

For Translation Purposes Only

June 29, 2017

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 redeem the Series 7 of Unsecured Corporate Bonds (the “7th Bond”) which will mature on July 5, 2017. For an overview of the 7th Bond, please refer to “3. Use of Proceeds” below.

2. Details of Debt Financing

	Term Loan 67B	Term Loan 68B
1. Lender	Mizuho Bank, Ltd.	The Bank of Tokyo-Mitsubishi UFJ, Ltd.
2. Amount of Borrowing	¥ 3,000 million	¥ 1,500 million
3. Interest Rate	To be determined (fixed interest rate) (Note 1)	To be determined (fixed interest rate) (Note 1)
4. Scheduled Drawdown Date	July 4, 2017	
5. Borrowing Method	Loan agreements with each lender will be concluded on June 30, 2017	
6. Interest Payment Date	From September 20, 2017 as the first interest payment date, and the 20th day of every March, June, September and December thereafter (Note 2)	From September 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	December 20, 2024	September 24, 2026
8. Principal Repayment Method	Lump-sum repayment of unpaid principal on the Principal Repayment Date	
9. Collateral	Unsecured	

	Term Loan 69B	Term Loan 70B
1. Lender	Sumitomo Mitsui Trust Bank, Limited	Sumitomo Mitsui Banking Corporation
2. Amount of Borrowing	¥1,000 million	¥ 1,000 million
3. Interest Rate	Basic interest rate (JBA one month JPY TIBOR) + 0.20% (Note 3)	Basic interest rate (JBA one month JPY TIBOR) + 0.20% (Note 3)
4. Scheduled Drawdown Date	July 4, 2017	

5. Borrowing Method	Loan agreements with each lender will be concluded on June 30, 2017	
6. Interest Payment Date	From July 20, 2017 as the first interest payment date, and the 20th day of every month thereafter (Note 2)	From July 20, 2017 as the first interest payment date, and the 20th day of every month thereafter (Note 2)
7. Principal Repayment Date	June 20, 2022	June 21, 2021
8. Principal Repayment Method	Lump-sum repayment of unpaid principal on the Principal Repayment Date	
9. Collateral	Unsecured	

(Notes)

1. We will disclose the interest rate once it is determined.
2. If interest payment date is not a business day, the immediately following business day.
3. 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/>).
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 from the borrowing (total: ¥6,500 million) to redeem the 7th Bond as set forth below.

Name	Issue Date	Issue Amount	Interest Rate	Term	Redemption Date	Remarks	Rating
Series 7 of Unsecured Corporate Bonds (with pari passu conditions among corporate bonds)	July 5, 2012	¥6,500 million	0.95% p.a.	5years	July 5, 2017	Unsecured/ Unguaranteed	AA (JCR)

(Note)

For details of the 7th Bond, please refer to "Notice Concerning Issuance of Corporate Bonds" dated June 28, 2012,

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)	235,507	242,007	+ 6,500
Total	235,507	242,007	+ 6,500
Corporate bonds	40,500	34,000	- 6,500
Total interest-bearing liabilities	276,007	276,007	-

(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.
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 twenty-sixth fiscal period Securities Report (filed on February 22, 2017).