

For Translation Purposes Only

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For Immediate Release

United Urban Investment Corporation  
Hitoshi Murakami  
Executive Officer  
(Securities Code: 8960)

Asset Management Company:  
Japan REIT Advisors Co., Ltd.  
Ikuo Yoshida  
President and CEO

Inquiries:  
Kenichi Natsume  
Chief Financial Officer  
TEL: +81-3-5402-3680

**(Amendment) SUMMARY OF FINANCIAL REPORT FOR THE FISCAL PERIOD ENDED  
NOVEMBER 30, 2015 (June 1, 2015 – November 30, 2015)**

United Urban Investment Corporation (“United Urban”) hereby amends an error found in a part of the “SUMMARY OF FINANCIAL REPORT FOR THE FISCAL PERIOD ENDED NOVEMBER 30, 2015 (June 1, 2015 – November 30, 2015)” dated January 15, 2016, as follows (amended section is underlined):

[Amended Section 1]

2. Management Policies and Management Status

(2) Management Status

1. Overview during the period

i) Investment environment and operation

D. Portfolio overview

<Before Amendment>

As of November 30, 2015, United Urban held a total of 117 properties, comprising 34 retail properties, 37 office buildings, 1 retail-office complex, 12 hotels, 1 office-hotel complex, 24 residential properties and 8 others, with an aggregate acquisition price of ¥548,661 million. In addition, the total leasable floor space was 1,229,197.15 sq m. and the numbers of tenants were 1,929.

(omitted)

<After Amendment>

As of November 30, 2015, United Urban held a total of 117 properties, comprising 34 retail properties, 37 office buildings, 1 retail-office complex, 12 hotels, 1 office-hotel complex, 24 residential properties and 8 others, with an aggregate acquisition price of ¥548,661 million. In addition, the total leasable floor space was 1,229,197.15 sq m. and the numbers of tenants were 1,930.

(omitted)

[Amended Section 2]

5. Reference Information

(2) Investment Assets

Investment Real Estate Properties

Outline of Investment Real Estate 1

<Before Amendment>

(As of November 30, 2015)

Property No.	Property Name	Acquisition Price (Millions of yen) (Note 1)	Book Value at the End of Period (Millions of yen)	Appraisal Value at the End of Period (Millions of yen) (Note 2)	Share of Appraisal Value (%)	Appraisers (Note 2)	Number of Tenants (Note 3, 4)	Leasable Floor Space (m <sup>2</sup> ) (Note 3)	Leased Floor Space (m <sup>2</sup> ) (Note 3, 5)	Occupancy Ratio (%) (Note 3)
(omitted)										
C9	the b roppongi	3,500	3,635	3,890	0.6	JREI	<u>2</u>	2,710.90	2,710.90	100.0
(omitted)										
Total		548,661	535,252	603,224	100.0	-	<u>1,929</u>	1,229,197.15	1,210,472.02	98.5

<After Amendment>

(As of November 30, 2015)

Property No.	Property Name	Acquisition Price (Millions of yen) (Note 1)	Book Value at the End of Period (Millions of yen)	Appraisal Value at the End of Period (Millions of yen) (Note 2)	Share of Appraisal Value (%)	Appraisers (Note 2)	Number of Tenants (Note 3, 4)	Leasable Floor Space (m <sup>2</sup> ) (Note 3)	Leased Floor Space (m <sup>2</sup> ) (Note 3, 5)	Occupancy Ratio (%) (Note 3)
(omitted)										
C9	the b roppongi	3,500	3,635	3,890	0.6	JREI	<u>3</u>	2,710.90	2,710.90	100.0
(omitted)										
Total		548,661	535,252	603,224	100.0	-	<u>1,930</u>	1,229,197.15	1,210,472.02	98.5