

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 on New Lease Agreement (MT Ariake Center Building I&II)

In “MT Ariake Center Building I&II” which United Urban Investment Corporation (“United Urban”) has held (the “Property”), the previous tenant who had rented around 56% of the Property left on July 31, 2017. United Urban has been engaged in leasing activities for a new tenant since receipt of the notice to move from the previous tenant. United Urban hereby announces to enter into a lease agreement today with a new tenant (the “New Tenant”) with regard to the Property as set forth below.

1. Outline of the Lease Agreement with the New Tenant

- | | |
|---|-------------------------|
| (1) Name of the New Tenant: | Undisclosed (Note 1) |
| (2) Leased Area: | 13,348.67m ² |
| (3) Leased Area as a Percentage of the Property's
Total Leasable Area: | 55.9% (Note 2) |
| (4) Agreement Start Date: | March 1, 2018 |

(Notes)

1. Not disclosed, due to unavoidable circumstances where consent for the disclosure has not been obtained from the New Tenant.
2. Percentage is rounded to the first decimal place.

The previous tenant had used the Property as a warehouse (a logistics facility). United Urban has been engaged in leasing activities for a wide range of companies not limited to the logistics industry and the New Tenant belongs to the industry different from that of the previous tenant. The occupancy ratio of the Property will increase to 100% by moving in of the New Tenant.

2. Outlook of Operating Condition

United Urban does not make any changes to 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) as the effect of the lease agreement with the New Tenant mentioned above is not significant.