Center I・II	1-13, Okuwa, Kazo, Saitama, etc.	Trust beneficial interest	12,777.19	3,610	3,323
Kobe Seishin Logistics Center	2-5-1 Yasakada, Suma-ku, Kobe, Hyogo	Trust beneficial interest	9,533.88	2,150	2,008
Granda Miyanomori (Note 9)	6-3-13 Miyanomori Nijo, Chuo-ku, Sapporo, Hokkaido	Real estate	3,810.47	1,670	1,635
KIC Sayama Hidaka Distribution Center	482 Aza-Shin-Uehara, Oaza-Tagi, Hidaka, Saitama	Trust beneficial interest	15,113.07	4,670	4,598
Sapporo Yonesato Logistics Center	3-5-15 Yonesato Sanjo, Shiroishi-ku, Sapporo, Hokkaido	Trust beneficial interest	7,389.49	1,310	1,226
Total			1,633,673.46	819,541	660,778

- Notes: 1. "Location" shows residential indication of each property, in principle. However, as for properties which have no residential indication, location stated in the register of its building is stated. As for properties that United Urban owns only land, the location of land (lot number) is stated.
2. "Trust beneficial interest" means trust beneficial interests in trust assets comprised mainly of real estate, and "Real estate" means actual real estate.
3. "Appraisal Value at End of Period" shows the real estate appraisal values or the prices resulting from price surveys conducted by the same methods as appraisals conducted by real estate appraisers as of November 30, 2023, based on the Articles of Incorporation of United Urban and the "Ordinance on Accountings of Investment Corporations" (Cabinet Office Ordinance No. 47 of 2006).
4. According to the soil environmental survey report on the land of this property, prepared by a designated research organization as of January 2007, elution of lead, arsenic, and fluorine with concentrations exceeding the specified safe limit were detected in almost all locations on the land of Daiei Takarazuka Nakayama. However, such report says that there is no likelihood of direct health damages on the land. As a precaution, in the case where the need for soil improvement arises, United Urban has taken over the additional amount of ¥630 million that the previous owner entrusted as the necessary cost of future soil improvement ("Reserve for Soil Improvement"), when United Urban acquired this property. The Book Value of this trust beneficial interest at the end of the period reflects the additional amount of trust.
- However, the need for soil improvement is considered to be considerably low for now. Accordingly, in consideration of the improvement of fund efficiency, United Urban has received the Reserve for Soil Improvement from the trustee.
5. United Urban acquired this property as a development site for the development project of a hotel on July 31, 2023. The completion of the real estate for lease (building part) is scheduled for September 2026, and there are no items to be described as of the end of the 40th fiscal period.
6. For the Fuchu Building, United Urban sold the building on the property on March 31, 2022 and held only land of the property at the end of the 40th fiscal period. In addition, the land was transferred on January 31, 2024. The same shall apply hereinafter.
7. The property name was changed from "Tenjin Loft Building" to "Luz Fukuoka Tenjin" on April 1, 2023. The same shall apply hereinafter.
8. The property name was changed from "NEST HOTEL KYOTO SHIJOKARASUMA" to "RIHGA Place Kyoto Shijo Karasuma" on April 1, 2023. The same shall apply hereinafter.
9. The property name was changed from "Miyanomori Nijo Development Site" to "Granda Miyanomori" on May 31, 2023. The same shall apply hereinafter.

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

Name of Property	39th Fiscal Period (December 1, 2022 to May 31, 2023)				40th Fiscal Period (June 1, 2023 to November 30, 2023)			
	Total Number of Tenants at End of Period (Note 1)	Occupancy Rate at End of Period (%) (Note 2)	Rental Revenue (During the Period) (Millions of yen)	Share to Total Rental Revenue (%)	Total Number of Tenants at End of Period (Note 1)	Occupancy Rate at End of Period (%) (Note 2)	Rental Revenue (During the Period) (Millions of yen)	Share to Total Rental Revenue (%)
Joy Park Izumigaoka	28	100.0	258	1.0	28	100.0	255	1.0
Luz Funabashi	16	100.0	272	1.1	16	100.0	265	1.1
TENJIN LUCE	12	91.8	194	0.8	12	91.8	221	0.9
Tecc LAND Sakai Honten	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Miyamae Shopping Center	3	100.0	202	0.8	2	95.6	195	0.8
KONAMI SPORTS CLUB Korigaoka	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
ACTIOLE Minami-ikebukuro	10	100.0	78	0.3	10	100.0	89	0.4
Tip's Machida Building	10	100.0	192	0.8	10	100.0	184	0.7
Daiei Takarazuka Nakayama	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
maricom-ISOGO / SYSTEM PLAZA YOKOHAMA (Site)	4	100.0	299	1.2	4	100.0	299	1.2
ACTIOLE Kannai	7	68.9	38	0.2	6	62.6	39	0.2
Shinsaibashi OPA Honkan	1	100.0	683	2.7	1	100.0	683	2.7
Albore Jingumae	3	100.0	56	0.2	2	100.0	56	0.2
Albore Sendai	7	82.9	91	0.4	7	82.9	90	0.4
Mallage Kashiwa	92	99.1	687	2.7	91	98.8	666	2.7
Ito-Yokado Owariasahi	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Yokohama Kariba Shopping Center	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Luz Jiyugaoka	21	100.0	147	0.6	21	100.0	153	0.6
ACTIOLE Ichikawa	13	100.0	135	0.5	13	100.0	142	0.6
Yokohama Aoba Shopping Center (Site)	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Yamada Denki Tecc Land Aoba (Site)	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Yodobashi Camera Multimedia Kichijoji	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Kaden Sumairu-kan YAMADA Matsudo Honten	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Luz Fukuoka Tenjin	5	32.3	314	1.3	6	98.4	144	0.6
Narumi Shopping Center (Site)	3	100.0	(Note 3)	(Note 3)	3	100.0	(Note 3)	(Note 3)
Plussing Wave Enoshima	7	62.1	43	0.2	7	62.1	42	0.2
LIFE Nishikujo (Site)	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
LIFE Tamatsukuri (Site)	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Granbell Ginza Building	12	100.0	75	0.3	11	100.0	77	0.3
UUR Tenjin Nishi-dori Building	3	100.0	89	0.4	3	100.0	90	0.4
Luz Shonan Tsujido	33	98.0	293	1.2	34	100.0	322	1.3
ACTIOLE Ueno	9	100.0	71	0.3	9	100.0	70	0.3
KURURU	26	98.9	505	2.0	26	98.9	445	1.8
K's Denki Nagoya-kita	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Luz Musashikosugi	2	100.0	324	1.3	2	100.0	335	1.3
LEVEN Otakanomori	14	100.0	109	0.4	13	100.0	111	0.4
Gulliver Hachioji Minamino	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Higashi-Matsudo Shopping Center					5	100.0	85	0.3
T&G Hamamatsucho Building	7	100.0	79	0.3	7	100.0	84	0.3
Fukuoka Eartheon Building	7	100.0	126	0.5	7	100.0	126	0.5
Kojimachi Center Place	15	98.4	96	0.4	18	100.0	83	0.3
Shin-Osaka Central Tower	63	96.0	1,153	4.6	61	96.7	1,081	4.3

Name of Property	39th Fiscal Period (December 1, 2022 to May 31, 2023)				40th Fiscal Period (June 1, 2023 to November 30, 2023)			
	Total Number of Tenants at End of Period (Note 1)	Occupancy Rate at End of Period (%) (Note 2)	Rental Revenue (During the Period) (Millions of yen)	Share to Total Rental Revenue (%)	Total Number of Tenants at End of Period (Note 1)	Occupancy Rate at End of Period (%) (Note 2)	Rental Revenue (During the Period) (Millions of yen)	Share to Total Rental Revenue (%)
Kawasaki Toshiba Building	1	100.0	836	3.3	1	100.0	836	3.3
UUR Toyocho Building	1	100.0	185	0.7	1	100.0	184	0.7
FOUR SEASONS BLDG	1	100.0	182	0.7	1	100.0	178	0.7
Pacific Marks Shinjuku Parkside	20	100.0	381	1.5	20	100.0	383	1.5
Pacific Marks Tsukishima	45	98.9	263	1.1	47	100.0	273	1.1
Pacific Marks Yokohama East	28	100.0	276	1.1	27	95.8	276	1.1
Akasaka Hikawa Building	1	100.0	113	0.5	1	100.0	113	0.5
Pacific Marks Shibuya Koen-dori	1	100.0	84	0.3	1	100.0	84	0.3
Pacific Marks Akasaka-mitsuke	8	100.0	69	0.3	8	100.0	69	0.3
Pacific Marks Shin-Yokohama	10	100.0	64	0.3	11	100.0	71	0.3
Pacific Marks Kawasaki	41	98.9	358	1.4	42	100.0	351	1.4
Hamamatsucho 262 Building	18	95.2	208	0.8	19	100.0	212	0.8
Lila Hijirizaka	13	100.0	114	0.5	12	98.8	126	0.5
Otsuka HT Building	7	100.0	58	0.2	7	100.0	60	0.2
Pacific Marks Shinjuku South-gate	8	100.0	101	0.4	8	100.0	103	0.4
Pacific Marks Nishi-Umeda	29	95.6	288	1.2	29	95.6	284	1.1
Pacific Marks Higobashi	26	95.6	175	0.7	27	100.0	177	0.7
Pacific Marks Sapporo Kita-Ichijo	12	100.0	114	0.5	10	100.0	116	0.5
Shin-Sapporo Center Building	21	100.0	67	0.3	21	100.0	64	0.3
ARENA TOWER	11	92.2	444	1.8	12	94.4	461	1.8
Yushima First Building	6	100.0	120	0.5	6	100.0	119	0.5
Dogenzaka Square	27	95.2	99	0.4	27	92.9	96	0.4
GRAND-SQUARE Shin-Sakae	9	100.0	94	0.4	9	100.0	94	0.4
GRAND-SQUARE Meieki-minami	13	100.0	96	0.4	13	100.0	99	0.4
Shiba 520 Building	5	100.0	110	0.4	5	100.0	124	0.5
Hirose-dori SE Building	8	100.0	236	0.9	8	100.0	233	0.9
SS30	80	96.8	1,172	4.7	81	99.2	1,165	4.7
LOOP-X・M	116	93.8	491	2.0	113	93.4	501	2.0
Toranomon Hills Mori Tower	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Toranomon PF Building	4	100.0	124	0.5	4	100.0	123	0.5
UUR Kyobashi East Building	6	100.0	163	0.7	6	100.0	168	0.7
IIDABASHI PLANO	2	100.0	205	0.8	2	100.0	206	0.8
OSAKA BAY TOWER	155	94.1	41	0.2	158	94.5	112	0.4
Shinjuku Washington Hotel Honkan	9	97.9	856	3.4	9	97.9	761	3.0
Toyoko Inn Shinagawa-eki Takanawa-guchi	1	100.0	57	0.2	1	100.0	57	0.2
MZ BLD.	8	97.3	141	0.6	9	100.0	135	0.5
HOTEL ROUTE-INN Yokohama Bashamichi	4	100.0	157	0.6	4	100.0	156	0.6
Hotel JAL City Naha	1	98.5	(Note 3)	(Note 3)	2	100.0	(Note 3)	(Note 3)
UUR Yotsuya Sanhome Building	3	100.0	229	0.9	1	94.3	222	0.9
Yotsuya 213 Building	4	100.0	197	0.8	4	100.0	195	0.8
Comfort Inn Tokyo Roppongi	3	100.0	79	0.3	3	100.0	79	0.3
Toyoko Inn Kawasaki Ekimae Shiyakusho-dori	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Toyoko Inn Hiroshima Heiwa-odori	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)

Name of Property	39th Fiscal Period (December 1, 2022 to May 31, 2023)				40th Fiscal Period (June 1, 2023 to November 30, 2023)			
	Total Number of Tenants at End of Period (Note 1)	Occupancy Rate at End of Period (%) (Note 2)	Rental Revenue (During the Period) (Millions of yen)	Share to Total Rental Revenue (%)	Total Number of Tenants at End of Period (Note 1)	Occupancy Rate at End of Period (%) (Note 2)	Rental Revenue (During the Period) (Millions of yen)	Share to Total Rental Revenue (%)
Toyoko Inn Naha Kokusai-dori Miebashi-eki	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Loisir Hotel & Spa Tower Naha	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Royal Pines Hotel Urawa	10	100.0	(Note 3)	(Note 3)	10	100.0	(Note 3)	(Note 3)
RIHGA Royal Hotel Kokura - ARUARU City	31	99.4	915	3.7	32	99.6	958	3.8
Comfort Inn Fukuoka Tenjin	2	100.0	55	0.2	2	100.0	60	0.2
Henn na Hotel Tokyo Hamamatsucho	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Hotel Hewitt Koshien	2	100.0	(Note 3)	(Note 3)	2	100.0	(Note 3)	(Note 3)
Smile Hotel Premium Sapporo Susukino	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
the square hotel KANAZAWA	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
RIHGA Place Kyoto Shijo Karasuma	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Hakata Gion Development Site					(Note 4)	(Note 4)	(Note 4)	(Note 4)
T&G Higashi-ikebukuro Mansion	121	93.2	70	0.3	124	95.5	71	0.3
Komazawa Court	1	100.0	55	0.2	1	100.0	55	0.2
UUR Court Shiba-Daimon	1	100.0	33	0.1	1	100.0	33	0.1
Aprile Shin-Ohgi Ichibankan	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
UUR Court Sapporo Kita-Sanjo	1	100.0	53	0.2	1	100.0	53	0.2
CLIO Bunkyo Koishikawa	88	96.6	102	0.4	85	93.2	101	0.4
GRAND-ROUGE Sakae (Note 5)	85	89.1	47	0.2			0	0.0
GRAND-ROUGE Sakae II	1	100.0	35	0.1	1	100.0	35	0.1
MA Sendai Building	141	95.9	178	0.7	152	99.7	178	0.7
UUR Court Nagoya Meieki	1	100.0	46	0.2	1	100.0	46	0.2
Park Site IZUMI	37	89.3	32	0.1	37	93.4	25	0.1
UUR Court Osaka Juso-honmachi	1	100.0	52	0.2	1	100.0	52	0.2
UUR Court Kinshicho	195	95.6	117	0.5	199	98.8	120	0.5
UUR Court Sapporo Minami-Sanjo Premier Tower	137	96.6	111	0.4	132	94.5	108	0.4
GRAND-ROUGE Nakanoshima-minami	113	96.0	54	0.2	114	96.8	53	0.2
Glenpark Umeda-kita	173	94.0	194	0.8	181	99.0	198	0.8
UUR Court Shiki	2	100.0	102	0.4	2	100.0	103	0.4
GRAND-ROUGE Tanimachi Rokuchome	49	95.9	45	0.2	51	100.0	45	0.2
Chatle Otemachi S・N	146	95.3	120	0.5	142	92.6	119	0.5
GRAN FONTE	88	96.8	100	0.4	91	100.0	104	0.4
Park Axis Akatsuka	153	96.5	52	0.2	155	97.7	51	0.2
UUR Court Shirasagi	45	95.7	40	0.2	45	95.7	39	0.2
Court Branche AP	38	90.8	32	0.1	40	96.6	34	0.1
UUR Court Ibaraki Higashi-Chujo	55	96.6	50	0.2	55	96.6	50	0.2
Amour Yokohama	35	97.3	39	0.2	35	97.3	38	0.2
GRAND-ROUGE Joto	68	94.6	44	0.2	71	97.3	51	0.2
Lilycolor Tohoku Branch	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Fuchu Building	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Tsubogawa Square Building	5	94.4	283	1.1	6	96.6	303	1.2
THE PLACE of TOKYO	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Logistics Higashi-Ohgishima	2	100.0	(Note 3)	(Note 3)	2	100.0	(Note 3)	(Note 3)

Name of Property	39th Fiscal Period (December 1, 2022 to May 31, 2023)				40th Fiscal Period (June 1, 2023 to November 30, 2023)			
	Total Number of Tenants at End of Period (Note 1)	Occupancy Rate at End of Period (%) (Note 2)	Rental Revenue (During the Period) (Millions of yen)	Share to Total Rental Revenue (%)	Total Number of Tenants at End of Period (Note 1)	Occupancy Rate at End of Period (%) (Note 2)	Rental Revenue (During the Period) (Millions of yen)	Share to Total Rental Revenue (%)
MT Ariake Center Building I&II	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Shin-Narashino Logistics Center	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Kawagoe Logistics Center	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Shin-Narashino Logistics Center II	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Yoshikawa Logistics Center	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Musashimurayama Logistics Center	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Chibaminato Logistics Center (Site)	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Hirakata Nagao Logistics Center	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Kobe Toyahama Logistics Center	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
REDWOOD Narita Distribution Centre	2	100.0	(Note 3)	(Note 3)	2	100.0	(Note 3)	(Note 3)
Kazo Logistics Center I・II	2	100.0	(Note 3)	(Note 3)	2	100.0	(Note 3)	(Note 3)
Kobe Seishin Logistics Center	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Granda Miyanomori	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
KIC Sayama Hidaka Distribution Center	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Sapporo Yonesato Logistics Center	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Total	3,069	98.4	25,052	100.0	3,019	99.0	25,042	100.0

- Notes: 1. "Total Number of Tenants" figures are stated on the basis of the data as of the end of the fiscal period. "Total Number of Tenants" figures are stated by calculating lessees that have a lease agreement (including lease agreements in which all or part of rooms are leased in bulk for the purpose of subleasing, and a lessee of such lease agreement (master lease agreement) is subleasing those rooms to end tenants) concluded directly with the owner, United Urban or the respective asset custodian, as one tenant for each property. However, in the case of a pass-through-type agreement in which the rents received from a lessee of master lease agreement is equal to the rents which the lessee receives from end-tenants, the number of end-tenants is counted. Furthermore, in the event that one tenant is renting more than one room, it is calculated by treating each tenant as a single tenant if within the same investment real estate (real estate, real estate in trust, or trust beneficial interest are individually or collectively referred to as the "Investment Real Estate"), and as more than one tenant if the rentals include more than one property. For pass-through-type residential properties, however, the number of rental units is indicated.
2. "Occupancy Rate" figures are stated on the basis of the data as of the end of the fiscal period. "Occupancy Rate" is the percentage obtained from dividing "leased floor space" by "leasable floor space." With regard to the properties held in co-ownership with other entities, leasable floor space and leased floor space are computed by using the entire floor area.
3. With regard to these properties, the tenants with whom a lease agreement (including a reservation lease agreement) has been concluded have not given their consent for the disclosure of rental revenue. Therefore, there has been no choice but to omit disclosure of this figure here.
4. United Urban acquired this property as a development site for the development project of a hotel on July 31, 2023. The completion of the real estate for lease (building part) is scheduled for September 2026, and there are no items to be described as of the end of the 40th fiscal period. However, there exists a building on this property. The owner of existing building (the "Land Lessee") carries out the business on this property, based on a contract for lease for temporary use of land and a free assignment of building (the "Existing Lease and Free Assignment Contract") which United Urban succeeded the contractual status and rights and obligations from the seller of this property, and United Urban has received the land lease fee from the Land Lessee. United Urban will receive the existing building for free on March 31, 2024, which is the expiration date of the lease term in the Existing Lease and Free Assignment Contract.
5. United Urban sold GRAND-ROUGE Sakae on June 1, 2023.

4. Amount of Contract and Fair Value of Specified Transactions

Overview of amount of contract and fair values of specified transactions as of November 30, 2023 was as follows:

Classification	Type	Amount of Contract (Thousands of yen) (Note 1)		Fair Value (Thousands of yen)
			over one year	(Note 2) (Note 3)
Transaction other than market transactions	Interest rate swaps (fixed rate payable and floating rate receivable)	23,500,000	20,500,000	3,068
Total		23,500,000	20,500,000	3,068

- Notes: 1. The "Amount of Contract" of the interest-rate swaps is based on the notional principal.
2. The "Fair Value" is evaluated at the prices calculated by the other party of the transaction based on the prevailing market rates, etc.

3. Among the fair value amount, the interest rate swaps for which United Urban applied the special treatment under the “Accounting Standard for Financial Instruments” (Statement No.10 issued by Accounting Standards Board of Japan on March 10, 2008), are not measured at fair value in the balance sheets.

5. Status of Other Assets

As of November 30, 2023, trust beneficial interests in real estate, etc. owned by United Urban are stated in “3. Details of Properties in the Portfolio” above and there were no other specified assets.

6. Status of Holding Assets by Country and Region

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

Capital Expenditures

1. Plan of Capital Expenditures

The table below sets out the principal capital expenditures for repair, etc., of Investment Real Estate managed by United Urban scheduled as of November 30, 2023. These scheduled amounts include both portions to be capitalized and expensed.

Name of Properties	Location	Purpose	Scheduled Period	Amount Projected (Millions of yen)		
				Total amount	Construction amount	Amount already paid
Luz Fukuoka Tenjin	Fukuoka, Fukuoka	Outdoor facility and sign construction	From October 2023 to January 2024	100	100	-
Shin-Osaka Central Tower	Osaka, Osaka	Renewal of guest elevator in hotel part (1st period)	From January 2024 to November 2024	126	126	-
SS30	Sendai, Miyagi	Renewal of air-conditioning facilities	From June 2023 to May 2024	199	199	-
Shinjuku Washington Hotel Honkan	Shinjuku-ku, Tokyo	Renewal of disaster prevention monitoring system	From May 2023 to June 2024	118	118	-
Loisir Hotel & Spa Tower Naha	Naha, Okinawa	Renewal of main building's kitchen (2nd period)	From December 2023 to May 2024	159	159	-
Loisir Hotel & Spa Tower Naha	Naha, Okinawa	Renewal of main building's kitchen (3rd period)	From May 2024 to July 2024	108	108	-
Hotel Hewitt Koshien	Nishinomiya, Hyogo	Renewal of elevator	From October 2023 to March 2024	108	108	-

2. Capital Expenditures Made during the Period

The table below sets out the amounts of United Urban's capital expenditures for the Investment Real Estate during the 40th fiscal period, which totaled ¥3,233 million. Together with ¥1,063 million of repair and maintenance costs recorded as expenses in the statement of income and retained earnings in the period, expenditure on engineering works totaled ¥4,296 million.

Name of Properties	Location	Purpose	Period Implemented	Construction Amount (Millions of yen)
Luz Fukuoka Tenjin	Fukuoka, Fukuoka	Outdoor facility and sign construction	From April 2023 to November 2023	727
Luz Fukuoka Tenjin	Fukuoka, Fukuoka	Renewal of elevator and escalator	From April 2023 to November 2023	230
Shin-Osaka Central Tower	Osaka, Osaka	Renewal of power receiving and transforming facilities	From October 2023 to November 2023	98
SS30	Sendai, Miyagi	Renewal of the first basement floor of hotel building	From July 2023 to July 2023	356
Loisir Hotel & Spa Tower Naha	Naha, Okinawa	Renewal of main building's kitchen (1st period)	From August 2023 to November 2023	131
RIHGA Royal Hotel Kokura · ARUARU City	Kitakyushu, Fukuoka	Renewal of emergency elevator in retail building	From August 2023 to September 2023	38
RIHGA Royal Hotel Kokura · ARUARU City	Kitakyushu, Fukuoka	Renewal of guest elevator in hotel building	From June 2023 to November 2023	62
RIHGA Royal Hotel Kokura · ARUARU City	Kitakyushu, Fukuoka	Renewal of guest room's air-conditioning facilities in hotel building (4th period)	From January 2023 to September 2023	35
THE PLACE of TOKYO	Minato-ku, Tokyo	Interior renewal construction and renewal of air-conditioning equipment	From June 2023 to November 2023	441
Shin-Narashino Logistics Center II	Narashino, Chiba	Repair of toilets and outdoor water supply and drainage pipe	From September 2023 to November 2023	38
Kobe Toyahama Logistics Center	Kobe, Hyogo	Renewal of elevator	From August 2023 to September 2023	60
Other capital expenditures				1,012
Total				3,233

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				
	36th Fiscal Period (June 1, 2021 – November 30, 2021)	37th Fiscal Period (December 1, 2021 – May 31, 2022)	38th Fiscal Period (June 1, 2022 – November 30, 2022)	39th Fiscal Period (December 1, 2022 – May 31, 2023)	40th Fiscal Period (June 1, 2023 – November 30, 2023)
Reserve balance at beginning of period	1,681	1,703	1,839	1,836	1,898
Addition to the reserve during the period (Note)	21	183	0	68	0
Reduction of reserve during the period	-	47	3	7	5
Reserve balance to be carried over to the next period	1,703	1,839	1,836	1,898	1,893

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

Expenses and Debt

1. Asset Management Expenses

	Thousands of yen	
	39th Fiscal Period (December 1, 2022 – May 31, 2023)	40th Fiscal Period (June 1, 2023 – November 30, 2023)
Asset management fees (Note)	2,041,826	2,076,179
Asset custodian fees	18,972	19,139
Administrative agent fees	67,948	69,774
Directors' fees	10,200	9,200
Other expenses	231,897	266,880
Total	2,370,846	2,441,173

Note: In addition to the asset management fees stated above, there were asset management fees related to acquisition of properties, which was capitalized and included in acquisition cost of each Investment Real Estate (39th fiscal period: ¥52,976 thousand, 40th fiscal period: ¥36,000 thousand) and asset management fees related to sale of properties which was deducted from gain or loss from sale of the Investment Real Estate (40th fiscal period: ¥11,600 thousand).

2. Borrowings

Please refer to "11. SHORT-TERM DEBT AND LONG-TERM DEBT" of FINANCIAL SECTION on page 67.

3. Corporate Bonds

Please refer to "12. CORPORATE BONDS" of FINANCIAL SECTION on page 73.

4. Short-term Corporate Bonds

Not Applicable

5. Subscription Rights of New Investment Units

Not Applicable

Trading Activities during the Period

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

Type of Asset	Name of Properties	Acquisition		Transfer			
		Acquisition date	Acquisition price (Millions of yen)	Date of transfer	Sale price (Millions of yen)	Book value (Millions of yen)	Gain or loss on sale (Millions of yen)
Trust beneficial interest in real estate	Higashi-Matsudo Shopping Center	June 1, 2023	2,200	-	-	-	-
Real estate	Hakata Gion Development Site	July 31, 2023	2,300	-	-	-	-
Trust beneficial interest in real estate	GRAND-ROUGE Sakae	-	-	June 1, 2023	1,450	1,121	314
Total		-	4,500	-	1,450	1,121	314

2. Trading of Other Assets

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

3. Research for Specified Assets

a. Real Estates (Note)

Acquisition or Sale	Type of Asset	Name of Properties	Transaction Date	Acquisition Price or Sale Price (Millions of yen)	Appraisal Value (Millions of yen)	Date of Valuation	Real Estate Appraisal Organization
Acquisition	Trust beneficial interest in real estate	Higashi-Matsudo Shopping Center	June 1, 2023	2,200	2,300	April 1, 2023	Japan Real Estate Institute
Acquisition	Real estate	Hakata Gion Development Site	July 31, 2023	2,300	2,400	July 1, 2023	Japan Real Estate Institute
Sale	Trust beneficial interest in real estate	GRAND-ROUGE Sakae	June 1, 2023	1,450	1,440	November 30, 2022	Japan Real Estate Institute

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

b. Others

The agency and overview of research for transactions other than transactions stated in “a. Real Estates” were as follows:

(A) Name of research agency
Tokyo Kyodo Accounting Office

(B) Result and method of research

Among the transactions conducted during the 40th fiscal period, transactions that require research of value, etc. of specified assets pursuant to Article 201, Paragraph 2 of the Investment Trust Act were two interest rate swap transactions.

As for the transactions, United Urban entrusted Tokyo Kyodo Accounting Office to perform the research on the counterparty, matters related to the derivative transactions, and comparable price, etc., and has received notification of the results of the agreed-upon report based on Professional Practice Guidelines 4460, the “Practical Guidelines on Agreed-Up Procedures for the Investigation of Values, etc. of Specified Assets held by Investment Trusts or Investment Corporations” issued by the Japanese Institute of Certified Public Accountants.

4. Trading with Related Parties

a. Status of Transactions

There were no purchase and sale transactions concerning the specified assets with Related Parties.

b. Amount of Commissions

Category	Total Commissions Paid (A) (Thousands of yen)	Description of Transactions with Related Parties		(B) / (A) (%)
		Payee	Amount paid (B) (Thousands of yen)	
Property Management Fees	1,855,044	Marubeni Real Estate Management Co., Ltd.	602,910	32.5
Casualty Insurance	38,273	Marubeni Safenet Co., Ltd.	37,287	97.4
Construction Management Fees	35,611	Marubeni Real Estate Management Co., Ltd.	15,013	42.2
Other Rental Expenses	176,693	Marubeni Real Estate Management Co., Ltd.	2,620	1.5
		Marubeni Network Solutions Inc.	1,857	1.1

- Notes: 1. Among Related Parties, the companies have conducted business or have received payment of commissions during the 40th fiscal period are stated above.
2. In addition to the transactions above, the amount of repair expense paid to Related Parties during the period under review was as set forth below.
- Marubeni Real Estate Management Co., Ltd.: ¥51,549 thousand
Marubeni Network Solutions Inc.: ¥23,173 thousand
TSUNAGU NETWORK COMMUNICATIONS INC.: ¥21 thousand

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

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

Accounting Status

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

Please refer to the accompanying financial statements.

2. Changes in Calculation Method of Depreciation

Not Applicable

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

Not Applicable

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

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

a. Status of Acquisitions

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

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

b. Status of Investment Units Held (fiscal periods in recent five years including the end of the 40th fiscal period)

	Number of Investment Units Held at End of Period (Unit)	Total Value of Investment Units Held at End of Period (Thousands of Yen) (Note 1)	(Reference) Investment Unit Price at End of Period (Yen)	Ratio of Number of Investment Units Held to Investment Units Issued and Outstanding (%)	(Reference) Total Number of Investment Units Issued and Outstanding at End of Period (Unit)
31st Fiscal Period (From Dec. 1, 2018 to May 31, 2019)	4,901	877,279	179,000	0.16	3,055,087
32nd Fiscal Period (From Jun. 1, 2019 to Nov. 30, 2019)	4,901	1,043,913	213,000	0.16	3,118,337
33rd Fiscal Period (From Dec. 1, 2019 to May 31, 2020)	4,901	559,694	114,200	0.16	3,118,337
34th Fiscal Period (From Jun. 1, 2020 to Nov. 30, 2020)	4,901	578,318	118,000	0.16	3,118,337
35th Fiscal Period (From Dec. 1, 2020 to May 31, 2021)	4,901	769,457	157,000	0.16	3,118,337
36th Fiscal Period (From Jun. 1, 2021 to Nov. 30, 2021)	4,901	708,684	144,600	0.16	3,118,337

	Number of Investment Units Held at End of Period (Unit)	Total Value of Investment Units Held at End of Period (Thousands of Yen) (Note 1)	(Reference) Investment Unit Price at End of Period (Yen)	Ratio of Number of Investment Units Held to Investment Units Issued and Outstanding (%)	(Reference) Total Number of Investment Units Issued and Outstanding at End of Period (Unit)
37th Fiscal Period (From Dec. 1, 2021 to May 31, 2022)	4,901	704,763	143,800	0.16	3,118,337
38th Fiscal Period (From Jun. 1, 2022 to Nov. 30, 2022)	4,901	755,734	154,200	0.16	3,098,591 (Note 2)
39th Fiscal Period (From Dec. 1, 2022 to May 31, 2023)	4,901	725,348	148,000	0.16	3,098,591
40th Fiscal Period (From Jun. 1, 2023 to Nov. 30, 2023)	4,901	710,645	145,000	0.16	3,098,591

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

Others

1. Notifications

a. General Meeting of Unitholders

The twelfth general meeting of unitholders of United Urban was held on August 29, 2023. The summaries of major matters approved by the general meeting of unitholders were as follows:

Partial amendments to the Articles of Incorporation	<p>The following items for the Articles of Incorporation were amended.</p> <ol style="list-style-type: none">1. In accordance with the enforcement of the amended provisions stipulated in the proviso of Article 1 of the Supplementary Provisions of the Act Partially Amending the Companies Act (Act No. 70 of 2019) (including amended provisions of the Investment Trust Act, etc. relating thereto) on September 1, 2022, an amendment is deemed to have been made to the United Urban's Articles of Incorporation stating that information contained in reference documents for general meetings of unitholders, etc. shall be provided in electronic format as of September 1, 2022, based on the provision of Article 10, Paragraph 9 of the Act on Arrangement of Relevant Acts Incidental to Enforcement of the Act Partially Amending the Companies Act (Act No. 71 of 2019). For the purpose of clarification, United Urban added a provision to that effect to its Articles of Incorporation. In addition, United Urban added a provision to its Articles of Incorporation in order to limit the scope of matters described in the documents delivered to unitholders who have requested the delivery of printed documents.2. Amendment was made to the position of the definition terms in conjunction with the above-mentioned amendments, and to delete the supplementary provisions that are no longer necessary due to the effectuation of the amendments to the Articles of Incorporation.
Election of one Executive Officer	Kenmin Asatani was elected as the Executive Officer.
Election of two Supervisory Officers	Kenichiro Okamura and Kumiko Sekine were elected as the Supervisory Officers.
Election of the Substitute Executive Officer	Junichi Batai was elected as the Substitute Executive Officer.
Election of the Substitute Supervisory Officer	Fumi Shimizu (Note) was elected as the Substitute Supervisory Officer.

Note: The family register name of Fumi Shimizu, the Substitute Supervisory Officer, is Fumi Yamazaki.

b. United Urban Board of Directors

There were no conclusions and modifications of major agreements approved by the Board of Directors of United Urban during the 40th fiscal period.

2. Disclosure Relating to Companies Owning Overseas Real Estate

Not Applicable

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

Not Applicable

◆ FINANCIAL SECTION

Balance Sheet	55
Statement of Income and Retained Earnings	57
Statement of Changes in Unitholders' Equity	58
Statement of Cash Flows	59
Notes to Financial Statements	60
Independent Auditor's Report	83

BALANCE SHEET

	Thousands of yen	
	End of 39th Fiscal Period (As of May 31, 2023)	End of 40th Fiscal Period (As of November 30, 2023)
ASSETS		
CURRENT ASSETS:		
Cash and bank deposits	¥ 60,737,996	¥ 63,266,949
Rent receivables	521,695	541,055
Other current assets	896,213	287,878
Total current assets	62,155,904	64,095,884
PROPERTY AND EQUIPMENT, AT COST:		
Land	452,113,660	455,353,964
Buildings and structures	283,975,193	286,564,871
Machinery and equipment	3,462,716	3,490,851
Tools, furniture and fixtures	2,107,179	2,262,019
Construction in progress	586,917	111,974
Subtotal	742,245,666	747,783,680
Less accumulated depreciation	(92,938,974)	(96,325,689)
Net property and equipment	649,306,691	651,457,991
INVESTMENTS AND OTHER ASSETS:		
Software	2,824	11,211
Leasehold	9,320,707	9,320,707
Other intangible assets	104,784	98,173
Security deposits paid	48,372	48,372
Long-term prepaid expenses	2,110,617	2,042,230
Long-term deposits	41,616	60,877
Derivatives	51,799	7,333
Corporate bond issuance expenses	59,126	84,989
Total investments and other assets	11,739,848	11,673,896
TOTAL ASSETS	¥ 723,202,444	¥ 727,227,771

	Thousands of yen	
	End of 39th Fiscal Period (As of May 31, 2023)	End of 40th Fiscal Period (As of November 30, 2023)
LIABILITIES		
CURRENT LIABILITIES:		
Trade accounts payable	¥ 3,242,910	¥ 3,106,964
Short-term debt	1,000,000	4,000,000
Current portion of corporate bonds	10,000,000	-
Long-term debt due for repayment within one year	31,600,000	28,050,000
Accrued expenses	894,830	948,526
Consumption taxes payable	296,664	403,674
Rent received in advance	3,817,033	3,822,102
Other current liabilities	333,958	376,624
Total current liabilities	51,185,397	40,707,893
LONG-TERM LIABILITIES:		
Corporate bonds	24,500,000	31,500,000
Long-term debt	253,303,000	260,303,000
Leasehold and security deposits received	33,733,852	33,916,541
Total long-term liabilities	311,536,852	325,719,541
Total liabilities	362,722,249	366,427,435
NET ASSETS		
UNITHOLDERS' EQUITY:		
Unitholders' Capital	319,973,305	319,973,305
Units authorized: 10,000,000 units as of May 31, 2023 and November 30, 2023		
Units issued and outstanding: 3,098,591 units as of May 31, 2023 and November 30, 2023		
Capital surplus	23,548,287	23,548,287
Deduction from capital surplus	(2,999,918)	(2,999,918)
Capital surplus net	20,548,369	20,548,369
Reserve for temporary difference adjustments	6,830,470	6,752,944
Reserve retained for distribution	3,146,465	3,148,382
Unappropriated retained earnings	9,929,741	10,369,952
VALUATION AND TRANSLATION ADJUSTMENTS:		
Deferred gains or losses on hedges	51,843	7,383
Total net assets	360,480,195	360,800,336
TOTAL LIABILITIES AND NET ASSETS	¥ 723,202,444	¥ 727,227,771

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

STATEMENT OF INCOME AND RETAINED EARNINGS

	Thousands of yen	
	39th Fiscal Period (December 1, 2022 – May 31, 2023)	40th Fiscal Period (June 1, 2023 – November 30, 2023)
OPERATING REVENUES		
Rental revenues	¥ 22,818,571	¥ 23,132,546
Other rental revenues	2,233,947	1,910,008
Gain on sales of real estate properties	-	314,229
	25,052,518	25,356,784
OPERATING EXPENSES		
Property-related expenses	11,778,376	11,507,116
Asset management fees	2,041,826	2,076,179
Administrative service fees	86,921	88,913
Other operating expenses	242,097	276,080
	14,149,222	13,948,290
OPERATING INCOME	10,903,295	11,408,494
NON-OPERATING REVENUES		
Interest income	111	109
Reversal of cash distributions payable	1,323	1,686
Insurance income	3,583	3,422
Subsidy income	257	-
Compensation income	-	32,566
Compensation income for damage or loss	-	24,500
Other non-operating revenues	995	4,889
	6,271	67,173
NON-OPERATING EXPENSES		
Interest expense	893,886	945,475
Interest expense on corporate bonds	66,424	67,174
Amortization of corporate bond issuance expenses	6,322	7,736
Loss on disposal of real estate	9,022	78,688
Other non-operating expenses	3,563	6,034
	979,220	1,105,109
ORDINARY INCOME	9,930,346	10,370,557
INCOME BEFORE INCOME TAXES	9,930,346	10,370,557
INCOME TAXES		
Current	605	605
	605	605
NET INCOME	9,929,741	10,369,952
RETAINED EARNINGS BROUGHT FORWARD	-	-
UNAPPROPRIATED RETAINED EARNINGS AT END OF PERIOD	¥ 9,929,741	¥ 10,369,952

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

STATEMENT OF CHANGES IN UNITHOLDERS' EQUITY

Thousands of yen								
	Unitholders' Equity							
	Surplus							Total Voluntary Retained Earnings
	Number of Units (Unit)	Unitholders' Capital	Capital Surplus	Deduction from Capital Surplus	Capital Surplus Net	Reserve for Temporary Difference Adjustments	Reserve Retained for Distribution	
BALANCE AS OF NOVEMBER 30, 2022	3,098,591	¥319,973,305	¥23,548,287	¥(2,999,918)	¥20,548,369	¥6,907,995	¥3,144,636	¥10,052,632
Reversal of reserve for temporary difference adjustments					-	(77,525)		(77,525)
Provision of reserve retained for distribution					-		1,828	1,828
Cash distributions disbursed					-			-
Net income					-			-
Net changes of items other than unitholders' equity					-			-
BALANCE AS OF MAY 31, 2023	3,098,591	¥319,973,305	¥23,548,287	¥(2,999,918)	¥20,548,369	¥6,830,470	¥3,146,465	¥9,976,935
Reversal of reserve for temporary difference adjustments					-	(77,525)		(77,525)
Provision of reserve retained for distribution					-		1,917	1,917
Cash distributions disbursed					-			-
Net income					-			-
Net changes of items other than unitholders' equity					-			-
BALANCE AS OF NOVEMBER 30, 2023	3,098,591	¥319,973,305	¥23,548,287	¥(2,999,918)	¥20,548,369	¥6,752,944	¥3,148,382	¥9,901,326

						Thousands of yen
	Unitholders' Equity			Valuation and Translation Adjustments		
	Surplus		Total Unitholders' Equity	Deferred Gains or Losses on Hedges	Total Valuation and Translation Adjustments	Total Net Assets
	Unappropriated Retained Earnings	Total Surplus				
BALANCE AS OF NOVEMBER 30, 2022	¥ 9,666,272	¥40,267,274	¥360,240,579	¥98,041	¥98,041	¥360,338,621
Reversal of reserve for temporary difference adjustments	77,525	-	-		-	-
Provision of reserve retained for distribution	(1,828)	-	-		-	-
Cash distributions disbursed	(9,741,970)	(9,741,970)	(9,741,970)		-	(9,741,970)
Net income	9,929,741	9,929,741	9,929,741		-	9,929,741
Net changes of items other than unitholders' equity		-	-	(46,198)	(46,198)	(46,198)
BALANCE AS OF MAY 31, 2023	¥ 9,929,741	¥40,455,046	¥360,428,351	¥51,843	¥51,843	¥360,480,195
Reversal of reserve for temporary difference adjustments	77,525	-	-		-	-
Provision of reserve retained for distribution	(1,917)	-	-		-	-
Cash distributions disbursed	(10,005,350)	(10,005,350)	(10,005,350)		-	(10,005,350)
Net income	10,369,952	10,369,952	10,369,952		-	10,369,952
Net changes of items other than unitholders' equity		-	-	(44,460)	(44,460)	(44,460)
BALANCE AS OF NOVEMBER 30, 2023	¥10,369,952	¥40,819,648	¥360,792,953	¥ 7,383	¥ 7,383	¥360,800,336

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

STATEMENT OF CASH FLOWS

	Thousands of yen	
	39th Fiscal Period (December 1, 2022 – May 31, 2023)	40th Fiscal Period (June 1, 2023 – November 30, 2023)
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before income taxes	¥ 9,930,346	¥10,370,557
Depreciation and amortization	4,067,539	4,069,018
Gain on sales of real estate properties	-	(314,229)
Increase (decrease) in allowance for doubtful accounts	(5,364)	(5,364)
Interest income and interest on securities	(111)	(109)
Interest expense and interest expense on corporate bonds	960,311	1,012,650
Amortization of corporate bond issuance expenses	6,322	7,736
Loss on disposal of real estate	9,022	78,688
(Increase) decrease in rent receivables	65,635	(13,996)
(Increase) decrease in prepaid expenses	(633,834)	617,499
(Increase) decrease in long-term prepaid expenses	34,214	38,552
Increase (decrease) in trade accounts payable	286,494	(450,344)
Increase (decrease) in accrued expenses	27,782	26,226
Increase (decrease) in consumption taxes payable	(89,663)	66,407
Increase (decrease) in rent received in advance	130,252	5,068
Other, net	(423,959)	(25,286)
Subtotal	14,364,988	15,483,074
Interest received	111	109
Interest paid	(1,136,727)	(968,596)
Income taxes refund (paid)	(605)	(604)
Net cash provided by operating activities	13,227,768	14,513,982
CASH FLOWS FROM INVESTING ACTIVITIES		
Sale of property and equipment	-	1,429,321
Purchase of property and equipment	(9,568,410)	(7,057,548)
Purchase of intangible assets	-	(9,177)
Proceeds from leasehold and security deposits received	1,184,613	862,026
Payments for leasehold and security deposits received	(272,747)	(622,776)
Net cash used in investing activities	(8,656,544)	(5,398,154)
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from short-term debt	1,000,000	3,000,000
Proceeds from long-term debt	28,900,000	23,550,000
Repayment of long-term debt	(20,900,000)	(20,100,000)
Proceeds from issuance of corporate bonds	-	6,966,400
Redemption of corporate bonds	(2,000,000)	(10,000,000)
Distributions to unitholders	(9,739,682)	(10,003,275)
Net cash used in financing activities	(2,739,682)	(6,586,874)
NET CHANGES IN CASH AND CASH EQUIVALENTS	1,831,541	2,528,953
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	58,906,455	60,737,996
CASH AND CASH EQUIVALENTS AT END OF PERIOD	¥ 60,737,996	¥ 63,266,949

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

NOTES TO FINANCIAL STATEMENTS

1. ORGANIZATION AND BASIS OF PRESENTATION

Organization

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

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

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

As of November 30, 2023, the end of its 40th fiscal period, United Urban had ownership of, or beneficial interests in, 37 retail properties, 35 office buildings, 21 hotels, 25 residential properties, 1 property which consisted of retail properties and an office building, 2 properties which consisted of an office building and a hotel, and 20 other properties. United Urban invests primarily in real estate and trust beneficial interest in real estate. All assets and liabilities within trust are recorded in the relevant balance sheet and income statement account.

Basis of Presentation of Financial Statements

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

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

United Urban's six-month fiscal periods end either at the end of May or November. United Urban's 40th fiscal period began on June 1, 2023 and ended on November 30, 2023.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Property and Equipment

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

	End of 39th Fiscal Period (As of May 31, 2023)	End of 40th Fiscal Period (As of November 30, 2023)
Buildings and structures	2 – 70 years	2 – 70 years
Machinery and equipment	2 – 31 years	2 – 31 years
Tools, furniture and fixtures	2 – 20 years	2 – 20 years

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

Intangible Assets

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

Long-term Prepaid Expenses

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

Allowance for Doubtful Accounts

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

Corporate Bond Issuance Expenses

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

Cash and Cash Equivalents

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

Revenue Recognition

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

1) Sale of real estate properties

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

2) Utilities revenue

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

Taxes on Property and Equipment

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

In general, registered owners of properties in Japan as of January 1 are responsible for paying property taxes and city planning taxes for the calendar year based on assessments made by local governments. Consequently, registered owners who sold their properties to United Urban were liable for the property taxes and city planning taxes for the calendar year, including the period from the date of purchase by United Urban through the end of the year. United Urban paid an amount equivalent to the property taxes and city planning taxes applicable to the period commencing from the date of purchase of the respective properties by United Urban through the end of the year, and included this as a capitalized cost in the purchase price of each property. There were ¥21,432 thousand and ¥6,086 thousand of such property taxes and city planning taxes capitalized for the fiscal periods ended May 31, 2023 and November 30, 2023, respectively.

Hedge Accounting

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

(Hedging relationship applying "Practical Solution on the Treatment of Hedge Accounting for Financial Instruments that Reference LIBOR")

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

Hedge accounting method: Special treatment of interest rate swap

Hedging instrument: Interest rate swap transaction

Hedged item: Interest rate on debts

Type of hedge transaction: hedge transaction to fix cash flows

Accounting Treatment for Beneficial Interests in Entrusted Assets Including Real Estate

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

Income Taxes

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

Consumption Taxes

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

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

Reclassifications

Certain reclassifications have been made to the prior period's financial statements to conform these to the presentation used for the fiscal period ended November 30, 2023.

3. SIGNIFICANT ACCOUNTING ESTIMATES

Impairment Losses of Fixed Assets

1. Amounts recorded in the financial statements

	Thousands of yen	
	End of 39th Fiscal Period (As of May 31, 2023)	End of 40th Fiscal Period (As of November 30, 2023)
Impairment losses	-	-
Fixed assets	¥ 649,306,691	¥ 651,457,991
Intangible assets	9,428,316	9,430,092

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

(End of 39th Fiscal Period: As of May 31, 2023)

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

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

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

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

The performance and the market value of each property may be affected by the trends in the real estate rental market and real estate transaction market. Therefore, the financial conditions, results of operations, and cash flow of United Urban for the next fiscal period may be affected in case of any changes in the assumptions of estimate.

(End of 40th Fiscal Period: As of November 30, 2023)

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

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

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

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

The performance and the market value of each property may be affected by the trends in the real estate rental market and real estate transaction market. Therefore, the financial conditions, results of operations, and cash flow of United Urban for the next fiscal period may be affected in case of any changes in the assumptions of estimate.

4. PLEDGED ASSETS AND SECURED DEBT

At May 31, 2023 and November 30, 2023, the following assets were pledged as collateral for the following debt:

Pledged Assets

	Thousands of yen	
	End of 39th Fiscal Period (As of May 31, 2023)	End of 40th Fiscal Period (As of November 30, 2023)
Land	¥ 2,089,982	¥ 2,089,982
Buildings and structures	1,239,574	1,199,038
Total	¥ 3,329,557	¥ 3,289,021

Debt Secured by Pledged Assets

	Thousands of yen	
	End of 39th Fiscal Period (As of May 31, 2023)	End of 40th Fiscal Period (As of November 30, 2023)
Leasehold and security deposits received	¥ 408,171	¥ 408,171
Total	¥ 408,171	¥ 408,171

5. LINE-OF-CREDIT AGREEMENT

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

	Thousands of yen	
	End of 39th Fiscal Period (As of May 31, 2023)	End of 40th Fiscal Period (As of November 30, 2023)
Total amount of commitment	¥ 36,000,000	¥ 36,000,000
Outstanding borrowings at end of fiscal period	-	-
Amount unutilized at end of fiscal period	¥ 36,000,000	¥ 36,000,000

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

	Thousands of yen	
	End of 39th Fiscal Period (As of May 31, 2023)	End of 40th Fiscal Period (As of November 30, 2023)
Buildings in trust	¥ 39,608	¥ 39,608

7. STATUS OF CANCELLATION OF OWN INVESTMENT UNITS

	End of 39th Fiscal Period (As of May 31, 2023)	End of 40th Fiscal Period (As of November 30, 2023)
Total number of units cancelled (Unit)	19,746	19,746
Total amount cancelled (Thousands of yen)	¥ 2,999,918	¥ 2,999,918

Note: There were no cancellations of own investment units during the 40th fiscal period.

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

(End of 39th Fiscal Period: As of May 31, 2023)

(Thousands of yen)

	Initial amount	Balance at beginning of period	Addition to the reserve during the period	Reversal during the period	Balance at end of period	Reasons for provision and reversal
Gains on negative goodwill (Note 1)	7,546,388	6,716,285	-	75,463	6,640,821	Appropriation for cash distribution
A portion of profits arising from the differences between taxable profits and accounting profit due to depreciation and amortization, etc. (Note 2)	66,949	61,593	-	669	60,923	Appropriation for cash distribution
	76,099	70,772	-	760	70,011	
	63,132	59,344	-	631	58,713	

(End of 40th Fiscal Period: As of November 30, 2023)

(Thousands of yen)

	Initial amount	Balance at beginning of period	Addition to the reserve during the period	Reversal during the period	Balance at end of period	Reasons for provision and reversal
Gains on negative goodwill (Note 1)	7,546,388	6,640,821	-	75,463	6,565,357	Appropriation for cash distribution
A portion of profits arising from the differences between taxable profits and accounting profit due to depreciation and amortization, etc. (Note 2)	66,949	60,923	-	669	60,254	Appropriation for cash distribution
	76,099	70,011	-	760	69,250	
	63,132	58,713	-	631	58,081	

- Notes:
1. It is the balance of amount subdivided into the gains on negative goodwill which were allocated in the past fiscal periods. United Urban will reverse an amount equivalent to more than 1% of the initial amount (equivalent to the averaged amount for 50 years) in each fiscal period, starting with the fiscal period ended May 31, 2017.
 2. It is a portion of profits arising from the differences between taxable profits and accounting profit due to depreciation and amortization, etc. United Urban will reverse an amount equivalent to more than 1% of the initial amount (equivalent to the averaged amount for 50 years) in each fiscal period, starting from the fiscal period subsequent to the fiscal period in which the reserve was allocated.

9. UNITHOLDERS' EQUITY

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

10. PROPERTY AND EQUIPMENT, AND INTANGIBLE ASSETS

Changes in property and equipment, and intangible assets for the six months ended November 30, 2023 are as follows:

(Thousands of yen)

Type of Asset		Balance at beginning of period	Increase during the period (Note)	Decrease during the period (Note)	Balance at end of period	Accumulated depreciation or Accumulated amortization		Net balance at end of period	Remarks
							for the period		
Property and equipment	Buildings	26,961,138	30,753	490	26,991,401	9,386,579	323,911	17,604,821	
	Structures	217,620	-	-	217,620	138,464	2,235	79,155	
	Machinery and equipment	388,427	796	-	389,223	280,501	5,491	108,722	
	Tools, furniture and fixtures	117,960	27,860	199	145,620	79,688	6,353	65,932	
	Land	65,754,857	2,416,044	-	68,170,902	-	-	68,170,902	
	Construction in progress	3,726	1,933	98	5,561	-	-	5,561	
	Buildings in trust	254,261,754	3,833,509	1,294,745	256,800,518	81,894,183	3,492,457	174,906,335	
	Structures in trust	2,534,680	38,287	17,636	2,555,331	1,313,707	52,009	1,241,623	
	Machinery and equipment in trust	3,074,288	85,572	58,233	3,101,627	1,991,699	78,856	1,109,928	
	Tools, furniture and fixtures in trust	1,989,219	154,442	27,263	2,116,398	1,240,864	99,816	875,534	
	Land in trust	386,358,802	1,300,226	475,966	387,183,061	-	-	387,183,061	
	Construction in progress in trust	583,190	2,656	479,433	106,412	-	-	106,412	
	Total	742,245,666	7,892,082	2,354,067	747,783,680	96,325,689	4,061,132	651,457,991	
Intangible assets	Software	75,135	9,177	-	84,313	73,101	790	11,211	
	Leasehold rights	1,149,355	-	-	1,149,355	-	-	1,149,355	
	Leasehold rights in trust	8,171,352	-	-	8,171,352	-	-	8,171,352	
	Other intangible assets in trust	264,601	-	-	264,601	166,428	6,610	98,173	
	Total	9,660,444	9,177	-	9,669,622	239,529	7,401	9,430,092	

Note: The amount of the increase during the 40th fiscal period is primarily attributable to acquisition of two properties (total: ¥4,648 million) and capital expenditures (¥3,233 million). And the amount of the decrease during the 40th fiscal period is primarily attributable to sales of one property (¥1,121 million) and the depreciation and amortization (¥4,061 million).

11. SHORT-TERM DEBT AND LONG-TERM DEBT

Short-term debt and long-term debt at May 31, 2023 and November 30, 2023 consisted of the following:

	Classification	Balance at Beginning of 40th FP (Millions of yen) (Note 1)	Increase during the Period (Millions of yen) (Note 1)	Decrease during the Period (Millions of yen) (Note 1)	Balance at End of 40th FP (Millions of yen) (Note 1)	Average Interest Rate (%) (Note 2)	Maturity Date	Use	Remarks
	Lenders								
Short-term debt	Sumitomo Mitsui Trust Bank, Limited	330	-	-	330	0.171	Dec. 20, 2023	(Note 4)	Unsecured Unguaranteed
	Sumitomo Mitsui Trust Bank, Limited	670	-	-	670	0.171	Dec. 20, 2023	(Note 4)	
	Sumitomo Mitsui Trust Bank, Limited	-	3,000	-	3,000	0.218	Nov. 20, 2024	(Note 5)	
	Subtotal	1,000	3,000	-	4,000	-	-	-	-
Long-term debt due for repayment within one year	Mizuho Trust & Banking Co., Ltd.	1,000	-	1,000	-	0.798	Jun. 20, 2023	(Note 6)	Unsecured Unguaranteed
	Development Bank of Japan Inc.	1,500	-	1,500	-	0.372	Jun. 20, 2023	(Note 6)	
	THE NISHI-NIPPON CITY BANK, LTD.	1,000	-	1,000	-	0.395	Jun. 20, 2023	(Note 6)	
	Mizuho Bank, Ltd.	1,300	-	1,300	-	0.749 (Note 3)	Sep. 20, 2023	(Note 6)	
	MUFG Bank, Ltd.	1,300	-	1,300	-	0.780	Sep. 20, 2023	(Note 6)	
	Sumitomo Mitsui Banking Corporation	4,000	-	4,000	-	0.300	Sep. 20, 2023	(Note 7)	
	Sumitomo Mitsui Trust Bank, Limited (Trust Account)	10,000	-	10,000	-	0.250	Sep. 29, 2023	(Note 8)	
	The Ashikaga Bank, Ltd.	1,000	-	-	1,000	0.306	Dec. 20, 2023	(Note 5)	
	MUFG Bank, Ltd.	1,000	-	-	1,000	0.625 (Note 3)	Mar. 21, 2024	(Note 6)	
	Mizuho Trust & Banking Co., Ltd.	1,000	-	-	1,000	0.331	Mar. 21, 2024	(Note 7)	
	The Hiroshima Bank, Ltd.	1,000	-	-	1,000	0.565	Mar. 21, 2024	(Note 7)	
	The 77 Bank, Ltd.	1,500	-	-	1,500	0.401	Mar. 21, 2024	(Note 6)	
	Resona Bank, Limited	1,000	-	-	1,000	0.191 (Note 3)	Mar. 21, 2024	(Note 7)	
	Sumitomo Mitsui Banking Corporation	1,200	-	-	1,200	0.300	Mar. 21, 2024	(Note 7)	
	Sumitomo Mitsui Banking Corporation	1,300	-	-	1,300	0.300	Mar. 21, 2024	(Note 6)	
	Sumitomo Mitsui Trust Bank, Limited (Trust Account)	2,500	-	-	2,500	0.290	Mar. 29, 2024	(Note 6)	
	Sumitomo Mitsui Trust Bank, Limited	-	1,700	-	1,700	0.924	Jun. 20, 2024	(Note 6)	
	Mizuho Bank, Ltd.	-	2,000	-	2,000	0.523	Jun. 20, 2024	(Note 6)	
	The Norinchukin Bank	-	2,700	-	2,700	0.401	Jun. 20, 2024	(Note 6)	
	Resona Bank, Limited	-	1,500	-	1,500	0.281	Jun. 20, 2024	(Note 6)	
	Sumitomo Mitsui Banking Corporation	-	1,650	-	1,650	0.300	Jun. 20, 2024	(Note 7)	
	Aozora Bank, Ltd.	-	1,000	-	1,000	0.336	Jun. 20, 2024	(Note 7)	
	MUFG Bank, Ltd.	-	1,000	-	1,000	0.680	Sep. 20, 2024	(Note 6)	
	Mizuho Bank, Ltd.	-	1,000	-	1,000	0.633 (Note 3)	Sep. 20, 2024	(Note 6)	
	The Norinchukin Bank	-	1,500	-	1,500	0.401	Sep. 20, 2024	(Note 6)	
	Development Bank of Japan Inc.	-	1,500	-	1,500	0.428	Sep. 20, 2024	(Note 6)	
	Tokio Marine & Nichido Fire Insurance Co., Ltd.	-	1,000	-	1,000	0.320	Sep. 20, 2024	(Note 7)	
	Subtotal	31,600	16,550	20,100	28,050	-	-	-	-

	Classification	Balance at Beginning of 40th FP (Millions of yen) (Note 1)	Increase during the Period (Millions of yen) (Note 1)	Decrease during the Period (Millions of yen) (Note 1)	Balance at End of 40th FP (Millions of yen) (Note 1)	Average Interest Rate (%) (Note 2)	Maturity Date	Use	Remarks
	Lenders								
Long-term debt	Sumitomo Mitsui Trust Bank, Limited	1,700	-	1,700	-	0.924	Jun. 20, 2024	(Note 6)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.	2,000	-	2,000	-	0.523	Jun. 20, 2024	(Note 6)	
	The Norinchukin Bank	2,700	-	2,700	-	0.401	Jun. 20, 2024	(Note 6)	
	Resona Bank, Limited	1,500	-	1,500	-	0.281	Jun. 20, 2024	(Note 6)	
	Sumitomo Mitsui Banking Corporation	1,650	-	1,650	-	0.300	Jun. 20, 2024	(Note 7)	
	Aozora Bank, Ltd.	1,000	-	1,000	-	0.336	Jun. 20, 2024	(Note 7)	
	MUFG Bank, Ltd.	1,000	-	1,000	-	0.680	Sep. 20, 2024	(Note 6)	
	Mizuho Bank, Ltd.	1,000	-	1,000	-	0.633 (Note 3)	Sep. 20, 2024	(Note 6)	
	The Norinchukin Bank	1,500	-	1,500	-	0.401	Sep. 20, 2024	(Note 6)	
	Development Bank of Japan Inc.	1,500	-	1,500	-	0.428	Sep. 20, 2024	(Note 6)	
	Tokio Marine & Nichido Fire Insurance Co., Ltd.	1,000	-	1,000	-	0.320	Sep. 20, 2024	(Note 7)	
	The Bank of Fukuoka, Ltd.	1,400	-	-	1,400	0.351	Dec. 20, 2024	(Note 6)	
	Mizuho Bank, Ltd.	3,000	-	-	3,000	0.430	Dec. 20, 2024	(Note 5)	
	Meiji Yasuda Life Insurance Company	1,000	-	-	1,000	0.687	Mar. 21, 2025	(Note 6)	
	MUFG Bank, Ltd.	2,000	-	-	2,000	0.430	Mar. 21, 2025	(Note 6)	
	MUFG Bank, Ltd.	3,500	-	-	3,500	0.489	Mar. 21, 2025	(Note 7)	
	SBI Shinsei Bank, Limited	2,000	-	-	2,000	0.639	Mar. 21, 2025	(Note 7)	
	The Bank of Fukuoka, Ltd.	1,000	-	-	1,000	0.489	Mar. 21, 2025	(Note 7)	
	Shinkin Central Bank	1,000	-	-	1,000	0.624	Mar. 21, 2025	(Note 6)	
	The Bank of Kyoto, Ltd.	1,000	-	-	1,000	0.524	Mar. 21, 2025	(Note 6)	
	Sompo Japan Insurance Inc.	1,000	-	-	1,000	0.306	Mar. 21, 2025	(Note 7)	
	The Norinchukin Bank	2,200	-	-	2,200	0.423	Jun. 20, 2025	(Note 7)	
	Mizuho Bank, Ltd.	1,000	-	-	1,000	0.364	Jun. 20, 2025	(Note 7)	
	Aozora Bank, Ltd.	1,000	-	-	1,000	0.398	Jun. 20, 2025	(Note 7)	
	The Nomura Trust and Banking Co., Ltd.	1,000	-	-	1,000	0.284	Jun. 20, 2025	(Note 7)	
	Sumitomo Mitsui Trust Bank, Limited	3,000	-	-	3,000	0.391	Sep. 22, 2025	(Note 6)	
	Development Bank of Japan Inc.	1,000	-	-	1,000	0.466	Sep. 22, 2025	(Note 5)	
	Shinkin Central Bank	1,000	-	-	1,000	0.466	Sep. 22, 2025	(Note 5)	
	THE NISHI-NIPPON CITY BANK, LTD.	1,000	-	-	1,000	0.466	Sep. 22, 2025	(Note 5)	
	Nippon Life Insurance Company	1,000	-	-	1,000	0.330	Sep. 22, 2025	(Note 7)	
	The Bank of Yokohama, Ltd.	500	-	-	500	0.301	Sep. 22, 2025	(Note 7)	
	Sumitomo Mitsui Trust Bank, Limited	2,000	-	-	2,000	0.627	Dec. 22, 2025	(Note 6)	
	Mizuho Bank, Ltd.	4,000	-	-	4,000	0.323	Dec. 22, 2025	(Note 6)	
	Tokio Marine & Nichido Fire Insurance Co., Ltd.	1,000	-	-	1,000	0.300	Dec. 22, 2025	(Note 7)	
	MUFG Bank, Ltd.	2,000	-	-	2,000	0.460	Mar. 23, 2026	(Note 6)	

	Classification	Balance at Beginning of 40th FP (Millions of yen) (Note 1)	Increase during the Period (Millions of yen) (Note 1)	Decrease during the Period (Millions of yen) (Note 1)	Balance at End of 40th FP (Millions of yen) (Note 1)	Average Interest Rate (%) (Note 2)	Maturity Date	Use	Remarks
	Lenders								
Long-term debt	Mizuho Bank, Ltd.	4,500	-	-	4,500	0.569	Mar. 23, 2026	(Note 6)	Unsecured Unguaranteed
	The Norinchukin Bank	1,600	-	-	1,600	0.313	Mar. 23, 2026	(Note 7)	
	Sumitomo Mitsui Trust Bank, Limited (Trust Account)	2,000	-	-	2,000	0.390	Mar. 31, 2026	(Note 8)	
	The Hachijuni Bank, Ltd.	1,100	-	-	1,100	0.290	Jun. 20, 2026	(Note 6)	
	Mizuho Bank, Ltd.	2,400	-	-	2,400	0.544	Jun. 22, 2026	(Note 6)	
	Mizuho Bank, Ltd.	3,000	-	-	3,000	0.474	Jun. 22, 2026	(Note 7)	
	MUFG Bank, Ltd.	1,000	-	-	1,000	0.230	Jun. 22, 2026	(Note 7)	
	Sumitomo Mitsui Trust Bank, Limited	2,000	-	-	2,000	0.183	Jun. 22, 2026	(Note 6)	
	Daishi Hokuetsu Bank, Ltd.	1,000	-	-	1,000	0.250	Jun. 22, 2026	(Note 6)	
	Shinkin Central Bank	1,000	-	-	1,000	0.657	Jun. 22, 2026	(Note 7)	
	MUFG Bank, Ltd.	1,500	-	-	1,500	0.440	Sep. 24, 2026	(Note 5)	
	Sumitomo Mitsui Trust Bank, Limited	5,000	-	-	5,000	0.238	Sep. 24, 2026	(Note 6)	
	The Gunma Bank, Ltd.	500	-	-	500	0.274	Sep. 24, 2026	(Note 7)	
	Resona Bank, Limited	1,000	-	-	1,000	0.223	Sep. 24, 2026	(Note 6)	
	The Bank of Fukuoka, Ltd.	700	-	-	700	0.223	Sep. 24, 2026	(Note 6)	
	The Bank of Fukuoka, Ltd.	1,000	-	-	1,000	0.495 (Note 3)	Dec. 21, 2026	(Note 5)	
	Saitama Resona Bank, Limited	1,000	-	-	1,000				
	The Nomura Trust and Banking Co., Ltd.	1,000	-	-	1,000				
	The Shinkumi Federation Bank	1,000	-	-	1,000				
	Sumitomo Mitsui Trust Bank, Limited	2,000	-	-	2,000	0.391 (Note 3)	Dec. 21, 2026	(Note 6)	
	The Shinkumi Federation Bank	1,000	-	-	1,000				
	Mizuho Trust & Banking Co., Ltd.	1,300	-	-	1,300	0.309	Dec. 21, 2026	(Note 7)	
	Meiji Yasuda Life Insurance Company	1,000	-	-	1,000	0.756	Mar. 23, 2027	(Note 6)	
	TAIYO LIFE INSURANCE COMPANY	1,000	-	-	1,000	0.656	Mar. 23, 2027	(Note 6)	
	THE NISHI-NIPPON CITY BANK, LTD.	1,000	-	-	1,000	0.390	Mar. 23, 2027	(Note 6)	
	The 77 Bank, Ltd.	1,000	-	-	1,000	0.400	Mar. 23, 2027	(Note 6)	
	Shinkin Central Bank	1,000	-	-	1,000	0.375	Mar. 23, 2027	(Note 6)	
	Resona Bank, Limited	1,000	-	-	1,000	0.295	Mar. 23, 2027	(Note 6)	
	MUFG Bank, Ltd.	8,900	-	-	8,900	0.230	Mar. 23, 2027	(Note 7)	
	The Ashikaga Bank, Ltd.	1,000	-	-	1,000	0.253	Mar. 23, 2027	(Note 7)	
	Sumitomo Mitsui Trust Bank, Limited	2,500	-	-	2,500	0.361	Jun. 21, 2027	(Note 6)	
	MUFG Bank, Ltd.	2,800	-	-	2,800	0.465	Jun. 21, 2027	(Note 7)	
	Sumitomo Mitsui Banking Corporation	2,000	-	-	2,000	0.301	Jun. 21, 2027	(Note 6)	
	Sumitomo Mitsui Trust Bank, Limited	2,000	-	-	2,000	0.483	Jun. 21, 2027	(Note 7)	
	Mizuho Trust & Banking Co., Ltd.	500	-	-	500	0.533	Jun. 21, 2027	(Note 7)	

	Classification	Balance at Beginning of 40th FP (Millions of yen) (Note 1)	Increase during the Period (Millions of yen) (Note 1)	Decrease during the Period (Millions of yen) (Note 1)	Balance at End of 40th FP (Millions of yen) (Note 1)	Average Interest Rate (%) (Note 2)	Maturity Date	Use	Remarks
	Lenders								
Long-term debt	Development Bank of Japan Inc.	900	-	-	900	0.500	Jun. 21, 2027	(Note 7)	Unsecured Unguaranteed
	The Norinchukin Bank	1,500	-	-	1,500	0.396	Jun. 21, 2027	(Note 6)	
	MUFG Bank, Ltd.	1,000	-	-	1,000	0.360	Jun. 21, 2027	(Note 6)	
	Mizuho Bank, Ltd.	2,000	-	-	2,000	0.323	Jun. 21, 2027	(Note 7)	
	The Bank of Yokohama, Ltd.	1,000	-	-	1,000	0.323	Jun. 21, 2027	(Note 6)	
	MUFG Bank, Ltd.	3,800	-	-	3,800	0.465	Sep. 21, 2027	(Note 6)	
	Sumitomo Mitsui Banking Corporation	3,500	-	-	3,500	0.426 (Note 3)	Sep. 21, 2027	(Note 7)	
	Mizuho Bank, Ltd.	1,000	-	-	1,000	0.414	Sep. 21, 2027	(Note 7)	
	Sumitomo Mitsui Trust Bank, Limited	1,400	-	-	1,400	0.323	Sep. 21, 2027	(Note 7)	
	SBI Shinsei Bank, Limited	1,500	-	-	1,500	0.323	Sep. 21, 2027	(Note 7)	
	Sumitomo Mitsui Trust Bank, Limited	2,500	-	-	2,500	0.391	Dec. 20, 2027	(Note 6)	
	The Norinchukin Bank	1,000	-	-	1,000	0.365	Dec. 20, 2027	(Note 7)	
	SBI Shinsei Bank, Limited	1,300	-	-	1,300	0.273	Dec. 20, 2027	(Note 6)	
	Mizuho Trust & Banking Co., Ltd.	-	1,000	-	1,000	0.293	Dec. 20, 2027	(Note 7)	
	Sumitomo Mitsui Banking Corporation	-	1,450	-	1,450	0.310	Dec. 20, 2027	(Note 6)	
	Mizuho Bank, Ltd.	-	1,000	-	1,000	0.310	Dec. 20, 2027	(Note 6)	
	The Bank of Fukuoka, Ltd.	1,500	-	-	1,500	0.290	Mar. 21, 2028	(Note 6)	
	Mizuho Trust & Banking Co., Ltd.	1,000	-	-	1,000	0.344	Mar. 21, 2028	(Note 7)	
	MUFG Bank, Ltd.	3,000	-	-	3,000	0.340	Mar. 21, 2028	(Note 7)	
	The Iyo Bank, Ltd.	1,000	-	-	1,000	0.393	Mar. 21, 2028	(Note 7)	
	Sumitomo Mitsui Trust Bank, Limited	2,500	-	-	2,500	0.293	Mar. 21, 2028	(Note 7)	
	THE NISHI-NIPPON CITY BANK, LTD.	-	1,000	-	1,000	0.303	Jun. 20, 2028	(Note 7)	
	MUFG Bank, Ltd.	2,000	-	-	2,000	0.570	Sep. 20, 2028	(Note 5)	
	SBI Shinsei Bank, Limited	2,500	-	-	2,500	0.391	Sep. 20, 2028	(Note 7)	
	The Bank of Fukuoka, Ltd.	500	-	-	500	0.371	Sep. 20, 2028	(Note 7)	
	The 77 Bank, Ltd.	500	-	-	500	0.410	Sep. 20, 2028	(Note 7)	
	The Norinchukin Bank	1,500	-	-	1,500	0.418	Sep. 20, 2028	(Note 7)	
	MUFG Bank, Ltd.	-	1,300	-	1,300	0.749	Sep. 20, 2028	(Note 7)	
	Mizuho Bank, Ltd.	-	1,300	-	1,300	0.320	Sep. 20, 2028	(Note 7)	
	Sumitomo Mitsui Banking Corporation	-	2,000	-	2,000	0.320	Sep. 20, 2028	(Note 7)	
	MUFG Bank, Ltd.	3,000	-	-	3,000	0.470	Dec. 20, 2028	(Note 6)	
	Resona Bank, Limited	2,500	-	-	2,500	0.643	Mar. 20, 2029	(Note 7)	
	Mizuho Bank, Ltd.	7,000	-	-	7,000	0.405	Mar. 21, 2029	(Note 6)	
	MUFG Bank, Ltd.	1,500	-	-	1,500	0.420	Mar. 21, 2029	(Note 6)	
	The Gunma Bank, Ltd.	1,000	-	-	1,000	0.559	Mar. 21, 2029	(Note 7)	

	Classification	Balance at Beginning of 40th FP (Millions of yen) (Note 1)	Increase during the Period (Millions of yen) (Note 1)	Decrease during the Period (Millions of yen) (Note 1)	Balance at End of 40th FP (Millions of yen) (Note 1)	Average Interest Rate (%) (Note 2)	Maturity Date	Use	Remarks
	Lenders								
Long-term debt	Aozora Bank, Ltd.	2,000	-	-	2,000	0.674	Mar. 21, 2029	(Note 6)	Unsecured Unguaranteed
	Mizuho Trust & Banking Co., Ltd.	1,200	-	-	1,200	0.673	Mar. 21, 2029	(Note 6)	
	Saitama Resona Bank, Limited	2,000	-	-	2,000	0.313	Mar. 21, 2029	(Note 7)	
	Development Bank of Japan Inc.	1,200	-	-	1,200	0.839	Jun. 20, 2029	(Note 7)	
	The Ashikaga Bank, Ltd.	-	1,000	-	1,000	0.682	Jun. 20, 2029	(Note 6)	
	Sumitomo Mitsui Banking Corporation	6,500	-	-	6,500	0.536	Sep. 20, 2029	(Note 7)	
	Sumitomo Mitsui Banking Corporation	2,300	-	-	2,300	0.496	Sep. 20, 2029	(Note 6)	
	Sumitomo Mitsui Trust Bank, Limited	1,400	-	-	1,400	0.643	Sep. 20, 2029	(Note 7)	
	The Hiroshima Bank, Ltd.	500	-	-	500	0.661	Sep. 20, 2029	(Note 7)	
	The Yamaguchi Bank, Ltd.	1,000	-	-	1,000	0.761	Sep. 20, 2029	(Note 7)	
	Nippon Life Insurance Company	1,000	-	-	1,000	0.660	Sep. 20, 2029	(Note 7)	
	Sumitomo Mitsui Banking Corporation	5,000	-	-	5,000	0.399	Dec. 20, 2029	(Note 7)	
	Mizuho Bank, Ltd.	1,000	-	-	1,000	0.858	Dec. 20, 2029	(Note 6)	
	The Joyo Bank, Ltd.	900	-	-	900	0.890	Dec. 20, 2029	(Note 6)	
	Mizuho Bank, Ltd.	1,400	-	-	1,400	0.524	Mar. 21, 2030	(Note 7)	
	Sumitomo Mitsui Trust Bank, Limited	1,500	-	-	1,500	0.466	Mar. 21, 2030	(Note 6)	
	Mizuho Bank, Ltd.	1,500	-	-	1,500	0.543	Mar. 21, 2030	(Note 6)	
	Daishi Hokuetsu Bank, Ltd.	1,000	-	-	1,000	0.480	Mar. 21, 2030	(Note 7)	
	Sumitomo Mitsui Banking Corporation	2,500	-	-	2,500	0.689	Mar. 21, 2030	(Note 6)	
	Sumitomo Mitsui Banking Corporation	570	-	-	570	0.728	Mar. 21, 2030	(Note 6)	
	Mizuho Bank, Ltd.	1,700	-	-	1,700	0.490	Jun. 20, 2030	(Note 7)	
	Sumitomo Mitsui Banking Corporation	2,900	-	-	2,900	0.476	Jun. 20, 2030	(Note 7)	
	Development Bank of Japan Inc.	-	1,500	-	1,500	0.842	Jun. 20, 2030	(Note 7)	
	Sumitomo Mitsui Trust Bank, Limited	7,783	-	-	7,783	0.450	Sep. 20, 2030	(Note 7)	
	Sumitomo Mitsui Banking Corporation	2,400	-	-	2,400	0.595	Sep. 20, 2030	(Note 7)	
	MUFG Bank, Ltd.	3,000	-	-	3,000	0.470	Dec. 20, 2030	(Note 7)	
	Sumitomo Mitsui Trust Bank, Limited	3,400	-	-	3,400	0.850	Dec. 20, 2030	(Note 7)	
	Sumitomo Mitsui Trust Bank, Limited	3,400	-	-	3,400	0.609	Mar. 20, 2031	(Note 7)	
	MUFG Bank, Ltd.	2,500	-	-	2,500	0.530	Mar. 20, 2031	(Note 7)	
	Sumitomo Mitsui Trust Bank, Limited	2,500	-	-	2,500	0.763	Mar. 20, 2031	(Note 7)	
	Mizuho Bank, Ltd.	2,000	-	-	2,000	0.804	Mar. 20, 2031	(Note 7)	
	Sumitomo Mitsui Banking Corporation	-	2,000	-	2,000	1.138	Sep. 22, 2031	(Note 7)	
	Mitsubishi UFJ Trust and Banking Corporation (Trust Account) (Note 9)	2,000	-	-	2,000	0.433	Nov. 20, 2031	(Note 5)	
	Sumitomo Mitsui Trust Bank, Limited	2,600	-	-	2,600	0.651	Mar. 22, 2032	(Note 7)	

	Classification	Balance at Beginning of 40th FP (Millions of yen) (Note 1)	Increase during the Period (Millions of yen) (Note 1)	Decrease during the Period (Millions of yen) (Note 1)	Balance at End of 40th FP (Millions of yen) (Note 1)	Average Interest Rate (%) (Note 2)	Maturity Date	Use	Remarks
	Lenders								
Long-term debt	Mizuho Bank, Ltd.	3,000	-	-	3,000	0.686	Mar. 22, 2032	(Note 7)	Unsecured Unguaranteed
	Sumitomo Mitsui Trust Bank, Limited	5,000	-	-	5,000	0.834	Mar. 22, 2032	(Note 7)	
	MUFG Bank, Ltd.	2,800	-	-	2,800	1.010	Mar. 22, 2032	(Note 6)	
	Sumitomo Mitsui Trust Bank, Limited	1,000	-	-	1,000	0.984	Jun. 21, 2032	(Note 7)	
	Sumitomo Mitsui Trust Bank, Limited (Trust Account)	-	5,000	-	5,000	1.299 (Note 3)	Sep. 30, 2032	(Note 7)	
	Sumitomo Mitsui Trust Bank, Limited (Trust Account)	-	5,000	-	5,000	1.389 (Note 3)	Sep. 30, 2033	(Note 7)	
Subtotal		253,303	23,550	16,550	260,303	-	-	-	-
Total		285,903	43,100	36,650	292,353	-	-	-	-

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

	Within one year	Over 1 year, less than 2 years	Over 2 years, less than 3 years	Over 3 years, less than 4 years	Over 4 years, less than 5 years
Long-term debt (Millions of yen)	28,050	29,600	37,300	51,600	29,850

12. CORPORATE BONDS

Corporate bonds at May 31, 2023 and November 30, 2023 consisted of the following:

Name	Issue Date	Balance at Beginning of 40th FP (Millions of yen)	Decrease during the Period (Millions of yen)	Balance at End of 40th FP (Millions of yen)	Interest Rate (%)	Maturity Date	Use	Remarks
Series 16 of Unsecured Corporate Bonds	May 29, 2015	2,000	-	2,000	0.804	May 29, 2025	(Note 1)	Unsecured (Note 8)
Series 17 of Unsecured Corporate Bonds	May 22, 2018	10,000	10,000	-	0.240	Nov. 22, 2023	(Note 2)	Unsecured (Note 8)
Series 19 of Unsecured Corporate Bonds (Green Bonds)	May 23, 2019	10,000	-	10,000	0.448	May 22, 2026	(Note 3)	Unsecured (Note 8)
Series 20 of Unsecured Corporate Bonds	Aug. 11, 2020	8,000	-	8,000	0.270	Aug. 8, 2025	(Note 4)	Unsecured (Note 8)
Series 21 of Unsecured Corporate Bonds	Mar. 23, 2021	1,000	-	1,000	0.760	Mar. 21, 2036	(Note 5)	Unsecured (Note 8)
Series 22 of Unsecured Corporate Bonds (Sustainability Bonds)	Oct. 28, 2021	3,500	-	3,500	0.400	Oct. 28, 2031	(Note 6)	Unsecured (Note 8)
Series 23 of Unsecured Corporate Bonds (Green Bonds)	Oct. 17, 2023	-	-	7,000	0.460	Oct. 16, 2026	(Note 7)	Unsecured (Note 8)
Total		34,500	10,000	31,500	-	-	-	-

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

	Within one year	Over 1 year, less than 2 years	Over 2 years, less than 3 years	Over 3 years, less than 4 years	Over 4 years, less than 5 years
Corporate bonds (Millions of yen)	-	10,000	17,000	-	-

13. OPERATING REVENUES AND EXPENSES

Operating revenues and expenses for the fiscal periods ended May 31, 2023 and November 30, 2023 were as follows:

	Thousands of yen	
	39th Fiscal Period (December 1, 2022 – May 31, 2023)	40th Fiscal Period (June 1, 2023 – November 30, 2023)
Operating Revenues	¥ 25,052,518	¥ 25,042,544
Rental Revenues	22,818,571	23,132,546
Rental revenues	20,493,491	20,806,415
Common area charges	1,388,156	1,381,887
Parking revenues	770,051	773,907
Other	166,870	170,335
Other Rental Revenues	2,233,947	1,910,008
Incidental revenues	1,605,287	1,696,640
Temporary revenues (including cancellation charges)	532,405	117,269
Other miscellaneous revenues	96,254	96,098
Property-Related Expenses	11,778,376	11,507,116
Property and other taxes	2,126,537	2,235,386
Property management fees	1,834,831	1,855,044
Utilities	1,919,501	1,788,984
Casualty insurance	37,814	38,273

	Thousands of yen	
	39th Fiscal Period (December 1, 2022 – May 31, 2023)	40th Fiscal Period (June 1, 2023 – November 30, 2023)
Repairs and maintenance	1,322,963	1,063,644
Depreciation and amortization	4,067,539	4,069,018
Other rental expenses	469,189	456,765
Profit from rental activities	¥ 13,274,141	¥ 13,535,438

14. GAIN ON SALES OF REAL ESTATE PROPERTIES

There was no gain on sales of real estate properties for the fiscal period ended May 31, 2023. In addition, gain on sales of real estate properties for the fiscal period ended November 30, 2023 was as follows:

(40th Fiscal Period: June 1, 2023 – November 30, 2023)

GRAND-ROUGE Sakae	Thousands of yen
Revenue from sales of real estate properties	¥ 1,450,000
Cost of sales of real estate properties	1,121,429
Other sales expenses	14,341
Gain on sales of real estate properties	¥ 314,229

15. INCOME TAXES

The significant components of deferred tax assets and deferred tax liabilities at May 31, 2023 and November 30, 2023 were summarized as follows:

		(Thousands of yen)	
End of 39th Fiscal Period (As of May 31, 2023)		End of 40th Fiscal Period (As of November 30, 2023)	
Deferred tax assets		Deferred tax assets	
Difference in revenue recognition for tax purposes	¥ 23,980	Difference in revenue recognition for tax purposes	¥ 37,416
Valuation difference on assets acquired by merger	15,563,658	Valuation difference on assets acquired by merger	15,543,976
Excess allowance for doubtful accounts	1,970	Excess allowance for doubtful accounts	282
Impairment losses	328,442	Impairment losses	328,442
Other	236	Other	226
Subtotal	15,918,288	Subtotal	15,910,345
Valuation allowance	(15,918,288)	Valuation allowance	(15,910,345)
Total	-	Total	-
Net deferred tax assets	-	Net deferred tax assets	-

A reconciliation of the differences between the statutory tax rate and the effective tax rate after the application of tax effect accounting for the fiscal periods ended May 31, 2023 and November 30, 2023 were summarized as follows:

	39th Fiscal Period (As of May 31, 2023)	40th Fiscal Period (As of November 30, 2023)
Statutory tax rate	31.46%	31.46%
(Adjustment)		
Distributions of tax-deductible dividends	(31.23)%	(31.38)%
Changes in valuation allowance	(0.23)%	(0.08)%
Other	0.01%	0.01%
Effective tax rate after the application of tax effect accounting	0.01%	0.01%

United Urban is subject to income taxes in Japan. United Urban's policy is to make dividend distributions in excess of 90% of distributable profit for each fiscal period in order to meet the conditions stipulated in Article 67-15 of the Act on Special Measures Concerning Taxation of Japan (including all subsequent amendments) concerning the deductibility of cash dividends paid for income tax purposes within the limit of the amount of earnings. Based on this policy, for the 39th fiscal period, United Urban added reversal of reserve for temporary difference adjustments of ¥77,525 thousand to the unappropriated retained earnings of ¥9,929,741 thousand, and reserved ¥1,917 thousand, fractional part which distribution per unit was less than ¥1, as reserve retained for distribution. Then,

United Urban decided to distribute the remaining ¥10,005,350 thousand. For the 40th fiscal period, United Urban added reversal of reserve for temporary difference adjustments of ¥77,525 thousand to the unappropriated retained earnings of ¥10,369,952 thousand, and reserved ¥2,127 thousand, fractional part which distribution per unit was less than ¥1, as reserve retained for distribution. Then, United Urban decided to distribute the remaining ¥10,445,350 thousand. United Urban does not distribute cash dividends in excess of its earnings as stipulated in Article 35, Paragraph 2 of its Articles of Incorporation.

16. THE FAIR VALUE OF FINANCIAL INSTRUMENTS

Matters Concerning Financial Instruments

1. Approach to financial instruments

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

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

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

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

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

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

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

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

Matters Concerning the Fair Value, etc. of Financial Instruments

The carrying amounts on the balance sheet, the fair values, and their differences as of May 31, 2023 and November 30, 2023 are as follows. As for the cash and bank deposits, cash and bank deposits in trust, and short-term debt, because those items are cash or the fair value of those items approximates the book value as those are settled within a short period of time, notes are omitted. In addition, notes to the leasehold and security deposits received and leasehold and security deposits received in trust are omitted because it is immaterial.

(End of 39th Fiscal Period: As of May 31, 2023)

	Carrying amounts on the balance sheet	Fair value (Note 1)	Differences
(1) Current portion of corporate bonds	¥ 10,000,000	¥ 9,993,000	¥ (7,000)
(2) Long-term debt due for repayment within one year	31,600,000	31,637,627	37,627
(3) Corporate bonds	24,500,000	24,228,050	(271,950)
(4) Long-term debt	253,303,000	252,586,104	(716,895)
Total liabilities	¥ 319,403,000	¥ 318,444,782	¥ (958,217)
(5) Derivative transactions (*)	¥ 51,843	¥ 51,843	-
Total derivative transactions	¥ 51,843	¥ 51,843	-

(End of 40th Fiscal Period: As of November 30, 2023)

	Carrying amounts on the balance sheet	Fair value (Note 1)	Differences
(1) Current portion of corporate bonds	-	-	-
(2) Long-term debt due for repayment within one year	¥ 28,050,000	¥ 28,091,810	¥ 41,810
(3) Corporate bonds	31,500,000	31,135,050	(364,950)
(4) Long-term debt	260,303,000	258,404,899	(1,898,100)
Total liabilities	¥ 319,853,000	¥ 317,631,760	¥ (2,221,239)
(5) Derivative transactions (*)	¥ 7,383	¥ 7,383	-
Total derivative transactions	¥ 7,383	¥ 7,383	-

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

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

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

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

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

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

(5) Derivative transactions

Please refer to "25. DERIVATIVE TRANSACTIONS".

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

(End of 39th Fiscal Period: As of May 31, 2023)

	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	¥ 10,000,000	¥ 2,000,000	¥ 18,000,000	-	-	¥ 4,500,000
Long-term debt	31,600,000	33,450,000	29,800,000	¥ 44,400,000	¥ 41,200,000	104,453,000
Total	¥ 41,600,000	¥ 35,450,000	¥ 47,800,000	¥ 44,400,000	¥ 41,200,000	¥ 108,953,000

(End of 40th Fiscal Period: As of November 30, 2023)

	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	-	¥ 10,000,000	¥ 17,000,000	-	-	¥ 4,500,000
Long-term debt	¥ 28,050,000	29,600,000	37,300,000	¥ 51,600,000	¥ 29,850,000	111,953,000
Total	¥ 28,050,000	¥ 39,600,000	¥ 54,300,000	¥ 51,600,000	¥ 29,850,000	¥ 116,453,000

17. THE FAIR VALUE OF INVESTMENT AND RENTAL PROPERTIES

United Urban owns Investment Real Estate for rent in the Tokyo Metropolitan Area, major Japanese cities including government designated cities, and surrounding areas thereof. The carrying amounts on the balance sheet, the amount of changes during the period and the fair values as of May 31, 2023 and November 30, 2023 are as follows:

		(Thousands of yen)	
Type of Use		39th Fiscal Period (December 1, 2022 – May 31, 2023)	40th Fiscal Period (June 1, 2023 – November 30, 2023)
Retail properties	Carrying amount on the balance sheet		
	Balance at beginning of period	¥ 187,796,463	¥ 187,895,408
	Change during period	98,945	1,987,554
	Balance at end of period	¥ 187,895,408	¥ 189,882,963
	Fair value at end of period	¥ 217,099,000	¥ 219,339,000
Office buildings	Carrying amount on the balance sheet		
	Balance at beginning of period	¥ 192,530,086	¥ 194,559,093
	Change during period	2,029,006	(727,095)
	Balance at end of period	¥ 194,559,093	¥ 193,831,997
	Fair value at end of period	¥ 260,380,000	¥ 248,374,000
Hotels	Carrying amount on the balance sheet		
	Balance at beginning of period	¥ 158,961,094	¥ 158,879,474
	Change during period	(81,619)	2,031,900
	Balance at end of period	¥ 158,879,474	¥ 160,911,374
	Fair value at end of period	¥ 184,046,000	¥ 188,417,000
Residential properties	Carrying amount on the balance sheet		
	Balance at beginning of period	¥ 46,121,214	¥ 47,686,906
	Change during period	1,565,692	(1,347,941)
	Balance at end of period	¥ 47,686,906	¥ 46,338,965
	Fair value at end of period	¥ 69,260,000	¥ 68,121,000
Others	Carrying amount on the balance sheet		
	Balance at beginning of period	¥ 67,431,683	¥ 69,606,515
	Change during period	2,174,832	206,882
	Balance at end of period	¥ 69,606,515	¥ 69,813,398
	Fair value at end of period	¥ 94,680,000	¥ 95,290,000
Total	Carrying amount on the balance sheet		
	Balance at beginning of period	¥ 652,840,542	¥ 658,627,399
	Change during period	5,786,856	2,151,300
	Balance at end of period	¥ 658,627,399	¥ 660,778,699
	Fair value at end of period	¥ 825,465,000	¥ 819,541,000

- Notes:
- The carrying amount on the balance sheet is the acquisition cost (including the expenses incidental to the acquisition) less accumulated depreciation.
 - Of the "Change during the period" for the 39th fiscal period, the amount of the increase is primarily attributable to acquisition of three properties (total: ¥5,897 million), an additional acquisition of the building portion of the existing property (¥1,244 million), and capital expenditures (¥2,443 million). And the amount of the decrease is primarily attributable to the depreciation and amortization (¥4,059 million).
Of the "Change during the period" for the 40th fiscal period, the amount of the increase is primarily attributable to acquisition of two properties (total: ¥4,648 million) and capital expenditures (¥3,233 million). And the amount of the decrease is primarily attributable to the sale of one property (¥1,121 million) and the depreciation and amortization (¥4,061 million).
 - The "Fair value at end of period" stated above is the appraisal value or price resulting from a price survey by licensed real estate appraisers based on the asset valuation methods and standards set forth in United Urban's Articles of Incorporation and the rules of the Investment Trusts Association, Japan.

For the revenues and expenses concerning investment and rental properties, please refer to the aforementioned "13. OPERATING REVENUES AND EXPENSES."

18. TRANSACTIONS WITH RELATED PARTIES

1. Parent Company and Major Corporate Unitholders

(39th Fiscal Period: December 1, 2022 – May 31, 2023)
None

(40th Fiscal Period: June 1, 2023 – November 30, 2023)
None

2. Subsidiaries and Affiliates

(39th Fiscal Period: December 1, 2022 – May 31, 2023)
None

(40th Fiscal Period: June 1, 2023 – November 30, 2023)
None

3. Fellow Subsidiaries

(39th Fiscal Period: December 1, 2022 – May 31, 2023)
None

(40th Fiscal Period: June 1, 2023 – November 30, 2023)
None

4. Directors and Major Individual Unitholders

(39th Fiscal Period: December 1, 2022 – May 31, 2023)
None

(40th Fiscal Period: June 1, 2023 – November 30, 2023)
None

19. PER UNIT INFORMATION

The calculation of net assets per unit is based on the total number of investment units issued and outstanding at the period end, and the calculation of net income per unit is based on the average number of investment units during the period. Net assets per unit and net income per unit at May 31, 2023 and November 30, 2023 for the fiscal periods then ended are summarized as follows:

	39th Fiscal Period (December 1, 2022 – May 31, 2023)	40th Fiscal Period (June 1, 2023 – November 30, 2023)
		Yen
Net assets per unit	¥ 116,336	¥ 116,440
Net income per unit	¥ 3,204	¥ 3,346
Average number of investment units during the period (units)	3,098,591	3,098,591

20. REVENUE RECOGNITION

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

39th Fiscal Period (From December 1, 2022 to May 31, 2023)

(Thousands of yen)		
	Revenue from contracts with customers (Note 1)	Net sales to external customers
Revenue from sale of real estate properties	-	-
Utility revenues (Note 3)	¥ 1,605,287	¥ 1,605,287
Other revenues	-	23,447,230
Total	¥ 1,605,287	¥ 25,052,518

40th Fiscal Period (From June 1, 2023 to November 30, 2023)

(Thousands of yen)		
	Revenue from contracts with customers (Note 1)	Net sales to external customers
Revenue from sale of real estate properties	¥ 1,450,000	¥ 314,229 (Note 2)
Utility revenues (Note 3)	1,696,640	1,696,640
Other revenues	-	23,345,914
Total	¥ 3,146,640	¥ 25,356,784

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

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

As for the 39th fiscal period (from December 1, 2022 to May 31, 2023) and the 40th Fiscal Period (from June 1, 2023 to November 30, 2023), the information is as described in "2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES".

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

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

(Thousands of yen)		
	39th Fiscal Period (December 1, 2022 – May 31, 2023)	40th Fiscal Period (June 1, 2023 – November 30, 2023)
Claims arising from contracts with customers (balance at beginning of the fiscal period)	¥ 317,711	¥ 315,789
Claims arising from contracts with customers (balance at end of the fiscal period)	315,789	302,340
Contract assets (balance at beginning of the fiscal period)	-	-
Contract assets (balance at end of the fiscal period)	-	-
Contract liabilities (balance at beginning of the fiscal period)	-	-
Contract liabilities (balance at end of the fiscal period)	-	-

(2) Transaction value allocated to remaining performance obligations

Not applicable.

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

21. RESERVE FOR TEMPORARY DIFFERENCE ADJUSTMENTS

(End of 39th Fiscal Period: As of May 31, 2023)

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

(End of 40th Fiscal Period: As of November 30, 2023)

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

22. SUPPLEMENTAL CASH FLOW INFORMATION

Cash and cash equivalents at May 31, 2023 and November 30, 2023 were as follows:

	Thousands of yen	
	End of 39th Fiscal Period (As of May 31, 2023)	End of 40th Fiscal Period (As of November 30, 2023)
Cash and bank deposits	¥ 60,737,996	¥ 63,266,949
Cash and cash equivalents	¥ 60,737,996	¥ 63,266,949

23. LEASES

United Urban leases properties on which rental revenue is earned. At May 31, 2023 and November 30, 2023, future lease revenues under non-cancelable operating leases are summarized as follows:

	Thousands of yen	
	End of 39th Fiscal Period (As of May 31, 2023)	End of 40th Fiscal Period (As of November 30, 2023)
Due within one year	¥ 17,384,789	¥ 16,839,848
Due over one year	79,908,912	77,819,163
Total	¥ 97,293,702	¥ 94,659,012

24. SECURITIES

(End of 39th Fiscal Period: As of May 31, 2023)

None

(End of 40th Fiscal Period: As of November 30, 2023)

None

25. DERIVATIVE TRANSACTIONS

1. Derivative transactions not subject to hedge accounting

Fiscal period ended May 31, 2023: None

Fiscal period ended November 30, 2023: None

2. Derivative transactions subject to hedge accounting

(End of 39th Fiscal Period: As of May 31, 2023)

Hedge Accounting Method	Type	Main Hedged Item	Amount of Contract (Thousands of yen)		Fair Value (Thousands of yen)	Calculation Method of Fair Value
				over one year		
Principal method	Interest-rate swaps (fixed rate payable and floating rate receivable)	Long-term debt	¥ 11,500,000	¥ 10,500,000	¥ 51,843	(Note 2)
Special treatment of interest-rate swaps	Interest-rate swaps (fixed rate payable and floating rate receivable)	Long-term debt	3,300,000	1,000,000	(Note 1)	-
Total			¥ 14,800,000	¥ 11,500,000	¥ 51,843	

(End of 40th Fiscal Period: As of November 30, 2023)

Hedge Accounting Method	Type	Main Hedged Item	Amount of Contract (Thousands of yen)		Fair Value (Thousands of yen)	Calculation Method of Fair Value
				over one year		
Principal method	Interest-rate swaps (fixed rate payable and floating rate receivable)	Long-term debt	¥ 21,500,000	¥ 20,500,000	¥ 7,383	(Note 2)
Special treatment of interest-rate swaps	Interest-rate swaps (fixed rate payable and floating rate receivable)	Long-term debt	2,000,000	-	(Note 1)	-
Total			¥ 23,500,000	¥ 20,500,000	¥ 7,383	

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

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

26. SEGMENT INFORMATION

[Segment Information]

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

[Related Information]

(39th Fiscal Period: December 1, 2022 – May 31, 2023)

1. Information by product and service

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

2. Information by region

(1) Operating revenues

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

(2) Property and equipment

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

3. Information by major customers

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

(40th Fiscal Period: June 1, 2023 – November 30, 2023)

1. Information by product and service

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

2. Information by region

(1) Operating revenues

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

(2) Property and equipment

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

3. Information by major customers

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

27. SUBSEQUENT EVENTS

None

Independent Auditor's Report

The Board of Directors
United Urban Investment Corporation

The Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of United Urban Investment Corporation (the Company), which comprise the balance sheet as at November 30, 2023, and the statements of income and retained earnings, changes in unitholders' equity, and cash flows for the six-month period then ended, and notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at November 30, 2023, and its financial performance and its cash flows for the six-month period then ended in accordance with accounting principles generally accepted in Japan.

Basis for Opinion

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

Other Information

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

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

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

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

We have nothing to report in this regard.

Responsibilities of Management and Supervisory Director for the Financial Statements

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

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

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

Fee-related Information

The fees for the audits of the financial statements of the Company and other services provided by us and other EY member firms for the six-month period ended November 30, 2023, are presented in paragraph 3. titled “Directors and Auditor” in “Overall Condition of Investment Corporation” included in the Semiannual Report for the six-month period ended November 30, 2023, of the Company.

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

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

Ernst & Young ShinNihon LLC
Tokyo, Japan

February 28, 2024

/s/ Kazunori Takenouchi

Kazunori Takenouchi
Designated Engagement Partner
Certified Public Accountant

/s/ Katsuya Ishida

Katsuya Ishida
Designated Engagement Partner
Certified Public Accountant

Corporate Data

Set out below is certain corporate data of United Urban Investment Corporation (“United Urban”) as of November 30, 2023:

Corporate Name:	United Urban Investment Corporation
Corporate Office:	Shiroyama Trust Tower 18F, 4-3-1 Toranomon, Minato-ku, Tokyo 105-6018, Japan
Date of Incorporation:	November 4, 2003
Paid-in Capital:	¥319,973,305,251
Number of Unitholders:	20,180
Transfer Agent:	Sumitomo Mitsui Trust Bank, Limited 1-4-1 Marunouchi, Chiyoda-ku, Tokyo 100-8233, Japan
Business Office of the Transfer Agent:	Stock Transfer Agency Department of Sumitomo Mitsui Trust Bank, Limited 2-8-4 Izumi, Suginami-ku, Tokyo 168-0063, Japan
Independent Auditor:	ERNST & YOUNG SHINNIHON LLC Tokyo Midtown Hibiya, Hibiya Mitsui Tower, 1-1-2 Yuraku-cho, Chiyoda-ku, Tokyo 100-0006, Japan
Stock Listing:	Tokyo Stock Exchange (Securities Code: 8960)
Fiscal Period:	Fiscal periods are the six months ending on May 31 and November 30
Investor Relations:	For further information, please contact our asset management company: Marubeni REIT Advisors Co., Ltd. Chief Financial Officer Shiroyama Trust Tower 18F, 4-3-1 Toranomon, Minato-ku, Tokyo 105-6018, Japan Tel: +81-3-5402-3680

About Our Website

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

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



Disclaimer

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

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

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

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

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

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



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