

July 15, 2010

**SUMMARY OF FINANCIAL REPORT FOR THE THIRTEENTH FISCAL PERIOD
 ENDED MAY 31, 2010 (December 1, 2009 - May 31, 2010)**

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>)

Executive Officer : Yasuhiro Tanaka
 Asset Management Company : Japan REIT Advisors Co., Ltd.
 Hisamitsu Abe
 Chairman of the Board, CEO and COO
 Inquiries : Kenichi Natsume
 Chief Financial Officer
 TEL: +81-3-5402-3189

Scheduled date of submission of Securities Report: August 27, 2010
 Scheduled date for commencing dividend payments: August 12, 2010

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

1. PERFORMANCE FOR THE THIRTEENTH FISCAL PERIOD (December 1, 2009 - May 31, 2010)

(1) Business Results

(Millions of yen, unless otherwise indicated)

	Operating Revenues		Operating Income		Ordinary Income		Net Income	
	(Percentage change)		(Percentage change)		(Percentage change)		(Percentage change)	
Thirteenth Fiscal Period	8,384	(0.5)%	4,333	(0.0)%	3,482	(0.9)%	3,481	(0.9)%
Twelfth Fiscal Period	8,427	0.4%	4,335	(2.9)%	3,515	(4.6)%	3,514	(4.6)%

	Net Income per Unit (Yen)	Return on Equity	Return on Assets	Return on Operating Income
Thirteenth Fiscal Period	17,294	3.1%	1.5%	41.5%
Twelfth Fiscal Period	17,458	3.1%	1.5%	41.7%

(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
Thirteenth Fiscal Period	17,294	3,481	0	0	100.0%	3.1%
Twelfth Fiscal Period	17,459	3,514	0	0	100.0%	3.1%

(Notes)

1. “Distribution per Unit” does not include distribution in excess of earnings per unit.
2. “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)
Thirteenth Fiscal Period	231,043	111,791	48.4%	555,349
Twelfth Fiscal Period	230,751	111,825	48.5%	555,514

(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
Thirteenth Fiscal Period	4,532	(5,165)	(3,514)	13,163
Twelfth Fiscal Period	5,034	(503)	(3,683)	17,311

2. FORECASTS OF RESULTS FOR THE FOURTEENTH FISCAL PERIOD (June 1, 2010 – November 30, 2010)

(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)			
Fourteenth Fiscal Period	8,382	(0.0)%	4,182	(3.5)%	3,222	(7.5)%	3,221	(7.5)%	16,000	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): ¥16,000

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 thirteenth fiscal period (ended May 31, 2010): 201,300 units
 - The twelfth fiscal period (ended November 30, 2009): 201,300 units
- B. Treasury investment units at the end of the period
 - The thirteenth fiscal period (ended May 31, 2010): None
 - The twelfth fiscal period (ended November 30, 2009): None

(3) Rounding of Fractions of Amount and Ratio

Unless otherwise specially indicated, amounts in this report have been rounded down to the units stated and the ratios have been rounded to the nearest one decimal place.

Explanation for appropriate use of forecasts of results and other special instructions

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 Fourteenth Fiscal Period Ending November 30, 2010 (from June 1, 2010 to November 30, 2010)."

In addition, United Urban has executed a merger agreement with Nippon Commercial Investment Corporation (“NCI”), and United Urban and NCI will merge as of December 1, 2010 subject to the various preconditions. Therefore, the forecasts of results of fifteenth fiscal period ending May 31, 2011 (from December 1, 2010 to May 31, 2011) may be significantly influenced by the situation of sufficiency of preconditions for this merger, which have not been satisfied at this moment. Accordingly, United Urban omits the disclosure of the forecasts of results of fifteenth fiscal period as of today, and the timely and appropriate disclosure will be made at a later date.

4. BALANCE SHEET

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

	Twelfth Fiscal Period (as of November 30, 2009)	Thirteenth Fiscal Period (as of May 31, 2010)
ASSETS		
Current Assets		
Cash and bank deposit	6,833,211	2,952,414
Cash and bank deposit in trust	10,684,787	10,417,823
Rent receivables	135,572	117,428
Consumption taxes refundable	-	5,533
Prepaid expenses	63,604	241,533
Differed tax assets	18	19
Other	456	442
Total Current Assets	17,717,651	13,735,196
Fixed Assets		
Property and equipment, at cost		
Buildings	8,073,178	8,074,831
Less accumulated depreciation	602,002	744,990
Buildings, net	7,471,175	7,329,841
Structures	98,262	98,262
Less accumulated depreciation	32,603	39,307
Structures, net	65,659	58,955
Machinery and equipment	93,811	93,811
Less accumulated depreciation	8,628	11,668
Machinery and equipment, net	85,182	82,143
Land	14,422,418	14,422,418
Buildings in trust	85,934,738	88,195,732
Less accumulated depreciation	12,112,133	13,432,026
Buildings in trust, net	73,822,604	74,763,706
Structures in trust	839,498	873,101
Less accumulated depreciation	368,063	396,362
Structures in trust, net	471,434	476,739
Machinery and equipment in trust	406,471	423,645
Less accumulated depreciation	112,779	129,297
Machinery and equipment in trust, net	293,692	294,348
Tools, furniture and fixtures in trust	75,723	79,871
Less accumulated depreciation	32,451	38,080
Tools, furniture and fixtures in trust, net	43,272	41,790
Land in trust	115,630,314	118,516,106
Construction in progress in trust	25,344	425,061
Total property and equipment	212,331,098	216,411,112
Intangible assets		
Software	4,738	4,169
Leasehold right in trust	437,174	437,174
Other intangible assets in trust	1,917	1,874
Total intangible assets	443,830	443,218
Investments and other assets		
Security deposits paid	10,000	10,000
Security deposits paid in trust	20,513	20,651
Long-term prepaid expenses	228,661	423,256
Total investments and other assets	259,174	453,908
Total Fixed Assets	213,034,104	217,308,238
TOTAL ASSETS	230,751,756	231,043,434

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

	Twelfth Fiscal Period (as of November 30, 2009)	Thirteenth Fiscal Period (as of May 31, 2010)
LIABILITIES		
Current Liabilities		
Trade accounts payable	348,990	784,730
Current portion of corporate bonds	15,000,000	15,000,000
Long-term debt due for repayment within one year	15,400,000	12,400,000
Accrued expenses	411,196	379,668
Dividends payable	15,451	15,657
Income taxes payable	932	974
Consumption taxes payable	123,007	-
Rent received in advance	103,075	105,739
Rent received in advance in trust	1,099,129	1,122,686
Deposit received	2,270	1,926
Deposit received in trust	33,662	30,548
Total Current Liabilities	32,537,716	29,841,933
Long-term Liabilities		
Corporate bonds	10,000,000	10,000,000
Long-term debt	61,400,000	64,400,000
Leasehold and security deposits received	1,399,890	1,358,734
Leasehold and security deposits received in trust	13,589,105	13,650,917
Total Long-term Liabilities	86,388,996	89,409,652
Total Liabilities	118,926,713	119,251,586
UNITHOLDERS' EQUITY		
Unitholders' Equity		
Unitholders' capital	108,310,509	108,310,509
Retained earnings		
Unappropriated retained earnings (unappropriated deficit)	3,514,532	3,481,339
Total retained earnings	3,514,532	3,481,339
Total unitholders' equity	111,825,042	111,791,848
Total Unitholders' Equity	111,825,042	111,791,848
TOTAL LIABILITIES and UNITHOLDERS' EQUITY	230,751,756	231,043,434

5. STATEMENTS OF INCOME

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

	Twelfth Fiscal Period (June 1, 2009- November 30, 2009)	Thirteenth Fiscal Period (December 1, 2009- May 31, 2010)
Operating Revenues		
Rental revenues	7,955,015	7,998,273
Other rental revenues	472,249	385,885
Total Operating Revenues	8,427,265	8,384,159
Operating Expenses		
Property-related expenses	3,150,468	3,183,835
Asset management fees	647,178	656,628
Asset custodian fees	30,707	9,922
Administrative service fees	79,660	37,112
Directors' compensation	10,200	10,200
Other operating expenses	173,757	152,820
Total Operating Expenses	4,091,973	4,050,520
Operating Income	4,335,292	4,333,638
Non-operating Revenues		
Interest income	234	190
Insurance income	-	2,860
Compensation income	-	2,720
Other	970	746
Total Non-operating Revenues	1,204	6,517
Non-operating Expenses		
Interest expenses	664,319	694,556
Interest expenses on corporate bonds	154,421	153,578
Other	2,308	9,708
Total Non-operating Expenses	821,049	857,843
Ordinary Income	3,515,446	3,482,312
Income before Income Taxes	3,515,446	3,482,312
Current Income Taxes	978	1,011
Deferred Income Taxes	1	(1)
Total Income Taxes	980	1,009
Net Income	3,514,466	3,481,302
Unappropriated Retained Earnings Brought Forward	66	36
Unappropriated Retained Earnings (unappropriated deficit)	3,514,532	3,481,339

Assumptions Underlying the Forecast of Financial Results for the Fourteenth Fiscal Period
Ending November 30, 2010 (from June 1, 2010 to November 30, 2010)

Item	Assumptions
Investment Assets	<ul style="list-style-type: none"> • The forecast of financial results is based on 50 properties as of May 31, 2010. In addition, the forecast is based on the assumption that there will be no changes in the investment portfolio during the fourteenth fiscal period ending November 30, 2010. (United Urban shall not acquire or sell investment assets.) • However, the actual results may fluctuate depending on changes in the investment assets.
Number of Investment Units Issued and Outstanding	<ul style="list-style-type: none"> • The number of investment units issued and outstanding is based on 201,300 units as of the end of the thirteenth fiscal period ended May 31, 2010. • The forecast is also based on the assumption that there will be no investment units issued during the fourteenth fiscal period ending November 30, 2010.
Operating Revenues	<ul style="list-style-type: none"> • Operating revenues are calculated based on the lease agreements valid as of today for existing properties. • Rent levels are calculated in view of existing neighboring competitive properties and market trends, etc. • Operating revenues are based on the assumption that there is no back rent or nonpayment by tenants.
Operating Expenses	<ul style="list-style-type: none"> • 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. • For operating expenses, United Urban assumes the increase in utilities (approximately ¥ 400 million) and other expenses. • United Urban assumes it will incur approximately ¥ 427 million as property management fees for the fourteenth fiscal period ending November 30, 2010. • 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 ¥ 696 million as taxes and public charges (property taxes and city planning taxes, etc.) for the fourteenth fiscal period. • 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. • 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 ¥ 1,540 million as depreciation and amortization for the fourteenth fiscal period.
Non-Operating Expenses	<ul style="list-style-type: none"> • United Urban assumes it will incur approximately ¥ 941 million as interest expense for interest-bearing liabilities (including financing-related expenses, etc.) during the fourteenth fiscal period. • United Urban assumes it will incur approximately ¥ 54 million as expenses for the issuance of investment corporate bonds issued on June 17, 2010, during the fourteenth fiscal period. Investment corporate bond issuance expenses are amortized over a period of the term of the investment corporate bonds. In addition, United Urban assumes it will incur approximately ¥ 9 million as amortization of investment corporate bond issuance expenses.
Interest-bearing Liabilities	<ul style="list-style-type: none"> • There was a repayment of the existing investment corporate bonds on July 2010, during the fourteenth fiscal period. There is no another refinancing of the existing borrowings during the fourteenth fiscal period.

	<ul style="list-style-type: none"> United Urban expects the ratio of interest-bearing liabilities as of May 31, 2010, which is 48.45%, to be approximately the same rate by the end of the fourteenth fiscal period (ending November 30, 2010). The ratio of interest-bearing liabilities is calculated based on the following formula. $\text{Ratio of interest-bearing liabilities} = \frac{\text{Interest-bearing liabilities}}{\text{Interest-bearing liabilities} + \text{Unitholders' capital}} \times 100$
Cash Distribution per Unit	<ul style="list-style-type: none"> Cash distributions (cash distribution per unit) are calculated based on the distribution policy stated in the Articles of Incorporation of United Urban. 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.
Distribution in Excess of Earnings per Unit	<ul style="list-style-type: none"> United Urban does not currently plan to distribute excess earnings (distributions in excess of earnings per unit).
Others	<ul style="list-style-type: none"> 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. 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.

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 Act on Investment Trusts and Investment Corporations of Japan for the period from December 1, 2009 to May 31, 2010 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.

This English language document 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 English translation contained herein, the Japanese documents will always govern the meaning and interpretation.

The financial statements in this document are basically translations of those described in the Japanese language *Kessan-Tanshin*.
