

For Translation Purposes Only

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For Immediate Release

United Urban Investment Corporation
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Notice Concerning Debt Financing (Including Green Loan)

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

1. Purpose of Debt Financing

United Urban has decided to undertake debt financing to support the payment for acquisition of “Toranomom Hills Business Tower” (hereinafter called the “Asset to be Acquired”) (Note).

(Note) For details of the Asset to be Acquired, please refer to “Notice Concerning Acquisition of Trust Beneficiary Interest of Domestic Real Estate Property (Toranomom Hills Business Tower)” dated January 30, 2024.

2. Details of Debt Financing

	Term Loan 93C	Term Loan 94C	Term Loan 95C
	Green Loan (Note 1)		
1. Lender	Resona Bank, Limited	Shinkin Central Bank	The Hachijuni Bank, Ltd.
2. Amount of Borrowing	¥2,000 million	¥2,000 million	¥1,000 million
3. Interest Rate	0.95080% (Fixed interest rate)	1.08124% (Fixed interest rate)	Basic interest rate (JBA 3 month JPY TIBOR) + 0.20% (Note 2)
4. Drawdown Date	February 1, 2024 (Scheduled)		
5. Borrowing Method	Loan agreements with each lender concluded on January 30, 2024		
6. Interest Payment Date (Note 3)	March 21, 2024 as the first interest payment date, and the 20 th day of every March, June, September, and December thereafter		
7. Principal Repayment Date (Note 3)	December 20, 2029	December 20, 2030	June 20, 2028
8. Principal Repayment Method	Lump-sum repayment of unpaid principal on the principal repayment date		
9. Collateral	Unsecured/Unguaranteed		

(Notes)

1. The green loan (Term Loan 93C to 95C) is the funds used to acquire assets that meet the green eligibility criteria (“Eligible green assets”) under the sustainability finance framework (“Framework”). For details of the Framework, please refer to “Notice Concerning Establishment of the Sustainability Finance Framework and Acquisition of the Sustainability Finance Framework Evaluation” dated June 16, 2023.

2. The basic interest rate applicable to a computation period of interest which is paid on the interest payment date (Japanese Bankers Association (“JBA”) 3 month JPY TIBOR) is determined two business days prior to the previous interest payment date. For the basic interest rate (JBA 3 month JPY TIBOR), please see the website of JBA TIBOR Administration (<https://www.jbatibor.or.jp/english/>).
3. If the interest payment date or principal repayment date is not a business day, the immediately following business day will be applicable.

3. Use of Proceeds

United Urban intends to allot the above borrowings (total: ¥5,000 million) to the acquisition of the Asset to be Acquired (scheduled acquisition price: ¥8,435 million) and the associated acquisition cost. United Urban will use cash on hand for the remainder amounts to acquire the Asset to be Acquired.

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)	3,000	3,000	-
Long-term Borrowing (Note 3)	289,353	294,353	+5,000
Total Borrowings	292,353	297,353	+5,000
Corporate Bonds	31,500	31,500	-
Total Interest-bearing Liabilities	323,853	328,853	+5,000

(Notes)

1. Amounts are rounded down to the nearest million yen. Accordingly, adding or subtracting the above interest-bearing liabilities amounts, it is not always equal to the total amount or the amount of increase or decrease. The latest information about borrowings and other interest-bearing liabilities is disclosed on United Urban’s website.
2. “Short-term borrowing” means a borrowing lasting within one year from the drawdown date to the repayment date.
3. “Long-term borrowing” means a borrowing lasting over 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 from “Risks concerning Borrowings and Investment Corporate Bonds” of “Investment Risks” described in the thirty-ninth fiscal period Securities Report (filed on August 29, 2023).