

July 15, 2009

**SUMMARY OF FINANCIAL REPORT FOR THE ELEVENTH FISCAL PERIOD  
 ENDED MAY 31, 2009 (December 1, 2008 - May 31, 2009)**

United Urban Investment Corporation (United Urban) is listed on the Tokyo Stock Exchange with the securities code number 8960. (URL: <http://www.united-reit.co.jp>)

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Scheduled date of submission of Securities Report: August 28, 2009  
 Scheduled date for commencing dividend payments: August 13, 2009

*The figures have been rounded down to the nearest one million yen otherwise indicated.*

**1. PERFORMANCE FOR THE ELEVENTH FISCAL PERIOD (December 1, 2008 - May 31, 2009)**

(1) Business Results

(Millions of yen, unless otherwise indicated)

	Operating Revenues		Operating Income		Ordinary Income	
	(Percentage change)		(Percentage change)		(Percentage change)	
Eleventh Fiscal Period	8,393	4.5%	4,464	6.9%	3,684	9.6%
Tenth Fiscal Period	8,028	11.8%	4,176	10.0%	3,360	8.5%

	Net Income		Net Income per Unit (Yen)	Return on Equity	Return on Assets	Return on Operating Income
	(Percentage change)					
Eleventh Fiscal Period	3,683	9.6%	18,297	3.3%	1.6%	43.9%
Tenth Fiscal Period	3,359	8.5%	17,155	3.3%	1.5%	41.9%

(Note)

“Percentage change” is the percentage of increase or decrease from the previous period.

(2) Distribution

(Millions of yen, unless otherwise indicated)

	Distribution per Unit (Yen)	Total Cash Distribution	Distribution in Excess of Earnings per Unit (Yen)	Total Distribution in Excess of Earnings (Yen)	Payout Ratio	Distribution Ratio to Unitholders' Equity
Eleventh Fiscal Period	18,297	3,683	0	0	99.9%	3.3%
Tenth Fiscal Period	16,691	3,359	0	0	100.0%	3.0%

(Notes)

- “Distribution per Unit” does not include distribution in excess of earnings per unit.
- “Payout Ratio” is rounded down to the nearest one decimal place.

(3) Financial Position

(Millions of yen, unless otherwise indicated)

	Total Assets	Total Unitholders' Equity (Net Asset)	Equity Ratio	Net Asset per Unit (Yen)
Eleventh Fiscal Period	231,234	111,993	48.4%	556,352
Tenth Fiscal Period	229,132	111,670	48.7%	554,746

(Reference)

Equity was ¥111,993 million for the Eleventh Fiscal Period and ¥111,670 million for the Tenth Fiscal Period.

#### (4) Conditions of Cash Flows

	(Millions of yen)			
	Cash Flows from Operating Activities	Cash Flows from Investing Activities	Cash Flows from Financing Activities	Cash and Cash Equivalents at the End of the Period
Eleventh Fiscal Period	5,322	(2,261)	(1,656)	16,463
Tenth Fiscal Period	4,894	(23,129)	16,275	15,059

## **2. FORECASTS OF RESULTS FOR THE TWELFTH FISCAL PERIOD (June 1, 2009 – November 30, 2009)**

	(Millions of yen, unless otherwise indicated)					
	Operating Revenues	Operating Income	Ordinary Income	Net Income	Distribution per Unit (Yen)	Distribution in excess of earnings per unit (Yen)
	(Percentage change)	(Percentage change)	(Percentage change)	(Percentage change)		
Twelfth Fiscal Period	8,473    1.0%	4,221   (5.4)%	3,403   (7.6)%	3,402   (7.6)%	16,900	0

(Notes)

1. "Percentage change" is the percentage of increase or decrease from the previous period.
2. "Distribution per Unit" does not include distribution in excess of earnings per unit.
3. Net income forecast per unit (full business year): ¥16,900

## **3. OTHERS**

### (1) Change of Accounting Policies

- A. Changes in accordance with revision of accounting rules: None
- B. Changes other than above A: None

### (2) Number of Investment Units Issued and Outstanding

- A. Number of investment units issued and outstanding at the end of the period (including treasury investment units)
  - The Eleventh fiscal period (ended May 31, 2009): 201,300 units
  - The Tenth fiscal period (ended November 30, 2008): 201,300 units
- B. Treasury investment units at the end of the period
  - The Eleventh fiscal period (ended May 31, 2009): None
  - The Tenth fiscal period (ended November 30, 2008): None

Forward-looking statements contained in this material are our current expectations produced as of the date hereof, based on certain assumptions. Accordingly, the actual operating revenues, operating income, ordinary income, net income, distribution per unit and distribution in excess of earnings per unit may differ from forecasts because of future acquisitions and sales of properties, real estate market trends and changes in other situations around United Urban. In addition, forward-looking statements are not guarantees of payment of any cash distributions by United Urban. For details of assumptions, please refer to the "Assumptions Underlying the Forecast of Financial Results for the Twelfth Fiscal Period Ending November 30, 2009 (from June 1, 2009 to November 30, 2009)."

#### 4. BALANCE SHEET

(Figures are rounded down to the nearest one thousand yen)

	Tenth Fiscal Period (as of November 30, 2008)	Eleventh Fiscal Period (as of May 31, 2009)
<b>ASSETS</b>		
Current Assets		
Cash and bank deposit	2,095,130	6,363,932
Cash and bank deposit in trust	13,170,478	10,306,511
Rent receivables	176,270	136,524
Consumption taxes refundable	236,235	-
Prepaid expenses	42,333	223,238
Differed tax assets	18	19
Other	1,811	237
Total Current Assets	15,722,278	17,030,464
Fixed Assets		
Property and equipment, at cost		
Buildings	5,951,957	8,072,818
Less accumulated depreciation	284,740	459,025
Buildings, net	5,667,216	7,613,793
Structures	92,820	98,262
Less accumulated depreciation	18,168	25,899
Structures, net	74,651	72,362
Machinery and equipment	93,811	93,811
Less accumulated depreciation	2,549	5,589
Machinery and equipment, net	91,261	88,222
Land	7,626,015	14,422,415
Construction in progress	14,375	22
Buildings in trust	85,969,077	85,556,141
Less accumulated depreciation	9,571,533	10,819,027
Buildings in trust, net	76,397,544	74,737,113
Structures in trust	821,751	835,536
Less accumulated depreciation	298,968	336,496
Structures in trust, net	522,783	499,039
Machinery and equipment in trust	377,277	396,418
Less accumulated depreciation	84,833	98,571
Machinery and equipment in trust, net	292,443	297,846
Tools, furniture and fixtures in trust	70,440	73,111
Less accumulated depreciation	21,792	26,997
Tools, furniture and fixtures in trust, net	48,648	46,113
Land in trust	121,930,830	115,630,314
Construction in progress in trust	25,758	25,344
Total property and equipment	212,691,528	213,432,588
Intangible assets		
Software	-	5,306
Leasehold right in trust	437,174	437,174
Other intangible assets in trust	2,005	1,961
Total intangible assets	439,180	444,443
Investments and other assets		
Security deposits paid	10,000	10,000
Security deposits paid in trust	20,513	20,513
Long-term prepaid expenses	249,080	296,205
Total investments and other assets	279,593	326,718
Total Fixed Assets	213,410,302	214,203,750
<b>TOTAL ASSETS</b>	<b>229,132,581</b>	<b>231,234,215</b>

(Note) The sum may not equal the total due to rounding.

	Tenth Fiscal Period (as of November 30, 2008)	Eleventh Fiscal Period (as of May 31, 2009)
<b>LIABILITIES</b>		
Current Liabilities		
Trade accounts payable	384,462	446,116
Long-term debt due for repayment within one year	9,400,000	15,400,000
Accrued expenses	393,768	398,269
Dividends payable	11,627	15,506
Income taxes payable	751	904
Consumption taxes payable	-	199,113
Rent received in advance	60,964	106,072
Rent received in advance in trust	1,153,065	1,108,063
Deposit received	2,293	1,844
Deposit received in trust	43,320	31,837
<b>Total Current Liabilities</b>	<b>11,450,253</b>	<b>17,707,728</b>
Long-term Liabilities		
Corporate bonds	25,000,000	25,000,000
Long-term debt	65,700,000	61,400,000
Leasehold and security deposits received	1,106,053	1,438,269
Leasehold and security deposits received in trust	14,205,823	13,694,455
<b>Total Long-term Liabilities</b>	<b>106,011,876</b>	<b>101,532,725</b>
<b>Total Liabilities</b>	<b>117,462,130</b>	<b>119,240,453</b>
<b>UNITHOLDERS' EQUITY</b>		
Unitholders' Equity		
Unitholders' capital	108,310,509	108,310,509
Retained earnings		
Unappropriated retained earnings (unappropriated deficit)	3,359,940	3,683,252
<b>Total retained earnings</b>	<b>3,359,940</b>	<b>3,683,252</b>
<b>Total unitholders' equity</b>	<b>111,670,450</b>	<b>111,993,762</b>
<b>Total Unitholders' Equity</b>	<b>111,670,450</b>	<b>111,993,762</b>
<b>TOTAL LIABILITIES and UNITHOLDERS' EQUITY</b>	<b>229,132,581</b>	<b>231,234,215</b>

## 5. STATEMENTS OF INCOME

(Figures are rounded down to the nearest one thousand yen)

	Tenth Fiscal Period (June 1, 2008- November 30, 2008)	Eleventh Fiscal Period (December 1, 2008- May 31, 2009)
Operating Revenues		
Rental revenues	7,537,680	7,960,112
Other rental revenues	490,958	433,789
Total Operating Revenues	8,028,638	8,393,901
Operating Expenses		
Property-related expenses	2,957,581	3,002,765
Asset management fees	614,382	643,988
Asset custodian fees	28,461	30,329
Administrative service fees	81,940	78,874
Directors' compensation	10,200	10,200
Other operating expenses	159,533	162,897
Total Operating Expenses	3,852,099	3,929,056
Operating Income	4,176,538	4,464,844
Non-operating Revenues		
Interest income	1,141	548
Other	4,471	2,423
Total Non-operating Revenues	5,612	2,972
Non-operating Expenses		
Interest expenses	594,660	627,407
Interest expenses on corporate bonds	154,846	154,000
Investment unit issuance expenses	69,529	-
Other	2,265	2,187
Total Non-operating Expenses	821,301	783,595
Ordinary Income	3,360,849	3,684,221
Income before Income Taxes	3,360,849	3,684,221
Current Income Taxes	978	1,013
Deferred Income Taxes	1	(1)
Total Income Taxes	979	1,011
Net Income	3,359,870	3,683,209
Unappropriated Retained Earnings Brought Forward	70	42
Unappropriated Retained Earnings (unappropriated deficit)	3,359,940	3,683,252

Assumptions Underlying the Forecast of Financial Results for the Twelfth Fiscal Period  
Ending November 30, 2009 (from June 1, 2009 to November 30, 2009)

Item	Assumptions
Investment Assets	<ul style="list-style-type: none"> <li>The forecast of financial results is based on 49 properties which are owned by United Urban as of May 31, 2009. In addition, the forecast is based on the assumption that there will be no changes in the investment portfolio during the twelfth fiscal period ending November 30, 2009. (United Urban shall not acquire or sell investment assets.)</li> <li>However, the actual results may fluctuate depending on changes in the investment assets.</li> </ul>
Number of Investment Units Issued and Outstanding	<ul style="list-style-type: none"> <li>The number of investment units issued and outstanding is based on 201,300 units as of May 31, 2009.</li> <li>The forecast is also based on the assumption that there will be no investment units issued during the twelfth fiscal period ending November 30, 2009.</li> </ul>
Operating Revenues	<ul style="list-style-type: none"> <li>Operating revenues are calculated based on the lease agreements valid as of May 31, 2009 for existing properties.</li> <li>Rent levels are calculated in view of existing neighboring competitive properties and market trends, etc.</li> <li>Operating revenues are based on the assumption that there is no back rent or nonpayment by tenants.</li> </ul>
Operating Expenses	<ul style="list-style-type: none"> <li>Among the property-related expenses, which expenses are the principal component of the operating expenses, the expenses other than depreciation and amortization are calculated based on historical data in the case of existing properties, and reflect factors that may cause fluctuations in expenses.</li> <li>United Urban assumes it will incur approximately ¥ 413 million as property management fees for the twelfth fiscal period ending November 30, 2009.</li> <li>In general, previous owners are reimbursed for the property taxes and city planning taxes for the period from the time United Urban acquires the assets. However, United Urban does not record the reimbursement as expenses, because an amount equivalent to the reimbursement is included in the cost of acquisition. In addition, United Urban assumes it will incur approximately ¥ 678 million as taxes and public charges (property taxes and city planning taxes, etc.) for the twelfth fiscal period.</li> <li>Repairs and maintenance of buildings are recorded as expenses, in the amount expected to be necessary for each fiscal period. However, please note that the actual expenses incurred for repairs and maintenance during each fiscal period may differ significantly from the forecasted amount of such expenses for various reasons, including the possibility of emergency repairs and maintenance arising due to damages to buildings owing to unexpected factors, the amount of repair and maintenance costs varying largely with each passing fiscal year, as a general rule, and the expenses for repairs not accruing on a regular basis.</li> <li>Depreciation and amortization are calculated on a straight-line basis, inclusive of ancillary expenses and future additional capital expenditures. In addition, United Urban assumes it will incur approximately ¥ 1,505 million as depreciation and amortization for the twelfth fiscal period.</li> </ul>
Non-Operating Expenses	<ul style="list-style-type: none"> <li>United Urban assumes it will incur approximately ¥ 818 million as interest expense for interest-bearing liabilities (including financing-related expenses, etc.) during the twelfth fiscal period.</li> </ul>
Interest-bearing Liabilities	<ul style="list-style-type: none"> <li>There is no refinancing for the existing borrowings during the twelfth fiscal period.</li> <li>United Urban expects the ratio of interest-bearing liabilities as of May 31, 2009, which is 48.45%, to be approximately the same rate by the end of the twelfth fiscal period (November 30, 2009).            The ratio of interest-bearing liabilities is calculated based on the following formula:  <math display="block">\text{Ratio of interest-bearing liabilities} = \frac{\text{Interest-bearing liabilities}}{\text{Interest-bearing liabilities} + \text{Unitholders' capital}} \times 100</math> </li> </ul>
Cash Distribution per Unit	<ul style="list-style-type: none"> <li>Cash distributions (cash distribution per unit) are calculated based on the distribution policy stated in the Articles of Incorporation of United Urban.</li> <li>Actual cash distributions per unit may fluctuate as a result of various factors, including changes in investment assets, fluctuations of rental revenue caused by tenant replacements or unexpected repairs, etc.</li> </ul>

Distribution in Excess of Earnings per Unit	<ul style="list-style-type: none"><li>• United Urban does not currently plan to distribute excess earnings (distributions in excess of earnings per unit).</li></ul>
Others	<ul style="list-style-type: none"><li>• The forecast is based on the assumption that there will be no amendments to laws, the taxation system, accounting standards, listing rules or regulations of the Investment Trust Association, Japan that may affect the aforementioned forecast figures.</li><li>• The forecast is based on the assumption that there will be no unexpected significant change in general economic trends and the real estate market, etc.</li></ul>

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## DISCLAIMER

This document includes translations of selected information described in the Brief Report on Closing of Accounts Report (*Kessan-Tanshin*) prepared under the timely-disclosure requirements of the Tokyo Stock Exchange, and portions of the Financial Statements and Performance Information Report prepared pursuant to the Law Concerning Investment Trusts and Investment Corporations of Japan for the period from December 1, 2008 to May 31, 2009 of United Urban. United Urban makes no assurance or warranty with respect to the completeness or accuracy of this English translation and the Japanese language *Kessan-Tanshin* and the Financial Statements and Performance Information Report for the aforementioned period should always be referred to as originals of this document.

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