

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

## Notice Concerning Debt Financing

United Urban Investment Corporation (“United Urban”) hereby announces its decision, which was made today to procure debt financing as set forth below.

### 1. Purpose of Debt Financing

United Urban has decided to procure debt financing to fund a part of the repayment of its existing borrowing upon its maturity. For an overview of the existing borrowing, please refer to “3.Use of Proceeds” below.

### 2. Details of Debt Financing

	Term Loan 46B	Term Loan 47B	Term Loan 48B
1. Lender	Sumitomo Mitsui Banking Corporation	Mitsubishi UFJ Trust and Banking Corporation	Shinsei Bank, Limited
2. Amount of Borrowing	¥ 2,400 million	¥3,500 million	¥ 2,000 million
3. Interest Rate	Basic interest rate (JBA one month JPY TIBOR) + 0.25% (Note 1)	To be determined (fixed interest rate) (Note 3)	To be determined (fixed interest rate) (Note 3)
4. Scheduled Drawdown Date	March 21, 2017		
5. Borrowing Method	Loan agreement with the lender above will be concluded on March 16, 2017		
6. Interest Payment Date	From April 20, 2017 as the first interest payment date, and the 20th day of every month thereafter (Note 2)	From June 20, 2017 as the first interest payment date, and the 20th day of every March, June, September and December thereafter (Note 2)	From June 20, 2017 as the first interest payment date, and the 20th day of every March, June, September and December thereafter (Note 2)
7. Principal Repayment Date	March 22, 2022	March 21, 2025	March 21, 2025
8. Principal Repayment Method	Lump-sum repayment of unpaid principal on the Principal Repayment Date		
9. Collateral	Unsecured		

	Term Loan 49B	Term Loan 50B	Term Loan 51B
1. Lender	The Bank of Fukuoka, Ltd.	Sompo Japan Nipponkoa Insurance Inc.	The Hiroshima Bank, Ltd.
2. Amount of Borrowing	¥ 1,000 million	¥ 1,000 million	¥ 1,000 million

3. Interest Rate	To be determined (fixed interest rate) (Note 3)	To be determined (fixed interest rate) (Note 3)	To be determined (fixed interest rate) (Note 3)
4. Scheduled Drawdown Date	March 21, 2017		
5. Borrowing Method	Loan agreement with the lender above will be concluded on March 16, 2017		
6. Interest Payment Date	From June 20, 2017 as the first interest payment date, and the 20th day of every March, June, September and December thereafter (Note 2)	From June 20, 2017 as the first interest payment date, and the 20th day of every March, June, September and December thereafter (Note 2)	From June 20, 2017 as the first interest payment date, and the 20th day of every March, June, September and December thereafter (Note 2)
7. Principal Repayment Date	March 21, 2025	March 22, 2022	March 21, 2024
8. Principal Repayment Method	Lump-sum repayment of unpaid principal on the Principal Repayment Date		
9. Collateral	Unsecured		

(Notes)

1. The basic interest rate applicable to a computation period of interest which is paid on the Interest Payment Date (JBA one month JPY TIBOR) is determined two business days prior to the previous Interest Payment Date. For the basic interest rate (JBA one month JPY TIBOR), please see the website of JBA TIBOR Administration (<http://www.jbatibor.or.jp/english/>).
2. If interest payment date is not a business day, the immediately following business day.
3. We will disclose the interest rate once it is determined.
4. The latest information about borrowings is disclosed on United Urban's website.

### 3. Use of Proceeds

United Urban intends to use all the proceeds (¥10,900 million) from the borrowing listed in “2.Details of Debt Financing” and the additional cash on hand (¥2,000 million) to fund the repayment of the principal of existing borrowing. An overview of the existing borrowing is as below.

Title	Lenders	Amount of Borrowing	Drawdown Date	Repayment Date	Disclosed Date
Term Loan 40A	Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited	¥ 3,900 million	March 30, 2012	March 21, 2017	March 27, 2012
Term Loan 41A	Kansai Urban Banking Corporation Sompo Japan Nipponkoa Insurance Inc. The Hiroshima Bank, Ltd.	¥ 2,500 million			
Term Loan 43A	Mizuho Bank, Ltd. Mitsubishi UFJ Trust and Banking Corporation Shinsei Bank, Limited The Bank of Fukuoka, Ltd. The 77 Bank, Ltd.	¥ 5,500 million	April 12, 2012		
Term Loan 47A	Shinsei Bank, Limited	¥ 1,000 million	May 18, 2012		
Total		¥ 12,900 million	-	-	-

### 4. Balance of Borrowings and Other Interest-Bearing Liabilities after the Debt Financing (Note 1)

(Millions of yen)

	Before Borrowings	After Borrowings	Change
Short-term borrowing (Note 2)	-	-	-
Long-term borrowing (Note 3)	221,457	219,457	-2,000
Total	221,457	219,457	-2,000
Corporate bonds	40,500	40,500	-
Total interest-bearing liabilities	261,957	259,957	-2,000

(Notes)

1. Amounts are rounded down to the nearest million yen. Accordingly, additions or subtractions of the entered interest-bearing liabilities amounts do not necessarily equal the total value or the value of increase or decrease.
2. “Short-term borrowing” means a borrowing with a maximum term of one year from the drawdown date to the repayment date.

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3. “Long-term borrowing” means a borrowing with a term exceeding one year from the drawdown date to the repayment date and includes long-term borrowings to be repaid within one year.

**5. Other**

For the risks concerning repayment of the borrowings, there are no significant changes in “Risks concerning Borrowings and Investment Corporate Bonds” of “Investment Risks” described in the twenty-sixth fiscal period Securities Report (filed on February 22, 2017).