

For Translation Purposes Only

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For Immediate Release

United Urban Investment Corporation
Ikuo Yoshida
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 Acquisition of Property (RIHGA Royal Hotel Kokura • ARUARU City)

United Urban Investment Corporation (“United Urban”) hereby announces that Japan REIT Advisors Co., Ltd. (“JRA”), the asset management company to which United Urban entrusts asset management services, decided today to acquire a property as set forth below.

1. Acquisition of the Property

United Urban will acquire the trust beneficial interest in the following real estate (the “Asset to be Acquired” (Note 1)).

Property Number	Type of Use (Note 2)	Property Name	Location	Acquisition Price (Note 3)	Estimated NOI Yield (Note 4)	Estimated NOI Yield After Depreciation (Note 5)	Scheduled Acquisition Date
C15	Hotel (hotel, store)	RIHGA Royal Hotel Kokura • ARUARU City	Kitakyushu, Fukuoka	¥16,600 million	6.5%	4.8%	January 26, 2018

(Notes)

- The Asset to be Acquired is composed of three buildings (a hotel and 2 retail facilities, hereinafter collectively referred to as the “Buildings”). United Urban will acquire the trust beneficial interest in the land and the Buildings. For the details of the Buildings, please refer to “(1) Reason for Acquisition” of “2. Details of Acquisition” and “Photo, Map and Layout drawing” of “Reference Material 2” below.
- “Type of Use” determined by United Urban is shown. For the details, please refer to “(1) Reason for Acquisition” of “2. Details of Acquisition” below. As for words shown in parentheses, of the types indicated on the real estate register, the primary type is shown.
- “Acquisition Price” excludes acquisition costs, property taxes, city planning taxes and consumption taxes and other costs.
- “Estimated NOI Yield” is calculated by (the “Annualized Estimated NOI” / the acquisition price) and expressed as a percentage rounded to first decimal place. “NOI (Net Operating Income)” means the figure equal to an amount subtracting rental expenses (excluding depreciation and amortization) from rental revenues. “Annualized Estimated NOI” means the estimated NOI for 1 year from the acquisition by United Urban, which is calculated based on the terms and conditions of leasing after the acquisition by United Urban.
- “Estimated NOI Yield After Depreciation” is calculated by ((i) an amount deducting “Estimated Depreciation and Amortization” from “Annualized Estimated NOI” / (ii) the acquisition price) and is described as a percentage rounded to first decimal place. “Estimated Depreciation and Amortization” means the estimated depreciation and amortization for 1 year after the acquisition by United Urban, which is calculated under the straight-line method by applying the depreciation ratio to be derived for each depreciable asset of the Asset to be Acquired in accordance with the useful life thereof, based on the accounting policy of United Urban.

2. Details of Acquisition

(1) Reason for Acquisition

In accordance with the basic asset-management policy and its investment approach prescribed in its Articles of Incorporation, United Urban will acquire the Asset to be Acquired for the purpose of further enhancing its portfolio. In making the decision to acquire the Asset to be Acquired, the following aspects (from 1. to 3.) were highly attractive. As the Asset to be Acquired consists of facilities with multiple uses such as a hotel (in main), a retail facility, an office building and a parking lot etc., United Urban will classify the type of use of the Asset to be Acquired into Hotel based on the Asset Management Guideline of JRA (Note).

(Note) On the Asset Management Guideline of JRA, in the case where there are multiple uses of real estate subject to investment, the following is stipulated.

“When the acquisition price of investment target real estate is over ¥5.0 billion, the evaluation value is divided proportionally based on the leasable area ratio for each type of use of the investment target real estate and it is classified for type of use. However, for type of use where the leasable area is 35% or less of the investment target real estate, it shall be added to the type of use where the leasable area ratio is the maximum.”

1. Location

Kitakyushu City, where the Asset to be Acquired locates, has developed as a city of heavy industry representing Japan with ex-National Yawata Steel Works (now: Yawata Works of Nippon Steel & Sumitomo Metal Corporation) which started its operation in 1901 as its core. In recent years, the city’s main industry has been shifted to the processing industry with high value-added such as automotive products or environmental products. With neighboring Shimonoseki City of Yamaguchi Prefecture etc., the city constitutes “Kanmon Urban Area”. In 2015, Kitakyushu City was designated as a “Global MICE (Note) Reinforcement City” by Japanese Government and a part of ex-National Yawata Steel Works was recognized as a World Cultural Heritage by UNESCO. As the capacity of Fukuoka Airport has come close to its limitation, Kitakyushu Airport is requested to carry out its alternative function. Further development of touring industry in this city can be expected because Kitakyushu Airport’s activation will bring the increase of inbound tourists due to its easy accessibility from China and South Korea.

Via the pedestrian-deck, the Asset to be Acquired lies in 3 minute-walk from Shinkansen Entrance of Kokura Station of JR Lines, the main train station of Kitakyushu city. Also, it is located at the gateway to Kokura Station Shinkansen Entrance Development Zone where various public facilities such as an exhibition center, an international conference center, a stadium, a hospital and a ferry terminal, etc. stand and various events for visitors from the wide surrounding area are held throughout the year by the local government.

(Note) MICE is an abbreviation of “Meeting, Incentive travel, Convention and Exhibition/Event,” and means business events that can attract many visitors and various interactions of the visitors can be expected.

2. Building

The Property is a complex facility composed of three buildings, a hotel building, a retail building constructed in 1993 (“Retail Building I”) and another retail building constructed in 1992 (“Retail Building II”). The Property is the city’s major facility with its land of 22,799.65 m² (approx. 5.6 acre), total floor area of 114,117.54 m² (1,228.350 ft² or approx. 28.2 acre) and with the height of a hotel building of 132 m.

A. Hotel Building

Hotel Building is a skyscraper with 30 stories above the ground and 1 basement floor and is used mainly by RIHGA Royal Hotel Kokura, the major full service hotel in Kyushu. The office tenants occupy the hotel building’s 8th to the 12th floor.

The hotel has 295 guest rooms mainly consisting of twin type rooms over 30 m². Also it has varied facilities such as 15 banquet halls, bridal facilities, restaurants and a fitness club, etc. It is the hotel truly representing Kyushu, for instance, their Majesties the Emperor and Empress of Japan stayed at this hotel last October and prestigious meetings including G7 Energy Ministers’ Meeting of 2016 have been held here.

The area of a floor is 230 tsubo (about 753 m²) which is very wide compared to other properties nearby and can be used by division into multiple parts. As the floors are rectangular-shaped with no pillars, it is used efficiently with flexibility of layout. It is easy to show tenants or the candidates of tenants the excellence such as closeness to Kokura Station, co-existence with the high grade and multifunctional hotel, and easy access to Kitakyushu Expressway.

B. Retail Building I

Retail Building I is a retail facility with 7 stories above the ground and 1 basement floor with the name of “ARUARU City”. 2nd floor of the facility is directly connected with Shinkansen Entrance of Kokura Station of JR Lines by the pedestrian-deck. Therefore, it is convenient in access from the station. It is accessible to various directions because the pedestrian-deck leads to a Hotel Building, Retail Building II, and the surrounding convention facilities, etc.

In the center of the building, escalators connecting to each floor are installed as a main traffic line, and each tenant area is located around it, which makes people get around within the building and enhances the building’s competitiveness as a retail facility.

C. Retail Building II

Retail Building II is a retail facility and a parking lot with 11 stories above the ground and 1 basement floor with the name of “ARUARU City Building No.2”. The floors from the Basement 1st to the 3rd floor are used by retail shops and office tenants, and the floors from the 4th to the rooftop are the parking lot, while 8th floor is connected with 7th floor of Retail Building I. The parking lot has space for 912 cars and enhances the convenience of visitors using cars to the Buildings and buildings nearby.

3. Tenants, etc.

A. Hotel Building

An operator and a tenant of Hotel Building is RIHGA Royal Hotel Kokura Co., Ltd., while belongs to RIHGA Royal Hotel Group. RIHGA Royal Hotel Group is a well-known and high-grade hotel group represented by their flagship hotel RIHGA Royal Hotel Osaka.

The office space from the 8th to the 12th floor is occupied by major insurance companies, IT companies, etc.

B. Retail Building I

La Foret Harajuku Kokura had been the main tenant of this building since the completion. In 2012 after the tenant left, the building was changed to ARUARU City, whose theme is pop culture (Note) such as Manga or Anime. This facility has been managed by ARUARU City Co., Ltd. which belongs to APAMAN Group.

The floors from the 5th to the 6th floor are used by Kitakyushu City Manga Museum operated by Kitakyushu City. In this area, specialty shops of pop culture contents such as Anime, Manga, hobby, light novels, etc. are occupying. Pop-culture has been grown to the culture representing Japan in recent years. Therefore, the building has established the unique position differentiated with other retail facilities.

The building is expected to attract young visitors fond of pop culture, not only from Kyushu but also throughout Japan together with the foreign tourists from China, South Korea, Taiwan etc., thanks to events related to pop culture including “Kitakyushu Pop Culture Festival”, one of the largest events in Kyushu, that has been held regularly under co-sponsorship by Kitakyushu City at West Japan General Exhibition Center and this building.

(Note) The word is also used by the means “To be attractive, and represents natural and present Japan”. Specifically, Manga, Anime, movie, game, popular music, light novels, TV program, etc. (Extracted from the homepage of Ministry of Foreign Affairs of Japan.)

C. Retail Building II

Lower floors are used by an electronics retailer, a duty-free shop which targets increasing inbound tourists and a share-office. Higher floors are the parking lot, and are leased entirely to Sharing Economy Co., Ltd., which belongs to Apaman Group.

(2) Summary of Acquisition

- | | | |
|-------------------------------|---|---|
| 1. Asset to be Acquired | : | Trust beneficial interest in real estate (Note 1) |
| 2. Property Name | : | RIHGA Royal Hotel Kokura • ARUARU City |
| 3. Acquisition Price | : | ¥16,600 million |
| 4. Agreement Date | : | January 11, 2018 (conclusion of the sale and purchase agreement of the trust beneficial interest) |
| 5. Scheduled Acquisition Date | : | January 26, 2018 (transfer of the trust beneficial interest) |
| 6. Seller | : | Apaman Co., Ltd. (Note 2) |

7. Financing : Cash on hand
8. Scheduled Date of Payment : January 26, 2018

(Notes)

- As of today, the Property has not been entrusted. However, the Seller will entrust the Property to Mizuho Trust & Banking Co., Ltd. as the trustee by the scheduled acquisition date and United Urban will acquire the Property in the form of trust beneficial interest in real estate.
- On January 1, 2018, Apamanshop Holdings Co., Ltd. has changed their trade name to Apaman Co., Ltd.

(3) Outline of the Property

Property Name	RIHGA Royal Hotel Kokura • ARUARU City	
Type of the Asset	Trust beneficial interest in real estate (Note 1)	
Trustee	Mizuho Trust & Banking Co., Ltd. (Note 1)	
Period of Trust Agreement	From January 26, 2018 to January 31, 2028	
Location (Note 2)	Lot number	2-2-391 • 739 Asano, Kokurakita-ku, Kitakyushu, Fukuoka
	Residential	2-14-2 • 3 • 5 Asano, Kokurakita-ku, Kitakyushu, Fukuoka
Access	Approximately 3-minute walk from Kokura Station (JR Kagoshima Main Line, San'yō Shinkansen etc.)	
Type (Note 2)	Hotel (295 rooms), Office, Store, Parking lot	
Site Area (Note 2)	Land	22,799.65 m ²
	Building	Total 114,117.54 m ² Hotel Building: 64,707.51 m ² Retail Building I: 16,762.79 m ² Retail Building II: 32,647.24 m ²
Structure and Scale (Note 2)	Hotel Building: SRC • RC • S B1F/30F Retail Building I: SRC B1F/7F Retail Building II: SRC • RC B1F/11F	
Type of Ownership	Land	Proprietary Ownership
	Building	Proprietary Ownership
Completion Date (Note 2)	Hotel Building: March 1993 Retail Building I: March 1993 Retail Building II: August 1992	
Initial Building Owner	KOKURA ENTERPRISE CO., LTD.	
Constructor	Hotel Building: Kashima, Okumura, Taisei and Konoike Consortium Retail Building I: Shimizu, Okumura, Taisei and Konoike Consortium Retail Building II: Okumura, Shimizu and Konoike Consortium	
Acquisition Price	¥16,600 million	
Appraisal Value	¥16,800 million	
Date of Value Estimate	September 30, 2017	
Appraisal Agency (Appraisal Method)	Appraisal by The Tanizawa Sōgō Appraisal Co., Ltd.	
Probable Maximum Loss (PML)	1% (Hotel Building: 1%, Retail Building I: 2%, Retail Building II: 1%)	
Collateral	None	
Special Notations	(Administrative laws and regulations)	
	<ul style="list-style-type: none"> For the north side of the Building is designated as “District that focuses on landscape at Kokurakita-ku Kokura City”, placement, wall color and etc. of the building are subject to certain restrictions and standards. For the Building is designated as “Asano District Planning”, type of use, wall position and etc. of the building are subject to certain restrictions and standards. 	
Details of Tenant (Note 3)		
Total Number of Tenants	28 (Hotel Building: 12, Retail Building I: 15, Retail Building II: 1)	
Security Deposit	¥2,575 million	
Total Rental Revenues (yearly)	¥1,233 million Hotel : Fixed rent (Note 4)	
Total Leasable Floor Space	81,308.51 m ² (Hotel Building: 62,125.92 m ² , Retail Building I: 10,583.48 m ² , Retail Building II: 8,599.11 m ²)	
Total Leased Floor Space	80,929.61 m ² (Hotel Building: 61,991.18 m ² , Retail Building I: 10,339.32 m ² , Retail Building II: 8,599.11 m ²)	

Occupancy Ratio (Note 5)	99.5%
Reference	
Estimated Annualized NOI (Note 6)	¥1,078 million
Estimated NOI Yield (Note 6)	6.5%

(Notes)

- As of today, the Property has not been entrusted. However, the Seller will entrust the Property to Mizuho Trust & Banking Co., Ltd. as the trustee by the scheduled acquisition date and United Urban will acquire the Property in the form of trust beneficial interest in real estate.
- Each piece of information in the “Location (Lot number),” “Type,” “Site Area,” “Structure and Scale” and “Completion Date (without Office Building and Hotel Building)” is described as it appears on the real estate register.
- “Details of Tenant” is based on the new lease agreement or to be succeeded lease agreement which will be concluded between United Urban and each of the tenants by the time of acquisition of the Asset to be Acquired (excluding the lease agreement only on the parking lot facilities).
- Not disclosed, due to unavoidable circumstances where the consent for the disclosure has not been obtained from the tenant.
- “Occupancy Ratio” means the percentage obtained by dividing “Total Leased Floor Space” by “Total Leasable Floor Space” (However, if a lease agreement covering only the parking lot is concluded, the agreement is excluded.).
- For the definition of “NOI (Net Operating Income)” and “Estimated Annualized NOI”, please refer to Note 3 of “1. Acquisition of the Property” above. The estimated occupancy ratio is 99.0%.

(4) The Seller’s Profile

Company Name	Apaman Co., Ltd.	
Head Office Address	3F 2-6-1 Otemachi, Chiyoda-ku, Tokyo	
Representative	President & CEO: Koji Omura	
Principal Business	Cloud technology, Platform, Sharing economy	
Capital (Fund)	¥7,983 million (Note)	
Date of Foundation	October 1999	
Net Assets	¥6,023 million (Note)	
Total Assets	¥43,646 million (Note)	
Major Shareholder(s)	(As of September 30, 2017)	
	Shareholder	Shareholding Ratio
	Koji Omura	24.9%
	Japan Trustee Services Bank, Ltd. (trust account)	4.8%
	Sanko Soflan Holdings co., ltd.	4.6%
	The Master Trust Bank of Japan, Ltd. (trust account)	4.0%
Relationship with United Urban or JRA		
Capital Ties	There are no significant capital ties.	
Personal Relationship	There are no significant personal relationships.	
Business Relationship	There are no significant business relationships.	
Standing to Related Party	Apaman Co., Ltd. falls under neither the category of “related parties, etc.” (the “Related Party”) under the Act on Investment Trusts and Investment Corporations of Japan (Act No. 198 of 1951, as amended) nor the category of the sponsor/stakeholder (“Sponsor/Stakeholder”) under the self-imposed rules (rules for conflicts of interest) of JRA.	

(Note) “Capital”, “Net Assets” and “Total Assets” are described as of September 30, 2017.

(5) Aspects of the Owners of the Property and Others

The Asset to be Acquired will not be acquired from special related parties of United Urban or JRA.

(6) Outline of Intermediary

1. Outline of Broker

Company Name	Sanko Soflan Company Inc.
Address	1-246 Onarichou, Omiyaku, Saitama, Saitama
Representative	President & CEO: Taira Ebisu
Principal Business	Design and construction of a custom home, Real estate distribution and purchase etc.
Capital	¥50 million
Date of Foundation	September 1974
Relationship with United Urban or JRA	
Capital Ties	There are no significant capital ties.
Personal Relationship	There are no significant personal relationships.
Business Relationship	There are no significant business relationships.
Standing to Related Party	Sanko Soflan Company Inc. falls under neither the category of the Related Party nor the category of Sponsor/Stakeholder.

2. Details and Amount of Brokerage

The amount of commission is not disclosed, due to unavoidable circumstances where the consent for the disclosure has not been obtained from the broker. The amount of commission for the broker is an amount less than the upper limit (3% of the acquisition price plus 60,000 yen (excluding consumption taxes) stipulated in the Building Lots and Buildings Transaction Business Act).

- (7) Transactions with Interested Party and Sponsor/Shareholder
Not applicable.

3. Method of Settlement and Acquisition Schedule

(1) Method of Settlement

As of today, the payment to the Seller will be a lump-sum payment upon the delivery of the Property, using cash on hand.

(2) Acquisition Schedule

The schedule for acquisition of the Asset to be Acquired is as follows.

Decision of acquisition	January 11, 2018
Conclusion of sale and purchase agreement of trust beneficial interest	
Transfer of trust beneficial interest (Scheduled)	January 26, 2018
Payment (Scheduled)	

4. Outlook of Operating Condition

Acquisition of the Asset to be Acquired affects in the range of insignificance for disclosure regulated by Tokyo Stock Exchange. Therefore, United Urban will disclose the forecasts of financial results for the twenty-ninth fiscal period (period ending May 31, 2018) and the thirtieth fiscal period (period ending November 30, 2018) by Summary of Financial Report for the fiscal period ended November 30, 2017 dated January 16, 2017.

5. Summaries of Appraisal Report

Appraisal Value	¥16,800,000 thousand
Appraisal Agency	The Tanizawa Sōgō Appraisal Co., Ltd.
Date of Value Estimate	September 30, 2017

(thousand of yen, unless otherwise indicated)

Item	Details	Grounds
Income approach price	16,800,000	—
Price by Direct Capitalization Method	16,900,000	—
(1) Total profit (Effective total profit: 1+2+3+4-5-6)	1,852,030	—
1. Potential total profit (rental revenues, common area charges)	1,226,936	Market rent is assessed based on a two-pronged approach of reference lease cases that exist within the same supply and demand zone, and relevance to sales of subject properties.
2. Utility revenues	430,529	The revenues are assessed based on the past performance.
3. Parking revenues	219,341	The revenues are assessed based on the past performance.
4. Other revenues	10,837	The revenues are assessed based on the past performance.
5. Losses from vacancies	35,613	An equalized vacancy rate over a medium- to long-term is assessed by taking into account an average turnover period of tenants for the intended use, a period of tenant acquisition activity during which no rent revenue is to be received, and other similar factors.
6. Bad debt losses	0	Do not record bad debt losses in view of the existence of the security deposits.
(2) Total expenses (7+8+9+10+11+12+13+14)	812,195	—
7. Administrative and maintenance fees	107,632	The revenues are assessed based on the past performance.

8. Utilities	396,282	The revenues are assessed based on the past performance.
9. Repairs	61,350	The expenses are estimated based on the annual assessed amount of long-term repair expenses, urgent repair expenses and short-term repair expenses indicated in the engineering report. These are verified it by comparing with various comparable cases, and taking into account the status of building management, grade of the building, and building ages, etc.
10. Property and other tax	206,172	Recorded in reference to the document about taxation for fiscal 2016
11. Property Management Fee	24,792	The fee is estimated on the contents of the services to be entrusted, etc.
12. Advertising expenses for tenants, etc.	4,931	The expenses are estimated on the current contents of the services to be entrusted and the trend of the past records, etc.
13. Casualty insurance	5,478	Recorded an estimated amount.
14. Other expenses	5,556	Recorded in reference to the trend of prior actual performance.
(3) Net operating income (NOI: (1)-(2))	1,039,834	—
(4) Operating profit of lump-sum money	26,160	The profit is estimated on each year's the investment yield of financial assets taking into account of the recent and future forecasts together with the competitiveness of the subject property.
(5) Capital expenditures (including routine repairs)	134,970	The amount is estimated on the annual assessed amount of long-term repair expenses, urgent repair expenses and short-term repair expenses indicated in the engineering report. It is also verified by comparing with various comparable cases, and taking into account the status of building management, grade of the building, and building ages, etc.
(6) Net cash flow (NCF: (3)+(4)-(5))	931,025	—
(7) Cap rate	5.5%	The figure is calculated on the cap rates of other comparable properties, taking into account the trend of real estate investment market in a comprehensive manner, and paying attention to the relation with a discount rate.
Price by Discounted Cash Flow method	16,800,000	—
Discount rate	5.6%	—
Terminal cap rate	5.7%	—
Cost approach price	16,400,000	Land ratio: 56.9%, Building ratio: 43.1%
Other specific matters the appraisal agency has paid attention in appraising the property		None

【Attached Materials】

1. Portfolio Summary
2. Photo, Layout drawing and Map

Reference Material 1
Portfolio Summary

As of January 26, 2018 (Scheduled)

[Distribution by Type of Use]

Type of Use	Number of Properties (Note 1)	(Scheduled) Acquisition Price (Note 2)	
		Amount (millions of yen)	Ratio
Retail Properties	36	206,903	33.0%
Office Buildings	36	201,765	32.2%
Hotels	16	127,927	20.4%
Residential Properties	20	42,518	6.8%
Others	12	48,408	7.7%
Total	117	627,520	100.0%

[Distribution by Geographical Location]

Location (Note 3)	Number of Properties	(Scheduled) Acquisition Price (Note 2)	
		Amount (millions of yen)	Ratio
6 Central Wards of Tokyo	26	129,977	20.7%
23 Wards of Tokyo	13	60,211	9.6%
Tokyo Metropolitan Area	31	197,302	31.4%
Other Regions	47	240,031	38.3%
Total	117	627,520	100.0%

(Notes)

- Each of "maricom-ISOGO / SYSTEM PLAZA YOKOHAMA (Site)," a retail property/office building complex and "Shin-Osaka Central Tower" and "SS30", an office building/hotel complex have been counted as one property for each type of use, while counted as one property in the total row, respectively. Therefore, the number of properties of each type does not add up to the total.
- Figures have been rounded to the nearest unit. There is the possibility the aggregated figures shown are not the same as the actual figures. The percentage is shown by rounding down to the nearest digit and there is the possibility that the aggregated figures are not the same as the actual total figures.
- The definition of geographical investment location is as set forth below.

Tokyo Metropolitan Area (Note a)			Other Regions (Note b)
Six Central wards of Tokyo	23 wards of Tokyo	Tokyo metropolitan area	Major Japanese cities including government designated cities (excluding those in Tokyo Metropolitan Area) and the surrounding areas thereof
Chiyoda-ku, Minato-ku, Chuo-ku, Shinjuku-ku, Shibuya-ku, and Shinagawa-ku	23 wards of Tokyo except for six central wards of Tokyo	Tokyo metropolitan area excluding 23 wards of Tokyo	

(Notes)

- Tokyo Metropolitan Area refers to Tokyo as well as Kanagawa, Chiba, Saitama, Ibaraki, Gunma, Tochigi and Yamanashi prefectures.
- "Osaka Area: Osaka Prefecture, Kyoto Prefecture and Hyogo Prefecture", "Nagoya Area: Aichi Prefecture, Mie Prefecture and Gifu Prefecture" and, "Other cities: excluding Tokyo Metropolitan Area, Osaka Area or Nagoya Area".

- Property to be acquired contained in the above charts is as follows;

Type of Use	Type	Location	Property Name	Scheduled Acquisition Date	Acquisition Price	
					Amount (millions of yen)	Ratio
Hotel	Hotel	Other Regions (Other)	RIHGA Royal Hotel Kokura • ARUARU City	Jan. 26, 2018	16,600	2.6%

- United Urban acquired "the adjacent site to the b roppongi" for constructing an extension of "the b roppongi" (the building with leasehold was acquired as of November 18, 2016, and the land was acquired as of January 13, 2017.). Then "the adjacent site to the b roppongi" is recognized as a property associated with "the b roppongi". Therefore, acquisition of "the adjacent site to the b roppongi" is not reflected on above "Summary of Portfolio".

- In addition to the properties in the above chart, United Urban has an asset as follows;

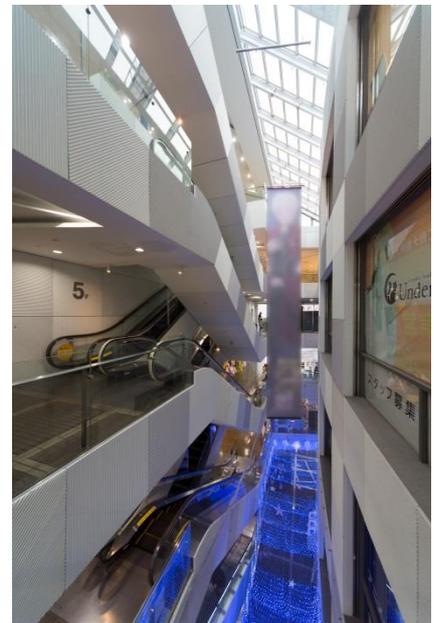
Type of the Asset and Asset Name etc.	Outline of the Asset	Acquisition Date	Acquisition Price (millions of yen)	
Preferred equity securities of Tenjin 123 Project TMK	1,130 units	Apr. 21, 2016	74	Total: 93
	367 units	Oct. 3, 2016	18	
Preferred equity securities of KICAM Musashimurayama TMK	5 units	Oct. 12, 2017	50	

- The latest information about United Urban's portfolio is disclosed on United Urban's website.
http://www.united-reit.co.jp/eng_cms/portfolio/port_list.html

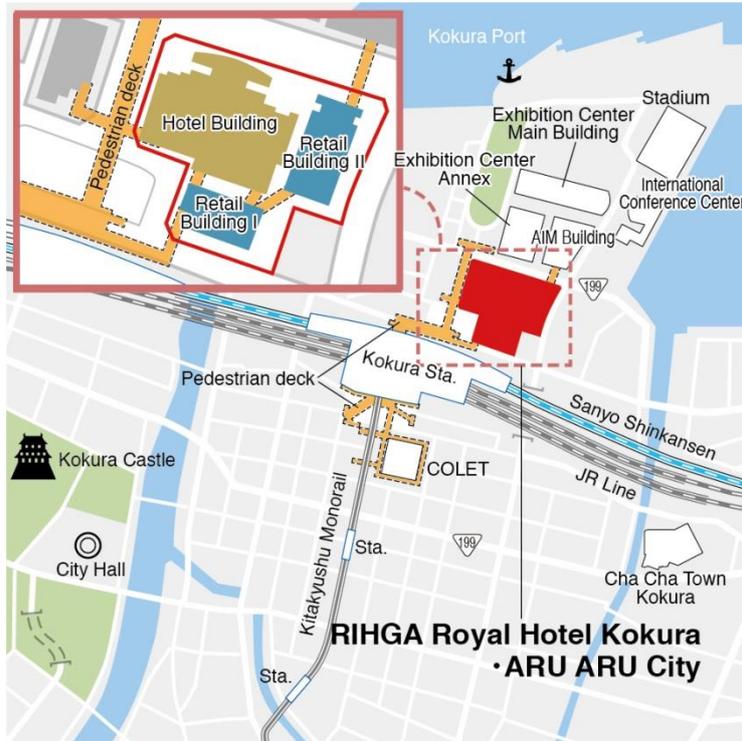
Reference Material 2

Photo and Map

[Photo]



[Map]



[Layout drawing]

