

Sustainability Report 2025



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Top Message



Society with Appreciation of Sustainability, Diversity & Inclusion

We United Urban Investment Corporation (United Urban) and its asset management company, Marubeni REIT Advisors Co., Ltd. (MRA), support the Sustainable Development Goals (SDGs) which were formulated so that everyone in the human family can live stable lives on this planet. By solving the challenges in the environment, society and economy and through initiatives to create new value (sustainability activities), we aim for the realization of a society that is sustainable, diverse and inclusive.

As a corporation engaged in real estate investment and management, we have come to acknowledge the following matters once again as important long-term management challenges required for the realization of such a society and formulated the Sustainability Policy (Note) and Sustainability Regulations in March 2022 to focus on resolving these challenges.

- Address climate change
- Reduce environmental footprint and realize a recycling society
- Realize sustainable cities and contribute to local communities
- Respect human rights
- Create a good working environment
- Cooperate and collaborate with stakeholders
- Establish internal systems to promote sustainability activities and enhance productivity and wellness of executives and employees
- Comply with laws, regulations and fair business practices
- Disclose information



[Left]
United Urban Investment Corporation
Executive Officer
Kenmin Asatani

[Right]
Marubeni REIT Advisors, Co. Ltd.
President and Chief Executive Officer
Junichi Batai

United Urban and MRA continue to enhance and improve initiatives to address issues in the environment, society and economy for better performance of our various sustainability activities by centering those which have been strengthened as materiality. And we will endeavor to build relationships of trust with all of our stakeholders by making appropriate disclosures of business results, thereby pursuing the sustainable growth of United Urban, while also fulfilling our social responsibility towards realizing a sustainable, diverse and inclusive society.

Sustainability Management





Sustainability Policy

Structure of Sustainability Activities

Sustainability Policy

United Urban Investment Corporation and its asst management company, Marubeni REIT Advisors Co., Ltd., support the Sustainable Development Goals (SDGs), which were formulated with the aim of ensuring that humanity can continue to live stably on this planet without leaving anyone behind, and we aim to realize a sustainable, diverse and inclusive society through our efforts to solve environmental, social and economic problems and create new value (hereinafter referred to as our sustainability activities).

We have established the following Sustainability Policy as a guideline for implementing our sustainability activities.

- Addressing climate change

We will strive to reduce greenhouse gas emissions by actively promoting efficient use of natural resources and energy from the perspective of sustainability and resource efficiency as well as realize a decarbonized society by introducing environmentally friendly technologies and systems. In addition, we aim to achieve net-zero greenhouse gas emissions through our business activities and will continuously strengthen our efforts to reduce emissions. Furthermore, we will not make new investments in assets that contribute to the increased use of energy resources with high environmental impact, and we will promote initiatives that help reduce environmental impact.
- Reducing environmental footprint and realizing a recycling society

In order to preserve the natural environment and protect biodiversity, we will continuously review the impact of our business activities on the environment and strive to reduce environmental footprint as well as promote reduction (of waste generation and water use), reuse (of resources) and recycling (of waste and water resources) to realize a recycling society.

- Realizing sustainable cities and contributing to local communities

Aspiring to realize inclusive, safe, resilient and sustainable cities, we will reduce the number of victims and amount of economic loss caused by earthquakes and water-related disasters and strive to make progress in urban development that prevents earthquake- and water-related disasters. In addition, as a member of the local community, we will engage in activities aimed at solving local community issues such as revitalization of local communities and contribution to local government.
- Respecting human rights

We will support all international norms related to human rights, such as the International Bill of Human Rights (United Nations). We will respect human rights and not tolerate discrimination based on race, creed, religion, nationality, age, gender, origin, physical or mental disability, sexual orientation, gender identity or otherwise, nor will we allow inhumane treatment such as forced labor or child labor, instead respecting and recognizing each other's individuality and aiming to realize an organization in which people can participate to the fullest extent of their abilities. In the event that we discover that our business activities have a negative impact on human rights, we will take appropriate action to correct the situation and fulfill our responsibility to respect human rights.
- Creating a good working environment

We will comply with applicable international laws and regulations on labor rights including The International Labour Organization's Declaration on Fundamental Principles and Rights at Work and The Children's Rights and Business Principles by United Nations Global Compact, United Nations Children's Fund and Save the Children International, prohibit forced labor and child labor, respect the right of employees to organize and bargain collectively as a means of labor-management discussion, and pursue equal pay for equal work and elimination of employment discrimination. Also, we will adhere to applicable labor-related laws and regulations and comply with the minimum wage and pay at least a living wage, not reduce wages unreasonably, prohibit excessively long working hours and otherwise strive to ensure safety and health in the workplace and create a good working environment. In addition, we will not tolerate harassment of any kind and will work to prevent and resolve it.
- Cooperating and collaborating with stakeholders

We will strive to understand the interests, needs and expectations of our stakeholders with respect to our sustainability promotion activities through dialogue, discussion and collaboration, and to realize a sustainable society by working together with our stakeholders on sustainability activities.
- Establishing internal systems to promote sustainability activities and enhancing productivity and wellness of executives and employees

We will establish an appropriate internal system to promote activities based on this policy, implement sustainability activities in an organized and strategic manner and improve the quality and efficiency of our sustainability activities by increasing our executives' and employees' awareness and knowledge through educational and enlightenment activities. We will also strive to improve our business and operational productivity and job satisfaction through diversification, technological improvement and innovation.

8. Complying with laws, regulations and fair business practices

In implementing our sustainability activities, we will comply with social norms and applicable laws and regulations, keep a close watch on trends in laws and regulations and act appropriately with high ethical standards. In addition, we will not tolerate any form of corruption or bribery and will strive to prevent corruption by taking appropriate measures against money laundering, terrorism and other organized crime. Furthermore, we are committed to ensuring that we do not provide funding for activities that oppose climate change measures or engage in lobbying against the strengthening of climate change regulations. We will promote responsible business activities focused on achieving a sustainable society.

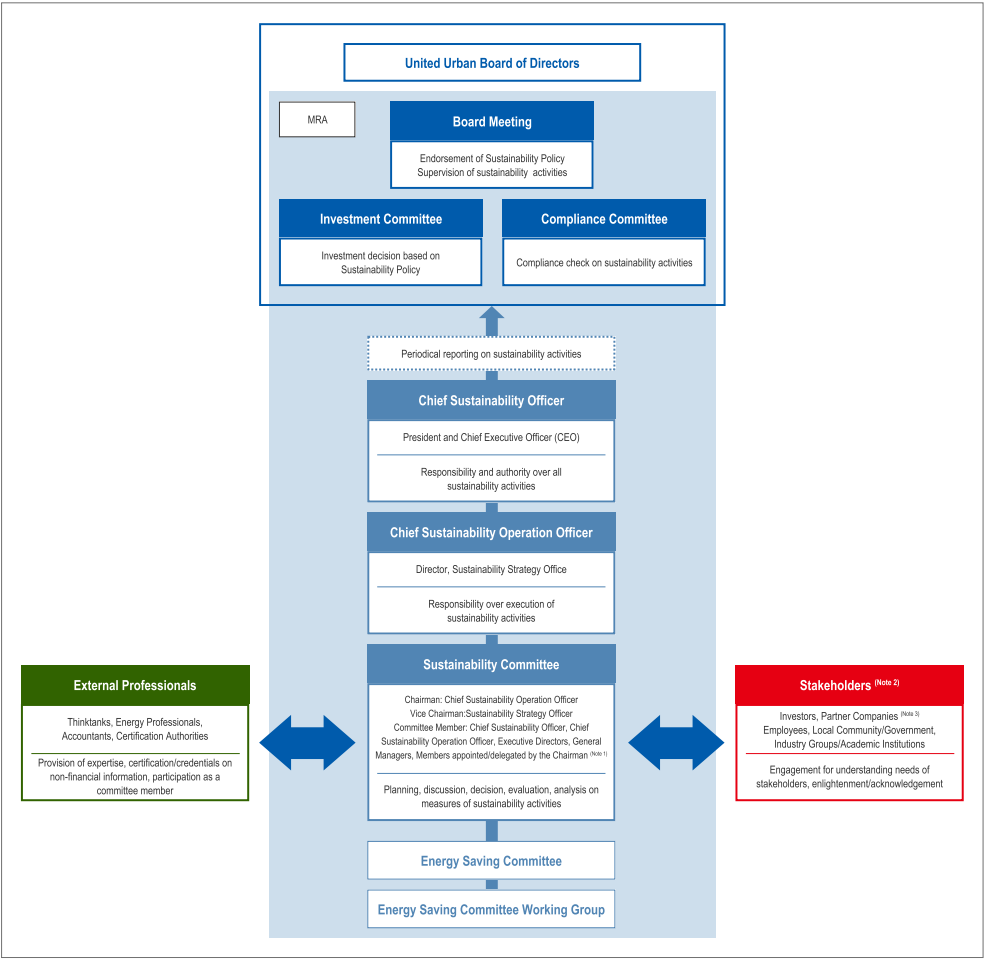
9. Disclosing information

We will strive to proactively disclose information, such as the details of our sustainability activities, to our investors and other stakeholders.

We will continue to review this policy and enhance or improve our sustainability activities in order to improve our performance in the above items.

Enacted March 17, 2022
Enacted April 16, 2025

Structure of Sustainability Activities



Note 1: General Managers of all departments at MRA are appointed as a committee member and join the Committee as of today.

Note 2: Institutions/groups/companies/individuals with direct conflict of interest or indirect mutual relations with United Urban or MRA.

Note 3: Tenants, service providers including management (PM/BM) companies, engineering companies, suppliers of goods and lenders.

Sustainability Committee

- The Committee sets materiality and action plans/targets for each materiality.
- The Committee is held more than four times a year.
- The Chair of the Sustainability Committee reports progress of action plans/targets for materiality once or more a year to the Investment Committee, the Compliance Committee, the MRA's Board Meeting and the Board of Directors of United Urban. Also, the Chair communicates with the Investment Committee, the Compliance Committee and the Board Meeting on activities of the Sustainability Committee more than four times a year.

Sustainability Strategy Office

- MRA established the Sustainability Strategy Office as an ESG dedicated team to carry out our sustainability activities in a more proactive, practical and strategic way.
- Members of the Sustainability Strategy Office develop strategies for sustainability activities and run the Sustainability Committee as an organizer.

Energy Saving Committee

- MRA set the Energy Saving Committee to streamline the energy usage at properties of United Urban.
- Members and manners of operation are detailed in “Rules on Streamlining Energy Usage of United Urban Investment Corporation”.



Initiatives for Materiality

Actions for Materiality

Initiatives for Materiality

As one of the J-REITs, United Urban selects ESG issues to be addressed as follows. They are selected by the MRA's Sustainability Committee based on the advice of external professionals with consideration of asset characteristics and management policies of United Urban as well as external ESG evaluations and social trends.

Those ESG issues on which United Urban places a high priority are specified as materiality. The action plan and target for each materiality are set and monitored every year and reviewed accordingly.

Selected ESG Issues to be Addressed at United Urban and MRA

MRA specifies materiality that United Urban and MRA should prioritize and marks as "○".

		2018	2019	2020	2021	2022	2023	2024	2025	2026
Environment	Energy consumption/management	○	○	○	○	○	○	○	○	○
	Green certified buildings	○	○	○	○	○	○	○	○	○
	Tenant and property manager engagement	○	○	○	○	○	○	○	○	○
	Safety of buildings									
	Resilience									
	Biodiversity and habitat									
	Waste management									
	Water consumption/management									
	Climate risk management									
	Environmental attributes of building materials									
Society	GHG emissions/management	○	○	○	○	○	○	○	○	○
	Employee performance/career development				○		○	○	○	○
	Supply chain management	○	○							
	Diversity and equal opportunity	○						○	○	○
	Employee satisfaction, wellness		○	○	○	○	○	○	○	○
	Contribution to local community/local government			○	○	○	○	○	○	○
	Contribution to real estate industry			○						
	Satisfaction, health and comfort of building users					○	○	○	○	○
	Child labor/Forced or compulsory labor									
	Labor-management relationships/Worker rights									
	Asset level safety for tenants									

		2018	2019	2020	2021	2022	2023	2024	2025	2026
Governance	Information management and assurance		○	○	○	○	○	○	○	○
	Disclosure for investors	○		○	○	○	○	○	○	○
	Executive compensation/Employee remuneration		○		○					
	Bribery and corruption					○				
	Shareholder rights									
	Data protection and privacy						○			
	Political contributions									
	Whistleblower protection			○						
	Board skills/diversity		○							

Process for Materiality



Actions for Materiality

Selected materiality and action plans and targets that United Urban and MRA are working on are as follows. Please also see the actions and achievement in the past.

Materiality (2026) & Related SDGs

Materiality	Related SDGs	Action Plan/Target
Environment	Energy management/use of renewable energy	11 SUSTAINABLE CITIES AND COMMUNITIES 13 CLIMATE ACTION - Long-term target: ① Reduce the portfolio's total GHG emissions (Scopes 1, 2, and 3 combined) by 36% by fiscal year 2035 (compared to fiscal year 2024) ② By 2050, reduce total GHG emissions including value chain (Scope 3) to net zero.
	Green certified buildings	7 AFFORDABLE AND CLEAN ENERGY 11 SUSTAINABLE CITIES AND COMMUNITIES 13 CLIMATE ACTION - Acquire external environmental certification including CASBEE for Real Estate and BELS. - Maintain an environment-certified coverage ratio of 80% or more (on a GFA basis) by 2027 GFA: gross floor area
	Tenant and property manager engagement	11 SUSTAINABLE CITIES AND COMMUNITIES 13 CLIMATE ACTION 17 PARTNERSHIPS FOR THE GOALS Incorporate green lease clauses in 100% of contracts of office buildings by 2030. (exclusive of residential areas within office buildings)

Materiality		Related SDGs	Action Plan/Target
Society	Employee job satisfaction/wellness	 	- Further improve the working environment through better HR system design, workspace infrastructure or IT services. - Improve employee engagement.
	Diversity and equality		Promote a parental leave acquisition rate to 30% or higher among male employees.
	Employee Performance and Career Development	 	- Improve each employee's qualifications and skills through such as grade-based training programs. - Encourage employees to learn technical skills, knowledge and expertise and to obtain qualifications and take external training programs.
	Contribution to local community/local government	  	- Get more involved with disaster prevention measures and revitalization of local communities. - Contribute more to make environment clean. - Conduct resident-participation programs at retail properties with on-site property managers (5 properties as of December 1, 2025) at least once a year.
	Satisfaction, health, and comfort of building users	 	Conduct a tenant satisfaction survey and improve assessment results.
Governance	Disclosure and assurance		Standardize document and data management and establish an integrated management framework.
	Disclosure for investors		Disclose non-financial information including ESG related initiatives in a more investor-friendly manner. (improve higher evaluation).



United Urban and MRA have the Basic Supply Chain Sustainability Policy for environment, social and government problems.

MRA has received a letter of agreement on adherence to the policy from property managers and building maintenance managers, all of which have been entrusted with the services of MRA.

To our other partner companies ^(Note) including tenants and service providers, the policy has been sent to raise their awareness of our ESG initiatives. We continue to make efforts to resolve ESG issues in partnership with our partner companies.

Note: Service providers (property management companies, building management companies, engineering companies, suppliers of goods, etc.) and tenants.

Basic Supply Chain Sustainability Policy

1. We United Urban Investment Corporation and its asset management company, Marubeni REIT Advisors Co., Ltd., not being satisfied with simply strengthening our own sustainability initiatives, support strengthening sustainability throughout our supply chain with the objective of building an environmentally friendly, healthy and sustainable society.
2. Having set out the Supply Chain Sustainability Guidelines below, we ask for the understanding and cooperation of our business partners in observing the Guidelines, to promote, together with our business partners, highly effective sustainability initiatives. Further, when calling on our business partners, we will communicate the Guidelines so that they are fully aware of the Guidelines and will assist our business partners' capacity building by making recommendations, requests or providing guidance as necessary and by sharing examples of good practices.
3. Supply Chain Sustainability Guidelines
 - 1) Observance of Laws:
 - Observe the laws of the countries where business is conducted and laws relating to business transactions.

- 2) Respect for Human Rights:
 - Respect human rights without discrimination, harassment of any kind, abuse or other inhumane treatment.
 - No child labor or forced labor.
 - Proper management of employees' work hours, breaks and holidays and prohibition of excessive overtime work.
 - Payment of the legally mandated minimum wage and endeavoring to pay at least a living wage. No inappropriate wage abatement.
 - Respect for employees' right to unionize for the purpose of labor-management negotiations and right to collective bargaining.
 - 3) Conservation of the Environment:
 - Recognize that climate change issues are important and respond appropriately.
 - Protect the natural environment.
 - Reduce environmental negative impact, prevent pollution.
 - 4) Fair Transactions:
 - Conduct fair transactions and do not inhibit free competition.
 - Prevent corruption; offer no bribes or illegal contributions.
 - 5) Safety and Health:
 - Ensure safe and healthy workplaces and maintain a good working environment.
 - 6) Quality Control:
 - Maintain the quality and safety of products and services.
 - 7) Information Disclosure:
 - Timely and appropriate disclosure of information
4. As part of this Policy, We have set out the following procedures for dealing with our business partners that do not meet labor standards.
- i) When it comes to light that a business partner has failed to meet labor standards relating to 1) Observance of Laws, 2) Respect for Human Rights or 5) Safety and Health, we will as necessary, ask the business partner to:
 - Ascertain the facts, and
 - If the facts are true, prepare a report on the background of the issue and improvement measures.
 Depending on circumstances, we may also inspect the business partner.
 - ii) If we determine that improvement measures are insufficient, we will request that further measures be taken.
 - iii) If, despite implementing steps i) and ii) above, the situation does not improve, we will examine whether to continue our relationship with the business partner.

(Established November 24, 2017)
 (Revised November 15, 2019)
 (Revised March 17, 2022)



Cooperation with Partner Companies

▼

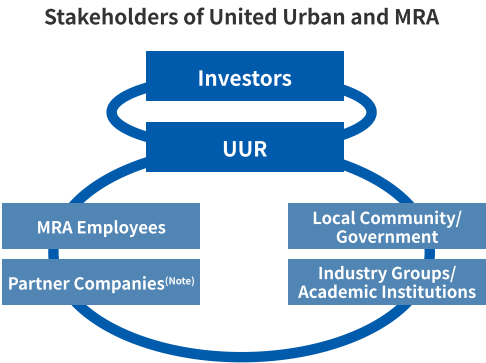
Dialogue with Investors

▼

Collaboration with Industries/Educational Institutions

▼

We United Urban and MRA operate our real estate investment and asset management business with the support of multiple stakeholders. With setting our [Sustainability Policy](#) and [Basic Supply Chain Sustainability Policy](#) as a center, we aim to realize a sustainable, diverse and inclusive society through dialogue, consultation and cooperation with our stakeholders.



Note: Service providers (property management companies, building management companies, engineering companies, suppliers of goods, etc.) and tenants.

Cooperation with Partner Companies

Enlightening the Policy

For a society with sustainability, we United Urban and MRA understand that not only to accelerate our ESG initiatives but also to proceed them with our partner companies in our entire supply chain are important and formulated the [Basic Supply Chain Sustainability Policy](#).

United Urban and MRA post the policy on our website and notify it to our partner companies in writing. By informing them about our initiatives, we aim for a mutual understanding.

Moreover, MRA received a letter of agreement on adherence to the policy from our property managers of each property of United Urban.

Standardized Green Lease Articles

One of the materiality that United Urban works on is “Tenant and Property Manager Engagement”. For an action target to address the materiality, we strive to incorporate green lease clauses in 100% of contracts with tenants ^(Note) by 2030.

Note: Contracted area where tenants have agreed the United Urban's green lease clauses out of total net leasable area of buildings categorized as office buildings by United Urban (exclusive of residential area within those office buildings).



Green Lease Articles (Excerpts)

1. The landlord and tenant will cooperate in initiatives to keep and improve comfort and productivity of the property (sharing of data, legal compliance, etc.) with the view of energy conservation, environmental friendliness, etc.

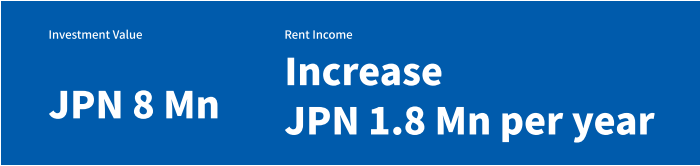
2. The landlord and tenant can negotiate sharing of benefits when cost-saving from equipment renovation such as LED light installation in areas leased to the tenant is expected.



United Urban's Green Lease Articles were introduced as an example for green lease initiatives in the [Green Lease Guide](#) published by the Ministry of Land, Infrastructure, Transport and Tourism with the aim of popularizing green leases.

Corporation through Green Lease

United Urban covered the cost to change the lighting in an exclusive section of Pacific Marks Yokohama East and Pacific Marks Shin-Yokohama to LED lighting, which consumes 38% less electricity. The benefits of the reduction in electricity costs is being shared with tenants through increased contracted rents.



Pacific Marks Shin-Yokohama

Tenant Satisfaction Survey

UUR has been managing our properties with an aim to improve our tenants' satisfaction level. We commissioned an external survey company to conduct a tenant satisfaction survey for all assets.

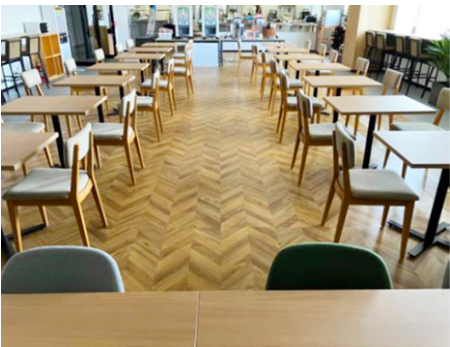
Improving work environment for hotel employees

Initiatives at RIHGA Royal Hotel Kokura

United Urban renovated a rest room, which also serves as a employee cafeteria and break room of RHIGA Royal Hotel Kokura (tenant), to create a comfortable work environment. As we discussed interior fixtures, layout, specifications, etc. with the tenant, the renovation was well received by the employees. Also, the tenant highly values it as they believe it will promote stability of their human capital going forward.



Before



After



Before



After

Initiatives at Loisir Hotel & Spa Tower Naha

Large-Scale Renovation of the Central Kitchen

As part of efforts to improve the workplace environment for employees at Loisir Hotel Naha, we carried out a large-scale renovation of the central kitchen in November 2024, aiming to create a safe and hygienic working environment and enhance overall hygiene management standards. As a result of this initiative, the hotel obtained certification under the Food Safety Management Standard “JFS Standard (HACCP)” in March 2025, becoming the first hotel in Okinawa Prefecture to receive this certification. Building on this achievement, the hotel has also implemented a “Kids Handwashing Program” at nursery schools in Naha City, contributing to hygiene education and public health awareness within the local community.



Cooperation with Property Managers

United Urban intends to deepen engagement with property managers, important partner companies of United Urban, to accelerate practical initiatives on ESG issues.

Add ESG-related clauses to the standard contract with property managers

A contract including ESG-related clauses shall be deemed as the new standard contract. United Urban strives to have a dialogue with the existing property managers to switch contracts to those including ESG-related clauses upon the renewal of contracts.

Add ESG factors upon the evaluation and selection of property managers

ESG factors are added to the evaluation items in the annual evaluation process to all property managers (started in 2022) and United Urban promotes the resolution of ESG issues together with property managers.

Sustainability training for property managers

At MRA, employees from the Sustainability Strategy Office attended internal sustainability training programs organized by Marubeni Group property management company and gave lectures on "Sustainability Responses Required for Property Management Companies."

At UUR, they believe that by having AM (Asset Management) companies and PM (Property Management) companies work together cohesively in the sustainability field, they can consistently achieve energy efficiency and stabilize revenue through improved tenant satisfaction from acquisition to daily operations and improvements. This is considered essential for meeting investor expectations and maximizing the long-term value of owned assets.



Introduction of award system in accordance with performance

United Urban expresses gratitude for the contribution to daily management to property managers that demonstrate appropriate performance in the annual evaluation so that United Urban and property managers can tackle ESG issues by cooperating with each other over the medium- to long-term.

ESG Clauses (Overview)

- Property managers strive to execute business in accordance with each policy in the "Sustainability Policy" and the "Basic Supply Chain Sustainability Policy" stipulated by United Urban.
- Property managers cooperate energy saving, consider environment and respond to laws and regulations related to environmental Issues.
- Property managers proactively propose measures leading to the reduction of environmental burden.



The photo shows the staff of JLL Retail Management Co., Ltd. and MRA at the award ceremony.



The photo shows the staff of Marubeni Real Estate Management Co., Ltd. and MRA at the award ceremony.

Dialogue with Investors

- United Urban puts priority on fair disclosure to all investors and conducts timely disclosure regardless of the holding status of our unit. In practice, we conduct stipulated disclosure, simultaneous Japanese/English press releases and improvement of our website with viewer friendliness in mind.
- An “A” rating, the highest rating, was granted to United Urban for the eighth consecutive year in GRESB’s disclosure of evaluations in 2025, as our information disclosure of ESG initiatives were particularly commended.
- In addition, United Urban pursues direct communication with various investors. While seminars for investors were canceled and travelling were restricted due to the COVID-19 pandemic, United Urban had dialogues with investors through conference calls and web meetings in 2022.



Meetings with Investors

Institutional investors	Japan	Overseas
2019	144	67
2020	140	58
2021	121	70
2022	121	59
2023	133	58
2024	126	65
2025	103	82

IR Seminar Participation

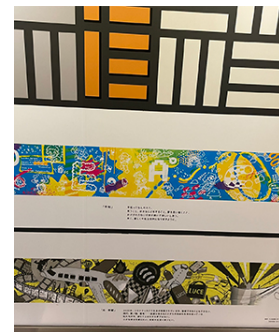
Individual investors	No. of seminars United Urban joined
2019	11
2020	2
2021	4
2022	1
2023	1
2024	1
2025	1

Collaboration with Industries/Educational Institutions

- MRA is a regular member of Investment Trusts Association (ITA) and Association for Real Estate Securitization (ARES). MRA employees have been the member of several committees set in ARES for our better operation and management as well as our roll to develop financial literacy for individual investors.
- With collaborative asset management in mind, United Urban has been taking initiatives for vibrant local economy and community by liaising with educational institutions.

Luz TENJIN LUCE

United Urban decided to roll out a wall decoration at Luz TENJIN LUCE, through a collaboration with a local university in Fukuoka. While this initiative created a new motivation to stop by the property, the university students have a unique opportunity to present their achievements of research (the wall designs are to be renewed periodically). This initiative not only contributes to the property’s performance, but also takes part in a service to society and a creation of the life of the community.





- Becoming a Signatory Member to PRI

Supporting TCFD Recommendations
- Becoming a Signatory Member to UNGC

Submitting TOKYO Workstyle Reform Declaration
- Supporting SDGs

Becoming a Signatory Member to PRI

Signatory of:



Principles for Responsible Investment

MRA agreed with the basic concept of PRI (Principles for Responsible Investment) and was attested as a PRI signatory by PRI Association in November 2018. PRI signatories pursue improvement of investment performance from the long-term perspective for their beneficiaries and fulfilling their fiduciary duty by incorporating ESG issues into its decision-making processes.

PRI: A set of principles established for the financial industry in 2006 under the leadership of the United Nations Secretary-General of the time, Kofi Annan. It comprises six principles that require PRI signatories to fulfill their responsibilities of ESG issues through investment activities.

The Six Principles

- Principle 1:

We will incorporate ESG issues into investment analysis and decision-making processes.
- Principle 2:

We will be active owners and incorporate ESG issues into our ownership policies and practices.
- Principle 3:

We will seek appropriate disclosure on ESG issues by the entities in which we invest.
- Principle 4:

We will promote acceptance and implementation of the Principles within the investment industry.
- Principle 5:

We will work together to enhance our effectiveness in implementing the Principles.
- Principle 6:

We will each report on our activities and progress towards implementing the Principles.

Supporting TCFD Recommendations

MRA expressed support for the "TCFD (Task Force on Climate-related Financial Disclosures) Recommendations" in January 2022 and is promoting the disclosure of information related to climate-related issues. Additionally, it joined the "TCFD Consortium," which consists of many domestic supporting companies and organizations, and through this organization, it has made proposals to society at large regarding initiatives addressing climate-related issues, the disclosure of related information, and ways to utilize that information. The Consortium was reorganized and transitioned to a successor framework (GX Future Consortium) as of April 1, 2026, but UUR and MRA will continue to promote information disclosure in line with the TCFD concept.



GX FUTURE CONSORTIUM



TCFD:

It refers to the Task Force on Climate-related Financial Disclosures, established by the Financial Stability Board (FSB) (Note) at the request of G20 in December 2015, to examine how climate-related information should be disclosed and how financial institutions should respond. TCFD published its final report in June 2017 and recommends companies and financial institutions to understand and disclose the governance, strategy, risk management, metrics and targets related to climate change-related risks and opportunities.

For details of the TCFD Recommendations, please see the following website:

<https://assets.bbhub.io/company/sites/60/2020/10/FINAL-2017-TCFD-Report-11052018.pdf>


Note:

An international body comprised by finance ministries and central banks, which monitors the global financial system

TCFD Consortium:

The TCFD Consortium was established in May 2019 with an aim to encourage the TCFD supporters and financial institutions to work together and to further discuss effective corporate disclosure of climate-related information and its use for investment decision. (Reorganized into the "GX Future Consortium" in April 2026.)

For details of the TCFD Consortium, please see the following website:

<https://tcfd-consortium.jp/en>


Becoming a Signatory Member to UNGC

WE SUPPORT



MRA's sponsor Marubeni Corporation has declared its support for the Global Compact proposed by the United Nations (UNGC) in December 2012 and become a signatory organization.

The UNGC was proposed in 1999 by the United Nations Secretary-General at the time, Kofi Annan, and formally launched the following year. Participating companies are asked to support and implement Ten Principles covering four areas: human rights, labor, the environment, and anti-corruption.

As a member of the Marubeni Group, MRA also became a co-signatory in March 2022 and joined the local network of the UNGC, Global Compact Network Japan (GCNJ).

In keeping with the vision of the UNGC, MRA strives to further enhance its corporate governance and put Ten Principles into practice.

Submitting TOKYO Workstyle Reform Declaration



MRA's TOKYO Workstyle Reform Declaration (Japanese only)

Declaring that we will engage in the company-level work-style reform by providing a better workplace with our employees and pushing our employees to take leaves in order to refresh, MRA was recognized as TOKYO Workstyle Reform Declaration Company by the Governor of Tokyo.

Through work-style reform including frequent catch-ups on how work hours can be shortened and the recommendation of taking a week-long paid vacation per year, MRA encourages our employees to improve productivity and take more than 10 paid holidays once a year.

Supporting SDGs

Aiming for sound management that can coexist with society and the environment, United Urban and MRA have been making efforts for improvement in sustainability with consideration for ESG factors. Based on the expectations and concerns from our stakeholders and impacts of our business on the environment and society, United Urban and MRA have specified and addressed the highly material issues.

United Urban and MRA have been supporting the Sustainable Development Goals (SDGs)^(Note) and continue efforts to achieve SDGs through challenges to mid-to-long-term social issues including disclosure of action plans for ESG factors linked to SDGs.



Note: [SDGs](#)  are the shared goals of the international community, with the aim of achieving sustainable development socially, economically and environmentally. In 2015, the UN adopted an agenda of 17 goals and 169 targets to be achieved by 2030.



Use of Funds from ESG Finance	▼	Eligible Criteria	▼
Fund Status by ESG Finance	▼	Fund Status Report	▼
External Evaluation	▼	Positive Impact Finance	▼

Aiming for sound management that can coexist with the environment and society, United Urban and Marubeni REIT Advisors Co., Ltd. (“MRA”) have been engaged in real estate investment and management with consideration for ESG. UUR has implemented various initiatives, such as being the first J-REIT to raise funds through a Green Trust Loan and issuing Sustainability Bonds. In order to further expand the investor base interested in sustainable investment, strengthen the foundation for additional fundraising, and implement agile sustainability finance, UUR formulated the Sustainability Finance Framework (hereinafter referred to as “the Framework”) in June 2023.

For the status of all interest-bearing debt of United Urban, please refer to [“Financial Information” of the United Urban’s website](#) 

Type of Sustainability Finance and Use of Funds

With assets that meet the eligibility criteria (described below) set in the Framework being underlined, United Urban may conduct financing (borrowing and issuance of investment corporation bonds; the same shall apply hereafter) as defined below. Each type of financing is collectively referred to as “Sustainability Finance, etc.”.

(i) Green Finance

- Funds to acquire assets that meet Green Eligibility Criteria A (“Eligible Green Assets”)
- Refinancing funds for the assets above
- Funds to renovate assets that satisfy Green Eligibility Criteria B

(ii) Social Finance

- Funds to acquire assets that meet Social Eligibility Criteria (“Eligible Social Assets”)
- Refinancing funds for the assets above

(iii) Sustainability Finance

- Combined financing of Green Finance and Social Finance

▶ [Click here for the status of funding in Sustainability Finance](#)

Eligibility Criteria

The eligibility criteria set in the Framework are as follows.

Green Eligibility Criteria

A. Eligible Green Assets

- Assets that have already acquired or are expected to acquire certifications below (collectively named as “Environmental Certification”).
- DBJ Green Building Certification (Japan): 3 stars or more
 - CASBEE Appraisal (Japan) - CASBEE for Buildings or CASBEE for Real Estate: B+ rank or higher
 - BELS Certification (Japan):
 - FY2016 standard: 3 stars or more ^{*1}
 - FY2024 standard:
 - Non-residential: Level 4 or more ^{*2}
 - Residential with renewable energy equipment: Level 3 or more ^{*3}
 - Residential without renewable energy equipment: Level 3 or more ^{*3}
 - LEED Certification (the U.S.): Silver or higher (for LEED BD+C, version 4.0 or later)

^{*1} Buildings must be eligible, i.e. in case of hospitals, restaurants, office buildings, hotels, department stores, retail shops and others, BEI must be 0.80 and under; in case of factories and others including logistics facilities and warehouses, BEI must be 0.75 and under.

^{*2} When acquiring new buildingsbuilt before 2016, they must be Level 3 or higher and are not ineligible, i.e. in case of hospitals, restaurants, office buildings, hotels, department stores, retail shops and others, BEI must be 0.80 and under; in case of factories and others including logistics facilities and warehouses, BEI must be 0.75 and under.

^{*3} When acquiring buildings built before 2016, they are deemed to be eligible at Level 2 or higher, regardless of renewable energy equipment.

B. Renovation Work

Construction works that meet the following criterion and have been completed within the past 3 years from the date of financing or are expected to be completed.

- a. Renovation works to acquire Environmental Certification as stipulated in “A. Eligible Green Assets” or to improve the existing certification level by 1 level or more
- b. Renovation works to reduce energy consumption, CO₂ and other greenhouse gases or water consumption by at least 30%
- c. Introduction or acquisition of equipment related to renewable energy

Social Eligibility Criteria

Assets offering the following benefits en bloc.

- a. Healthcare facilities, etc.: Facilities and housing that provide quality nursing care services and other welfare services to the elderly
 - e. g., Private nursing home, serviced elderly housing, other elderly care facilities and houses
- b. Childcare facilities, etc.: Facilities that provide high-quality childcare services to children
 - e. g., Nursery school, afterschool nursery facility
- c. Medical facilities, etc.: A facility that contributes to the health of local people by allowing them to receive high-quality and appropriate medical care as tenants.
 - e. g., Hospitals, clinics, medical malls
- d. Public housing under lease, etc.: Facilities where a public (administrative) institution becomes a lessee and provides an affordable living environment to tenants (sublessees)
 - e. g., Municipality-rented public housing

Management of Procured Funds

UUR shall manage the amount of procurement, such as sustainability financing, etc., so as not to exceed the limit amount. In case that the procurement amount exceeds the limit, the difference will be managed separately in cash or cash equivalents.

The maximum amounts for Green Finance and Social Finance shall be calculated by the following formula (all figures are as of the end of the latest fiscal period). The amount of procurement of Sustainability Finance, a combined financing of Green Finance and Social Finance, shall be proportionately included in the amount of procurement of each financing and shall be managed so as not to exceed each limit.

The fund proceeds will be used for the set projects within 6 months after procurement. Until then, the proceeds will be separately managed in cash or cash equivalents.

Green finance limit calculation formula

Green finance limit = Book value of Eligible Green Assets x Total asset LTV ^(Note) + Funds for renovation work that satisfies Eligible Green Criteria B

Social finance limit calculation formula

Social finance limit = Book value of Eligible Social Assets x Total asset LTV ^(Note)

(Note) Total assets LTV = Interest-bearing debt/Total assets

Fund Status by ESG Finance

Green loans

(As of November 30, 2025)

Classification	Lender	Balance (Millions of yen)	Interest Rate	Drawdown Date	Maturity Date	Remarks
Long-term	The 77 Bank, Ltd.	1,500	JBA 3-month Japanese yen TIBOR+0.18%	Mar. 21, 2024	Mar. 21, 2028	Unsecured Unguaranteed Floating interest rate (Note 1)
Long-term	Shinkin Central Bank	1,000	JBA 1-month Japanese yen TIBOR+0.14%	Mar. 21, 2025	Mar. 21, 2028	Unsecured Unguaranteed Floating interest rate (Note 1)
Long-term	The Hachijuni Bank, Ltd.	1,000	JBA 3-month Japanese yen TIBOR+0.20%	Feb. 1, 2024	Jun. 20, 2028	Unsecured Unguaranteed Floating interest rate (Note 1)
Long-term	Aozora Bank, Ltd.	1,000	JBA 1-month Japanese yen TIBOR+0.20%	Jun. 20, 2025	Jun. 20, 2028	Unsecured Unguaranteed Floating interest rate (Note 1)
Long-term	SBI Shinsei Bank, Limited	1,500	1.01703% p.a.	Aug. 7, 2025	Jun. 20, 2028	Unsecured Unguaranteed Fixed interest rate (Note 1)
Long-term	Daishi Hokuetsu Bank, Ltd.	1,000	1.12684% p.a.	Aug. 7, 2025	Jun. 20, 2028	Unsecured Unguaranteed Fixed interest rate (Note 1)
Long-term	Sumitomo Mitsui Banking Corporation	2,000	JBA 3-month Japanese yen TIBOR+0.25%	Sep. 20, 2023	Sep. 20, 2028	Unsecured Unguaranteed Floating interest rate (Note 1)
Long-term	Mizuho Trust & Banking Co., Ltd.	1,000	JBA 3-month Japanese yen TIBOR+0.22%	Mar. 21, 2024	Sep. 20, 2028	Unsecured Unguaranteed Floating interest rate (Note 1)
Long-term	Daishi Hokuetsu Bank, Ltd.	900	JBA 3-month Japanese yen TIBOR+0.20%	Sep. 2, 2024	Sep. 20, 2028	Unsecured Unguaranteed Floating interest rate (Note 1)
Long-term	The Norinchukin Bank	1,500	JBA 3-month Japanese yen TIBOR+0.20%	Sep. 20, 2024	Sep. 20, 2028	Unsecured Unguaranteed Floating interest rate (Note 1)

Classification	Lender	Balance (Millions of yen)	Interest Rate	Drawdown Date	Maturity Date	Remarks
Long-term	Sumitomo Mitsui Trust Bank, Limited	1,500	JBA 1-month Japanese yen TIBOR+0.19%	Sep. 22, 2025	Sep. 20, 2028	Unsecured Unguaranteed Floating interest rate (Note 1)
Long-term	The Bank of Yokohama, Ltd.	500	JBA 1-month Japanese yen TIBOR+0.15%	Sep. 22, 2025	Sep. 20, 2028	Unsecured Unguaranteed Floating interest rate (Note 1)
Long-term	The Gunma Bank, Ltd.	1,000	JBA 3-month Japanese yen TIBOR+0.20%	Mar. 21, 2025	Mar. 21, 2029	Unsecured Unguaranteed Floating interest rate (Note 1)
Long-term	The Bank of Kyoto, Ltd.	1,000	JBA 3-month Japanese yen TIBOR+0.20%	Mar. 21, 2025	Mar. 21, 2029	Unsecured Unguaranteed Floating interest rate (Note 1)
Long-term	The Bank of Fukuoka, Ltd.	1,000	JBA 1-month Japanese yen TIBOR+0.20%	Mar. 21, 2025	Mar. 21, 2029	Unsecured Unguaranteed Floating interest rate (Note 1)
Long-term	Sumitomo Mitsui Trust Bank, Limited (Trust Account)	2,500	JBA 3-month Japanese yen TIBOR+0.23%	Mar. 29, 2024	Mar. 30, 2029	Unsecured Unguaranteed Floating interest rate (Note 1) Specified money trust type
Long-term	Sumitomo Mitsui Banking Corporation	1,650	0.93625% p.a.	Jun. 20, 2024	Jun. 20, 2029	Unsecured Unguaranteed Fixed interest rate (Note 1)
Long-term	Aozora Bank, Ltd.	1,000	JBA 1-month Japanese yen TIBOR+0.20%	Jun. 20, 2025	Jun. 20, 2029	Unsecured Unguaranteed Floating interest rate (Note 1)
Long-term	Resona Bank, Limited	2,000	0.95080% p.a.	Feb. 1, 2024	Dec. 20, 2029	Unsecured Unguaranteed Fixed interest rate (Note 1)
Long-term	Resona Bank, Limited	1,500	1.05250% p.a.	Jun. 20, 2024	Jun. 20, 2030	Unsecured Unguaranteed Fixed interest rate (Note 1)
Long-term	Aozora Bank, Ltd.	1,000	1.03309% p.a.	Jun. 20, 2024	Jun. 20, 2030	Unsecured Unguaranteed Fixed interest rate (Note 1)

Classification	Lender	Balance (Millions of yen)	Interest Rate	Drawdown Date	Maturity Date	Remarks
Long-term	Mizuho Bank, Ltd.	1,000	1.29434% p.a.	Jun. 20, 2025	Jun. 20, 2030	Unsecured Unguaranteed Fixed interest rate (Note 1)
Long-term	Sumitomo Mitsui Banking Corporation	2,500	0.99574% p.a.	Mar. 21, 2024	Sep. 20, 2030	Unsecured Unguaranteed Fixed interest rate (Note 1)
Long-term	Shinkin Central Bank	2,000	1.08124% p.a.	Feb. 21, 2024	Dec. 20, 2030	Unsecured Unguaranteed Fixed interest rate (Note 1)
Long-term	MUFG Bank, Ltd.	2,000	1.55680% p.a.	Mar. 21, 2025	Mar. 20, 2031	Unsecured Unguaranteed Fixed interest rate (Note 1)
Long-term	Mizuho Bank, Ltd.	3,000	1.24552% p.a.	Dec. 20, 2024	Jun. 20, 2031	Unsecured Unguaranteed Fixed interest rate (Note 1)
Long-term	Sumitomo Mitsui Banking Corporation	2,000	1.13750% p.a.	Sep. 20, 2023	Sep. 22, 2031	Unsecured Unguaranteed Fixed interest rate (Note 1)
Long-term	The Joyo Bank, Ltd.	1,000	1.11468% p.a.	Sep. 2, 2024	Sep. 22, 2031	Unsecured Unguaranteed Fixed interest rate (Note 1)
Long-term	Development Bank of Japan Inc.	1,500	1.11559% p.a.	Sep. 20, 2024	Sep. 22, 2031	Unsecured Unguaranteed Fixed interest rate (Note 1)
Long-term	Sumitomo Mitsui Trust Bank, Limited	1,500	JBA 1-month Japanese yen TIBOR+0.23%	Sep. 22, 2025	Sep. 22, 2031	Unsecured Unguaranteed Floating interest rate (Note 1)
Long-term	The Yamaguchi Bank, Ltd.	1,000	1.61684% p.a.	Sep. 22, 2025	Sep. 22, 2031	Unsecured Unguaranteed Fixed interest rate (Note 1)
Long-term	SBI Shinsei Bank, Limited	2,000	1.56826% p.a.	Mar. 21, 2025	Mar. 22, 2032	Unsecured Unguaranteed Fixed interest rate (Note 1)

Classification	Lender	Balance (Millions of yen)	Interest Rate	Drawdown Date	Maturity Date	Remarks
Long-term	The Norinchukin Bank	2,200	1.41059% p.a.	Jun. 20, 2025	Jun. 21, 2032	Unsecured Unguaranteed Fixed interest rate (Note 1)
Long-term	SBI Shinsei Bank, Limited	1,500	1.45147% p.a.	Aug. 7, 2025	Jun. 21, 2032	Unsecured Unguaranteed Fixed interest rate (Note 1)
Long-term	Sumitomo Mitsui Trust Bank, Limited (Trust Account)	5,000	1.29850% p.a. (Note 2)	Sep. 29, 2023	Sep. 30, 2032	Unsecured Unguaranteed Fixed interest rate (Note 2) (Note 1) Jointly Operated Designated Money Trust
Long-term	Mitsubishi UFJ Trust and Banking Corporation (Trust Account)	3,500	1.92925% p.a. (Note 2)	Mar. 21, 2025	Sep. 20, 2033	Unsecured Unguaranteed Fixed interest rate (Note 2) (Note 1) Jointly Operated Designated Money Trust
Long-term	Sumitomo Mitsui Trust Bank, Limited (Trust Account)	5,000	1.38850% p.a. (Note 2)	Sep. 29, 2023	Sep. 30, 2033	Unsecured Unguaranteed Fixed interest rate (Note 2) (Note 1) Jointly Operated Designated Money Trust
Total		63,750				

Note 1: Borrowings under the sustainability finance framework.

Note 2: It is a borrowing with floating interest rate. However, the interest rate for this borrowing is, in effect, fixed due to the execution of an interest rate swap agreement. The adjusted interest rate in consideration of swap transactions is stated.

Green Trust

(As of November 30, 2025)

Classification	Lender	Balance (Millions of yen) ^(Note 1)	Interest Rate	Drawdown Date	Maturity Date	Remarks
Long-term	Sumitomo Mitsui Trust Bank, Limited (Trust Account)	2,000	0.39000% p.a.	Mar. 29, 2019	Mar. 31, 2026	Unsecured Unguaranteed Fixed interest rate Green Loan Evaluation: Green1 (JCR) Jointly Operated Designated Money Trust
Total		2,000				

Note 1: Balances are rounded down to the nearest million yen.

Note 2: Green Trust is the Joint Money Trust of loan which will be invested in acquisition of the existing and/or new “Eligible Green Assets”, or repayment of the existing debts that have already been used for acquisition of the Eligible Green Assets. Green Trust complies with the international lines of the “Green Bond Principles” and “Green Loan Principles”.

Green Bond

(As of November 30, 2025)

Name	Issue Date	Issue Amount (Millions of yen)	Interest Rate	Term	Redemption Date	Remarks
Series 19 of Unsecured Corporate Bonds (with pari passu conditions among corporate bonds) (Green Bonds)	May 23, 2019	10,000	0.448% p.a.	7 years	May 22, 2026	Unsecured / Unguaranteed Rating: AA (JCR) Green Bond Evaluation: Green1 (JCR) For retail investors
Series 23 of Unsecured Corporate Bonds (with pari passu conditions among specified corporate bonds) (Green Bonds)	Oct. 17, 2023	7,000	0.460% p.a.	3 years	Oct. 16, 2026	Unsecured / Unguaranteed Rating: AA (JCR) Green Bonds ^(Note) For institutional investors
Series 24 of Unsecured Corporate Bonds (with pari passu conditions among specified corporate bonds) (Green Bonds)	May 21, 2025	3,300	1.172% p.a.	3 years	May 19, 2028	Unsecured / Unguaranteed Rating: AA (JCR) Green Bonds ^(Note) For institutional investors
Series 25 of Unsecured Corporate Bonds (with pari passu conditions among specified corporate bonds) (Green Bonds)	May 21, 2025	1,300	1.394% p.a.	5 years	May 21, 2030	Unsecured / Unguaranteed Rating: AA (JCR) Green Bonds ^(Note) For institutional investors
Total		21,600				

Note: Corporate bonds based on the sustainability finance framework.

Sustainability Bond

(As of November 30, 2025)

Name	Issue Date	Issue Amount (Millions of yen)	Interest Rate	Term	Redemption Date	Remarks
Series 22 of Unsecured Corporate Bonds (with pari passu conditions among specified corporate bonds) (Sustainability Bonds)	Oct. 28, 2021	3,500	0.400% p.a.	10 years	Oct. 28, 2031	Unsecured Unguaranteed Rating: AA (JCR) Sustainability Bond Evaluation: SU 1 (JCR) For institutional investors
Total		3,500				

Note: The series of 22 Unsecured Corporate Bonds consists of refinancing funds for eligible green assets (3 billion yen) and acquisition and development funds for eligible social assets (0.5 billion yen).

Fund Status Report

If green finance or social finance remains a balance, United Urban is to announce the following KPIs on United Urban's website.

1. Report on fund status

At least once a year, the total funds raised, the total unallocated funds, and the limits of green finance and social finance will be made public.
For information on how to manage funds when the total funds raised exceed the established limit, please refer to [“Managing Funds Raised.”](#)

- Green Finance

(As of November 30, 2025)

Total amount of funds raised ^(Note)	JPN 90,350 million
Total amount of unallocated funds	-
Maximum amount	JPN 232,977 million

Note: Of the funds (JPN 3.5 billion) raised through the series 22 of Unsecured Corporate Bonds (Sustainability Bonds), the amount raised to allocate for refinancing eligible green assets (JPN 3 billion) is included.

- Social Finance

(As of November 30, 2025)

Total amount of funds raised ^(Note)	JPN 500 million
Total amount of unallocated funds	-
Maximum amount	JPN 2,659 million

Note: Of the funds (JPN 3.5 billion) raised through the series 22 of Unsecured Corporate Bonds (Sustainability Bonds), the amount raised to allocate for the acquisition and development of eligible social assets (JPN 0.5 billion) is included.

2. Report on environmental and social improvement effects

Regarding environmental and social improvement effects, United Urban will disclose the following effects at least once a year as practicable as possible until the balance of Sustainability Financing, etc. becomes zero. In case approvals of operators, etc. cannot be obtained, the effects may not be disclosed.

① Reporting on Environmental Improvement Effects

- Number of properties and acquisition price of Eligible Green Assets
- Quantitative indicators on Eligible Green Assets, i.e., energy consumption, CO₂ emissions and water consumption
- When applied for renovation work, one of the indicators of energy consumption, CO₂ emissions or water consumption before and after renovation work

Period Ended November 30, 2024 (December 2023 - November 2024)

Number of Eligible Green Assets	Acquisition Price (Millions of yen)	Electricity Consumption (Gj) ^(Note)	Water Consumptions (thousand m ³) ^(Note)	CO ₂ Emissions (thousand t-CO ₂) ^(Note)		
				Scope 1	Scope 2	Scope 3
80	528,670	597,564	3,298	3	11	85

Note: Limited to those United Urban has energy management authority.

② Reporting of Social Improvement Effects

<Output Indicators>^{*}
Property names and the property usages subject to social financing

<Outcome Indicators>^{*}
Capacity of each property subject to social financing

<Impact (qualitative targets)>
Realization of sustainable cities and contribution to local communities

^{*} Regarding Output indicators and outcome indicators, we will only announce information on properties for which use of funds social finance.

<Output KPI and Outcome KPI>

Output KPI			Outcome KPI
Property No.	Property Name	Property Usage	Capacity ^(Note)
E20	Granda Miyanomori	Healthcare facility (Private elderly housing)	71
E24	Rehabilitation Home Bonsejour Kita-Matsudo	Healthcare facility (Private elderly housing)	79
E25	Charm Suite Kitabatake	Healthcare facility (Private elderly housing)	71

Note: Data and information are provided by the facility operator.

External Evaluation

Each sustainability finance has received a third-party evaluation from Japan Credit Rating Agency, Inc. (JCR). Please see the [JCR's website](#)  for the details of this evaluation.

Positive Impact Finance

UUR has implemented the borrowing which UUR utilizes the positive impact finance scheme provided by Sumitomo Mitsui Trust Bank, Limited ("SMTB"). The borrowing is loan by SMTB based on the Principles for Positive Impact Finance^(Note 1) advocated by the United Nations Environment Program Finance Initiative ("UNEP FI")^(Note 2) and tis model framework (an investment and loan framework for business companies with no restrictions on the use of funds and a framework for real estate investment).

For the borrowing, UUR has received qualitative and quantitative evaluations from SMTB regarding the themes which UUR will make contributions to achievement of the SDGs as per the following table.

In addition, SMTB has obtained a third-party opinion^(Note 3) from Japan Credit Rating Agency, Ltd. on compliance of the evaluation's procedures with the Principles for Positive Impact Finance and rationality of the assessment metrics used.

What is Positive Impact Finance (PIF)?

PIF is a finance initiative where a financial institution comprehensively analyzes and evaluates the impacts (both positive and negative) of a company's activities on the economy, society and the environment.

In PIF, targets are set by the company to alleviate negative impacts and maximize positive ones. And the financial institution focuses on successive engagement with the company in order to ensure the realization of these targets by the company. Specifically, the financial institution uses degree of the company's contribution to the SDGs achievement as assessment metrics and conducts monitoring based on their publicly disclosed information.

(As of November 30, 2025)	
Total amount of funds raised	JPN 10,000 million

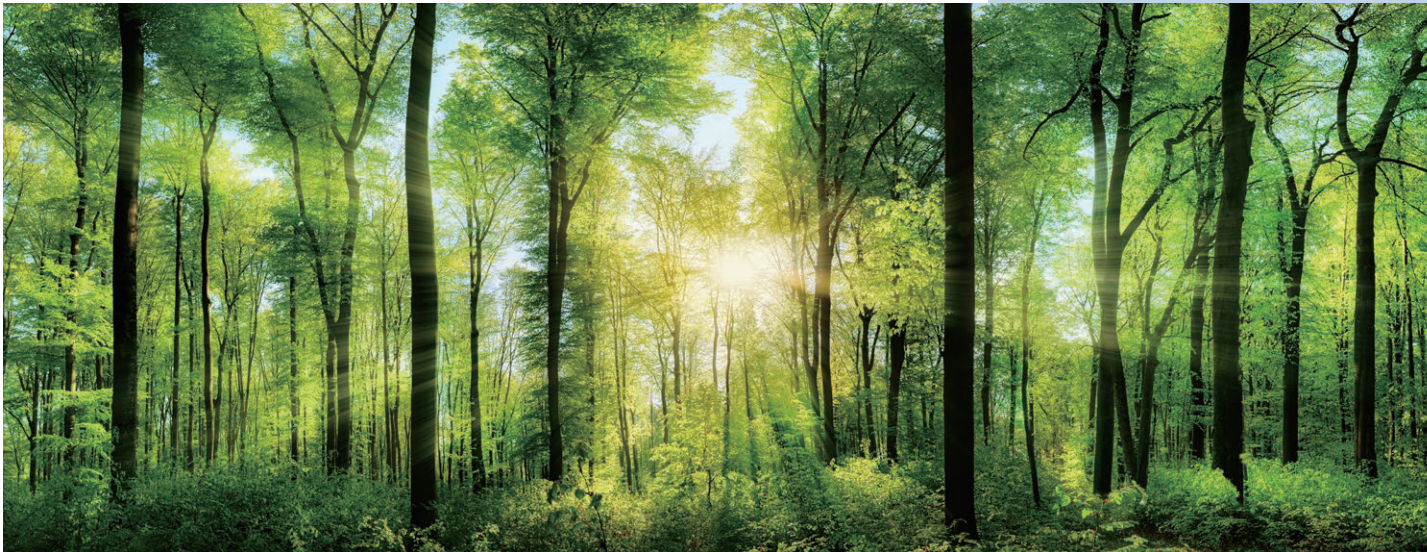
(Note 1) Positive Impact Finance Principles: A financial framework for achieving the SDGs (Sustainable Development Goals) formulated by United Nations Environment Program Finance Initiative (UNEP FI) in January 2017. Companies disclose their contribution to the achievement of the SDGs as KPIs, and banks assess the positive impact and provide funding, leading to efforts to increase the positive impact or reduce the negative impact of the companies receiving the funds.
As responsible financial institutions, lending banks ensure that impact continues by monitoring metrics.

(Note 2) United Nations Environment Program Finance Initiative (UNEP FI): The United Nations Environment Program (UNEP) is a subsidiary agency of the United Nations established in 1972 as the implementing agency of the "Declaration on the Human Environment" and the "International Program of Action on the Environment. UNEP FI is a broad and close partnership between UNEP and over 200 global financial institutions. Since its establishment in 1992, UNEP FI has worked with financial institutions, policymakers, and regulators to transform the financial system into one that integrates economic development and ESG (environmental, social and governance) considerations.

(Note 3) For the third-party opinion on compliance with the Principles for Positive Impact Finance and the rationality of the evaluation indicators used, please see [the website of Japan Credit Rating Agency, Ltd.](#) .

(Note 4) For a summary of the positive impact assessment and the results of the monitoring, please refer to [the SMTB website](#) .

ESG initiatives



Environment



Emission Reduction Goal
▼

Information Disclosure Based on TCFD Recommendations
▼

Emission Reduction Goal

Action Plans and Goals Toward Addressing Materiality

- United Urban identified "Energy consumption" and "Utilization of management, renewable energy" as materiality and established the following action goals.
 - Reduce the portfolio's total GHG emissions (Scopes 1, 2, and 3 combined) by 36% by fiscal year 2035 (compared to fiscal year 2024).
 - Reduce total GHG emissions throughout the value chain (including Scope 3) to net zero by 2050.

Decarbonization Transition

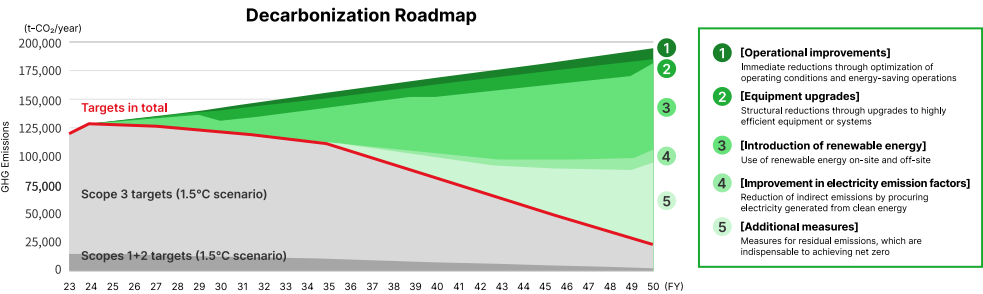
Since establishing its Environmental Policy in 2012 (revised into the Sustainability Policy in 2022), UUR has enhanced its approach to governance, strategy, risk management, and disclosure, while building a foundation for energy data collection and implementing initiatives to reduce greenhouse gas (GHG) emissions. As these efforts have positioned UUR to achieve its 2030 mid-term target—a 42% reduction in Scope 1 and Scope 2 emissions by 2030 (vs. 2021)—UUR has set its next milestone: **a new 2035 mid-term target to reduce total portfolio GHG emissions (Scopes 1-3 combined) by 36% by 2035 (vs. 2024).**^{*} This target is set at a level that is substantively aligned with international target pathways, including SBT (Science Based Targets). Going forward, informed by scenario analysis using CRREM, UUR will enhance the feasibility of its decarbonization pathway by combining measures such as investment in high-efficiency equipment, operational improvements, renewable energy adoption (including off-site PPAs), and internal carbon pricing.

^{*} This target follows SBT-aligned pathways while taking UUR's business growth into account. Under this approach, UUR aims to reduce Scope 1 and Scope 2 emissions by 56.4% by 2035 (vs. 2024) and Scope 3 emissions by 33.6% by 2035 (vs. 2024). The 36% target represents the weighted-average reduction rate for total emissions across Scopes 1-3.

Decarbonization Roadmap

Within the portfolio under UUR's management authority, UUR has identified large-scale properties that account for approximately 40% of total emissions as priority properties, and has developed asset-specific roadmaps incorporating operational improvements and planned equipment renewals. Other properties have been organized into standard measures by asset use type and integrated into a portfolio-wide roadmap. Toward the 2050 net-zero target, UUR will implement measures with clear priorities based on the following hierarchy:

- Operational improvements: near-term reductions through optimized operating conditions and energy-efficient operations
- Equipment upgrades: structural reductions through replacement with high-efficiency equipment and systems
- Renewable energy adoption: utilization of on-site and off-site renewable energy
- Improving grid emission factors: reducing indirect emissions through cleaner procured electricity



A Non-binding Target Based on the Energy Conservation Law

- Apart from the targets set in the above materiality, United Urban established a sustainability goal and endeavor to lower annual energy consumption by more than 1% on a five-year average across its all properties, a target indicated by the Japanese Government, based on the standard unit of energy calculated by considering energy usage and total floor space, etc., of its properties.

Sustainability Goal

As an owner of large-scale business facilities whose greenhouse effect gas emissions are assumed to be high, United Urban sets a target to reduce the “specific energy consumption rate” by 1% per annum on average for 5 years (“Specific energy consumption rate” is calculated by the factors like energy consumption, floor space, etc.). Untied Urban makes efforts to accomplish the target by such means as introducing highly-efficient equipment suitable to each facility on replacement of air-conditioners or lighting equipment.

Information Disclosure Based on TCFD Recommendations

Current Recognition of Climate Change

In recent years, environmental issues, including climate change, have been growing more severe globally. In Japan, large-scale natural disasters have been occurring more frequently due to extreme weather, which has had a major impact on economic and social activity. The Paris Agreement was adopted at the 2015 United Nations Climate Change Conference (COP) to address climate change at the global level through the coordinated efforts of international society. Under the framework of the Paris Agreement, there is an increased expectation and need for the private sector to play a role in reducing GHG emissions.

MRA believes that addressing climate change is critical in the management of United Urban's portfolio. We fully recognize the risks and opportunities associated with climate change and continue to pursue initiatives to solve the issue through real estate investment and management in order to realize a sustainable society for all stakeholders.

Policy Relating to Climate Change

Based on our current recognition of climate change, MRA and United Urban have revamped the Environmental Policy established in 2012 and formulated the Sustainability Policy in 2022. Created as guidelines for implementing initiatives to resolve environmental, social, and economic issues and create new value, the Sustainability Policy incorporates approaches to tackling climate change, reducing our environmental footprint, realizing a recycling-based society and sustainable cities, contributing to local communities, and respecting human rights, as well as cooperation and collaboration with stakeholders and enhancement of productivity and job satisfaction of executives and employees.

To address climate change, it is stated in the policy that we will strive to reduce greenhouse gas emissions by actively promoting efficient use of natural resources and energy from the perspective of sustainability and resource efficiency as well as realize a decarbonized society by introducing environmentally friendly technologies and systems.

Endorsement of TCFD Recommendations/Climate-Related Information Disclosure

Recognizing the importance of climate-related financial information disclosure, MRA announced our endorsement of the TCFD's recommendations in January 2022.

Moreover, MRA formed a cross-organizational team of members representing various departments, which conducted a scenario analysis of climate risks and opportunities for United Urban's portfolio in accordance with the TCFD's recommendations.

MRA's climate-related information disclosure, based on the TCFD's framework, is shown below.

Disclosure Items Recommended by the TCFD

Item	Summary
Governance	The organization's governance around climate-related risks and opportunities
Strategy	The footprint and potential impacts of climate-related risks and opportunities on the organization's business, strategy and financial planning (scenario analysis)
Risk management	Processes for identifying, assessing and managing climate-related risks
Metrics and targets	Metrics and targets for assessing and managing climate-related risks and opportunities

(1) Governance

Internal System for Sustainability

For the purpose of carrying out sustainability activities, including measures to tackle climate change, MRA has formulated the Sustainability Regulations. Through the system based on these regulations, we implement sustainability activities in a strategic and organized manner.

Body	Overview
Board Meeting	Formulate and revise the Sustainability Policy and supervise sustainability activities
Chief Sustainability Officer	- President and Chief Executive Officer (CEO) - Responsibility and authority over all sustainability activities
Chief Sustainability Operation Officer	- Chief Investment Officer (CIO) - Responsibility over execution of sustainability activities
Sustainability Committee	- Permanent body devoted to sustainability activities - Chaired by the Chief Sustainability Operation Officer and comprised of members including the Chief Sustainability Officer and others - Meet more than four times a year - Share the challenges of sustainability activities and progress of targets (KPIs); plan various measures

In accordance with the Sustainability Regulations, the Board Meeting also receives reports from the Chief Sustainability Operation Officer on materiality at least once a year and performance of sustainability activities more than four times a year and conducts a continued monitoring based on those reporting.

The Sustainability Committee was established in 2013 with the aim of resolving ESG issues through a cross-organizational approach. Since a responsive decision-making is a priority, the committee members include MRA's management team (President and CEO, CIO, CFO).

The Sustainability Committee mainly discusses and reports on the following items:

- Formulating action plans for ESG materiality
- Verifying the status of items to be implemented, reporting on performance, and considering improvement measures
- Monitoring climate change-related risks and opportunities
- Sharing disclosure details relating to ESG
- Verifying the status of collaboration with stakeholders and reporting on performance

Moreover, the system enables committees and sub-committees relating to sustainability activities to be formed based on the decision of the Chief Sustainability Operation Officer. These committees can discuss and report on necessary matters and plan and implement measures. With the aim of reducing energy consumption at properties owned by United Urban, the Energy-Saving Committee and Energy-Saving Sub-Committee have been set up as task forces within MRA and work to streamline energy use.

With the intention to enhance ESG awareness at MRA and accelerate more practical efforts to address ESG issues at United Urban, the heads of all departments at MRA serve as members of the Sustainability Committee. Also, we formed a cross-departmental ESG team consisting of each member from the four asset management departments assigned as ESG officers, and strengthen the internal system at the working level.

(2) Strategy

With regard to the impact of future climate change on the company's real estate asset management business, looking ahead to 2050, MRA conducted a scenario analysis in accordance with the TCFD's recommendations. In the scenario analysis, we discussed how we should respond to changes in the external environment as well as business risks and opportunities in 2030.

Establishment of Scenario and Number of Years Considered

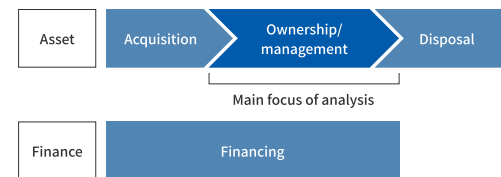
The TCFD's recommendations suggest consideration based on multiple warming scenarios. MRA assessed the impact of climate-related risks and opportunities for the current scenario (3-4°C scenario) and transition scenario (1.5°C scenario).

An overview of the respective scenarios, including the global outlook in each case, is shown below.

	Current Scenario (3-4°C Scenario)	Transition Scenario (1.5°C Scenario)
Overview	Foresees a world in which reduction efforts of carbon emission do not exceed the current level and the average temperature rises by a maximum of 3°C to 4°C at the end of 21st century	Foresees a world in which decarbonization efforts advance in order to keep the rise in the average temperature at 1.5°C at the end of 21st century
Global outlook in scenario	- The introduction of measures and tightening of regulations does not go beyond what is currently foreseen - In some areas, greenhouse gas emissions increase due to economic growth - As the temperature rises, natural disasters including extreme heat waves and heavy rains become more severe	- Measures are introduced and regulations are tightened in order to mitigate climate change - Greenhouse gas emissions are reduced, and global net emissions reach zero by 2050 - The sea level goes up, and weather patterns change due to temperature rises, but the changes are limited compared with other scenarios
Main reference scenarios	- IEA Stated Polices Scenario (STEPS) - IPCC RCP8.5 (SSP5-8.5)	- IEA Sustainable Development Scenario (SDS) - IEA Net Zero Emission Scenario by 2050 case (NZE) - IPCC RCP 2.6 (SSP1-2.6)

Identifying the Scope of Business Covered by Analysis

The scenario analysis mainly covers ownership and management of assets that United Urban entrusts to MRA for management. We conducted the scenario analysis while also bearing in mind the impact during property acquisition/disposal and on financing.



Determining Risks

The TCFD's recommendations divide climate-related risks into two categories: physical risks and transition risks. In the scenario analysis, we identified physical risks in the current scenario and transition risks in the transition scenario, then specified the key risks that are presumed to have a strong correlation with our business.

In information disclosure recommended by the TCFD framework, climate-related risks are typically organized as shown below.

Risk Categories

Climate-related risks	Physical risks	Acute risks
		Chronic risks
	Transition risks	Policy/legal risks
		Technology risks
		Market risks
		Reputation risks

Climate-Related Risks

Physical risks	Risks associated with global warming and climate change
Transactions risks	Legal, technological and market risks pertain to low-carbon economy

Physical Risks

Acute risks	Direct and indirect risks due to growing severity of extreme weather and natural disasters
Chronic risks	Risks due to long-term changes such as increased average temperature, rising sea level, and changing weather and rainfall patterns

Transition Risks

Policy and legal risks	Risks related to promoting measures to mitigate and adapt to the causes of climate change's adverse impacts
Technology risks	Risks associated with R&D and technology introduction for energy efficiency and low-carbon economy
Market risks	Risks derived from changing supply and demand for products and services
Reputation risks	Risks regarding reputation of the transition to a low-carbon economy

Assumed that greenhouse gas emission reduction measures, legal restrictions, and so forth will be kept as the present level, the current scenario (4°C scenario) proposes that increased frequency and severity of natural disasters and rising average temperatures will be the major climate-related risks.

In the transition scenario (1.5°C scenario), it is assumed that greenhouse gas emission restrictions will be tightened, and real estate owners will be required to improve environmental performance beyond the current level. Other climate-related risk will include a relative decrease in demand for buildings with poor environmental performance as people's behavior becomes more environmentally conscious.

Results of Scenario Analysis

We extracted the risks and opportunities regarded as highly important for each scenario and specified the items that have a significant impact on UUR's portfolio. Then we assessed the financial impact on operating income in the short-term, mid-term (FY2030) and long-term (FY2050). In this scenario analysis, we have set certain assumptions regarding changes in the socioeconomic environment, including business scope and policy trends, as well as assumed natural disasters. We have not considered the likelihood of all identified risks and opportunities materializing. Therefore, MRA will continue to closely monitor future changes in the external environment, regularly review risks and opportunities, and strive to refine the numbers as much as possible.

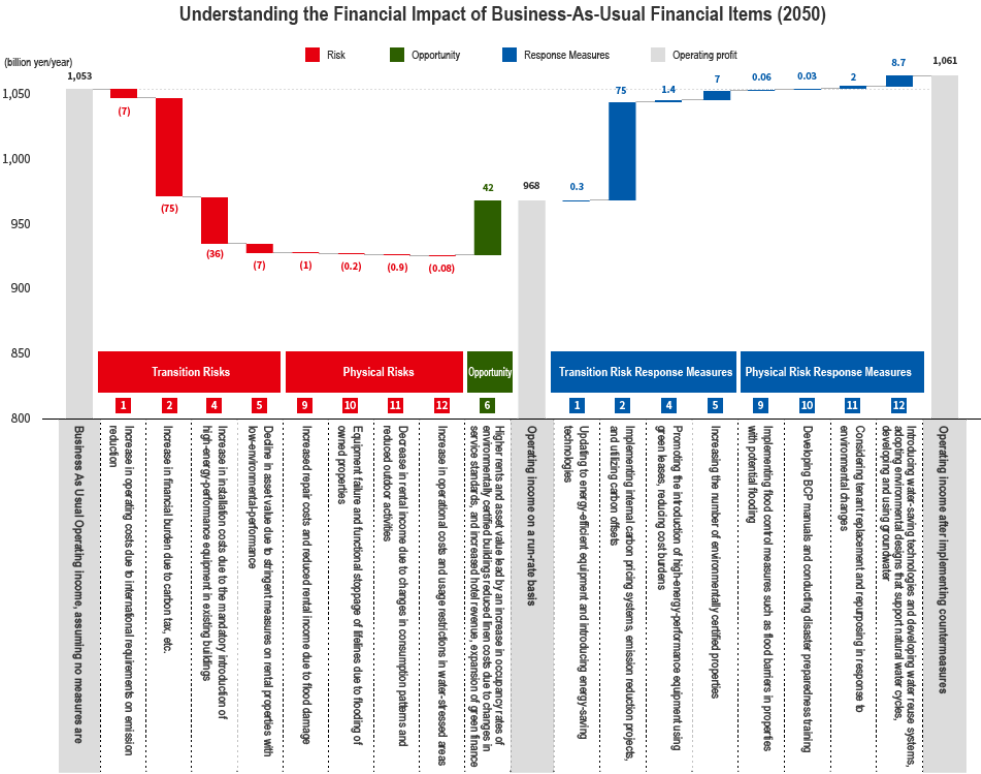
Unit: Million yen/year

Category		Climate-Related Event	Main Risks and Opportunities		Response Measures	Division		Risk/Opportunity Impact Amount				Response Measures Impact Amount			
						Risk	Opportunity	Transition Scenario		Current Scenario		Transition Scenario		Current Scenario	
								2030	2050	2030	2050	2030	2050	2030	2050
Transition Risks & Opportunities	Policy & Regulations	Strengthening GHG Emission Regulations	1	Increase in operating costs due to international requirements on emission reduction	Update to energy-efficient equipment and introduce energy-saving technologies	■		▲132	▲724	▲437	▲1,325	8	26	-	-
			2	Increase in financial burden due to carbon tax, etc.	Introduce internal carbon pricing systems, implement emission reduction projects, and utilize carbon offsets	■		▲874	▲7,510	▲672	▲4,806	649	7,509	499	4,806
			3	Decline in asset value due to stringent measures on rental properties with low-environmental-performance	Improving environmental performance through appropriate investment and maintenance, considering asset replacement	■		Not-calculated							
	Technology	Transition to low-carbon technologies in construction	4	Increase in installation costs due to the mandatory introduction of high-energy-performance equipment in existing buildings	Promote the introduction of high-energy-performance equipment using green leases, reducing cost burdens	■		▲1,201	▲3,642	-	-	12	139	4	137
	Market & Reputation	Increasing environmental awareness among people	5	Decrease in rental income due to reduced demand for low-environmental-performance buildings and decreased competitiveness	Increasing the number of environmentally certified properties	■		▲498	▲1,511	-	-	498	1,511	-	-
			6	Higher rents and asset value lead by an increase in occupancy rates of environmentally certified buildings reduced linen costs due to changes in service standards, and increased hotel revenue, expansion of green finance	-		■	3,110	9,424	-	-	-	-	-	-
			7	Changes in capital inflows based on ESG investment criteria	Develop business strategies in line with ESG standards	■		Not-calculated							
			8	Decreased stakeholder trust due to negative environmental impacts	Enhance transparency and reliability through proactive communication with stakeholders	■		Not-calculated							

Category		Climate-Related Event	Main Risks and Opportunities		Response Measures	Division		Risk/Opportunity Impact Amount				Response Measures Impact Amount			
						Risk	Opportunity	Transition Scenario		Current Scenario		Transition Scenario		Current Scenario	
								2030	2050	2030	2050	2030	2050	2030	2050
Physical Risks & Opportunities	Acute	Frequent and severe heavy rain	9	Increased repair costs and reduced rental income due to flood damage	Implementing flood control measures such as flood barriers in properties with potential flooding	■		▲33	▲110	▲40	▲222	1	5	2	11
			10	Equipment failure and functional stoppage of lifelines due to flooding of owned properties	Develop BCP manuals and conducting disaster preparedness training	■		▲1	▲17	▲7	▲102	0	3	1	20
	Chronic	Rising average temperature	11	Decrease in rental income due to changes in consumption patterns and reduced outdoor activities	Consider tenant replacement and repurposing in response to environmental changes	■		▲59	▲195	▲71	▲395	59	195	71	395
			12	Increase in operational costs and usage restrictions in water-stressed areas	Introduce water-saving technologies and developing water reuse systems, adopt environmental designs that support natural water cycles, developing and using groundwater	■		▲2	▲7	▲11	▲34	79	869	82	904

The financial impact figures are hypothetical estimates concerning "future risks and opportunities" and "countermeasures," calculated by MRA based on UUR's actual performance and various references. MRA and UUR do not guarantee the accuracy of these figures, nor indicate any intention or decision to implement them in the future.

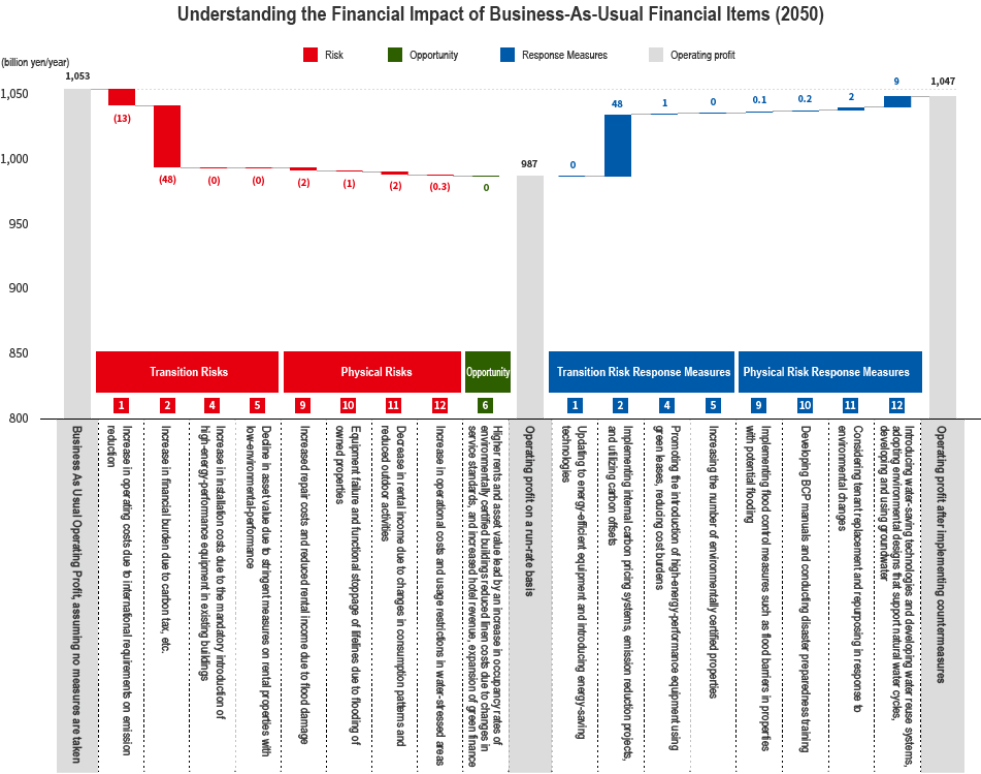
Impact assessment results on operating income in 2050 (Transition Scenario)



(Note 1) The initial operating profit amount is calculated based on the assumed total asset value as of 2050.

(Note 2) The figures 5, 6, and 11 represent the amounts calculated by multiplying the impact amount (rent reduction/increase) of the estimated risks and opportunities by the operating profit margin.

Impact assessment results on operating profit in 2050 (Current Scenario)



(Note 1) The initial operating profit amount is calculated based on the assumed total asset value as of 2050.

(Note 2) The figures 5, 6, and 11 represent the amounts calculated by multiplying the impact amount (rent reduction/increase) of the estimated risks and opportunities by the operating profit margin.

(3) Risk Management

How MRA Manages Risks

In our internal risk management regulations, which stipulate holistic risk management policy of the asset management company, MRA sets our basic risk management approach, which specifies risk management as a key management issue. From the perspective of performing asset management tasks, the risks to be managed are categorized as follows:

1. Real estate investment risks
2. Administrative risks
3. System risks
4. Other risks

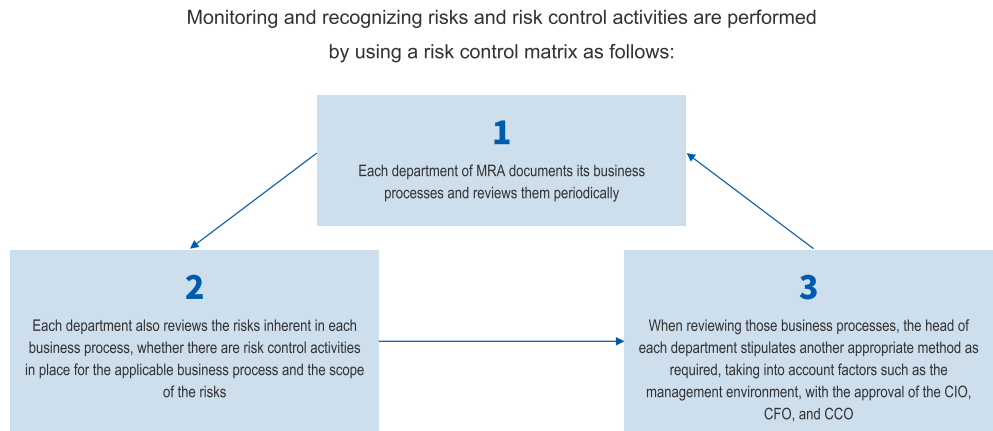
Risk Definition and Management Process

How we shall manage risks is stupilated in accordance with the detailed risk management rules. Its suitability and effectiveness are reviewed periodically and reported to MRA's President and CEO, and the board members.

Monitoring and recognizing risks and risk control activities are performed by using a risk control matrix as follows:

1. Each department of MRA documents its business processes and reviews them periodically
2. Each department also reviews the risks inherent in each business process, whether there are risk control activities in place for the applicable business process and the scope of the risks
3. When reviewing those business processes, the head of each department stipulates another appropriate method as required, taking into account factors such as the management environment, with the approval of the CIO, CFO, and CCO

Management Process for Climate-Related Risks and Opportunities



(4) Metrics and Targets

GHG Emissions

GHG Emission Reduction Target

- Reduce the portfolio's total GHG emissions (Scopes 1, 2, and 3 combined) by 36% by fiscal year 2035 (compared to fiscal year 2024).
- By 2050, Reduce total GHG emissions including value chain (Scope 3) to net zero

Energy Consumption Reduction Target

- We have established sustainability targets and are striving to achieve the "five-year average reduction of 1% or more per unit" of energy consumption per unit, which is an effort target required by the government under the Energy Conservation Act (Act on the Rational Use of Energy)

Specific Measures

- Consult with energy experts on energy saving
- Increase efficiency through upgrades to air-conditioning systems
- Replace with LED lighting
- Incorporate a green lease clause to a lease contract with tenants
- Replace with renewable energy

Environmental Performance at United Urban's Properties

One of the metrics to manage climate-related risks and opportunities is the environment certification coverage rate for the portfolio of United Urban.

As of the end of May 2026, this figure was 89.6%, achieving the medium-term target of 80% on GFA basis in 2024. Our new target for the period from June 2024 to May 2027 is to maintain at least 80%.

Acquisition Coverage by Environmental Certifications

	Number of properties		Total floor area	Percentage of total floor area
DBJ Green Building	★★★★★	3	120,751.82m²	
	★★★★★	19	461,734.76m²	
	★★★★★★	17	516,442.34m²	
	Subtotal	39	1,098,928.92m²	45.9%
CASBEE for Real Estate	★★★★★	19	380,350.77m²	
	★★★★★	28	372,166.16m²	
	★★★★★★	2	52,173.43m²	
	Subtotal	49	804,690.36m²	33.6%
BELS	★★★★★	9	75,756.95m²	
	★★★★★	5	30,593.49m²	
	★★★★★★	15	120,471.98m²	
	★★★★★★	16	260,016.18m²	
	Subtotal	45	486,838.60m²	20.3%
LEED	GOLD	1	5,093.61m²	
	Subtotal	1	5,093.61m²	0.2%
Environmental certifications	Total	134	1,593,369.12m²	89.6%

Note: As of the end of May 2026.The target is 134 properties excluding properties with leasehold interest.

- The total is calculated by adjusting the number of properties and floor space that have acquired the above certification twice or more.

Future Actions

MRA will incorporate the measures for reducing climate-related risks recognized based on the scenario analysis in accordance with the TCFD’s recommendations into asset management of United Urban and link them to specific actions.

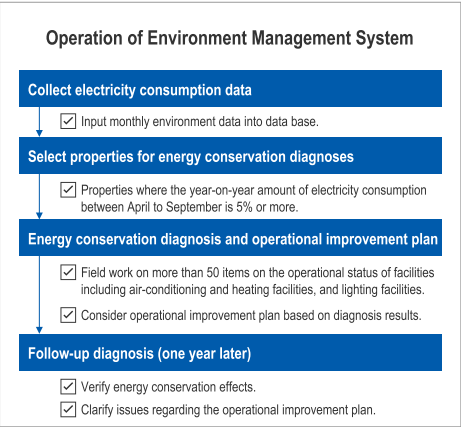
Moreover, we will promote constructive dialogue with stakeholders through information disclosure aligned with the TCFD’s framework and play a role in formulating and implementing climate change-related strategies of United Urban.



Environment Management System (EMS) 	Switch to Renewable Energy 
Green House Gas (GHG) Emission 	Received the Yokohama Climate Change Countermeasures Award 

Environment Management System (EMS)

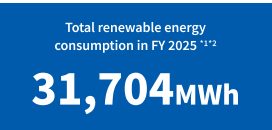
- United Urban endeavors to collect environment data at its properties through smart meters installed and from partner companies every month. Those data include energy consumption, water consumption and waste. The collected data is analyzed by external energy experts and the PDCA cycle is followed to decrease environmental footprint at properties of United Urban. In November 2025, we acquired Eco Action 21 certification, an environmental management system formulated by the Ministry of the Environment of United Urban, for an entire portfolio of 133 properties* as a means of promoting environmental management that realizes sustainable growth in both society and United Urban.
* All properties in the portfolio excluding land interest properties.
- Based on the measured results of electricity consumption, MRA's Sustainability Strategy Office and energy experts conduct annual energy conservation diagnoses with a focus on retail properties and hotels that consume relatively a large amount of electricity.
- The Sustainability Strategy Office hashes out an operational improvement plan for electricity consumption and works with the Asset Management Departments and our partner companies to execute the improvement plan.
- A year after the initial diagnosis, a follow-up diagnosis takes place. In addition to reviewing the energy conservation measures, it clarifies issues of execution in the improvement plan with partner companies.
- Furthermore, the management criteria (manual) stipulated in the Energy Saving Act (Act Concerning the Rational Use of Energy) is regularly reviewed for each property, and efforts are made towards continuous energy saving.



Energy consumption diagnosis at SS30

Switch to Renewable Energy

- In UUR, "Energy consumption and management, utilization of renewable energy" has been identified as materiality issues, and medium- to long-term action goals have been set as follows: "(1) Reduce the portfolio's total GHG emissions (Scopes 1, 2, and 3 combined) by 36% by fiscal year 2035 (compared to fiscal year 2024) (2) By 2050, Reduce total GHG emissions including value chain (Scope 3) to net zero."
- In order to achieve the target, we have been procuring FIT non-fossil certificates through auctions on the renewable energy value exchange since 2020, in addition to switching the electricity menu. We are working to reduce the total amount of electricity-derived GHG emissions (Scope 2). In FY2025, we made approximately 30% of the total electricity used by the properties for which UUR is authorized to manage renewable energy.



^{*1} Total renewable energy use from December 2024 to November 2025.

^{*2} All electricity supplied is derived from substantial renewable energy sources, utilizing FIT non-fossil certificates and non-FIT non-fossil certificates with renewable energy designations.

Installation of Solar Power Generation System

Photovoltaic panels have been installed on the rooftops of logistics facilities owned by the entity to generate renewable energy.

	No. of properties monitored	Power Generation in FY2025
Property with Photovoltaic Equipment	4 properties	1,936MWh

* As for the amount of electricity generated, the total amount of electricity generated from December 2024 to November 2025 for properties with photovoltaic power generation facilities that were able to be aggregated.

- ### Introduction of off-site PPAs are increasing our use of renewable energy

 - United Urban has decided to introduce off-site Power Purchase Agreements with additionality for four of its owned properties.
Through this initiative, we aim to reduce our environmental impact and contribute to the realization of a sustainable society by sourcing part of the electricity used in our business operations from newly developed renewable energy power plants.
 - Through the introduction of off-site Power Purchase Agreements, we expect to source approximately 9.7% of our electricity consumption from renewable energy generated by solar power.



Power generation business operator:
GX&COMPANY Co., Ltd.
Power generation facility location:
Sagamihara City, Kanagawa
Prefecture



Power generation company: Farmland Co., Ltd.
Power generation facility location: Iseaki
City, Gunma Prefecture





LOOP-X



Luz Shonan Tsujido



Pacific Marks Shinjuku
Parkside



Pacific Marks
Yokohama East

Setting of ICP (Internal Carbon Price)

Unietd Urban believes that the introduction of "additional" renewable energy, which aims to reduce GHG emissions through newly installed power generation facilities, becomes a more direct driver to make a net-zero society realized. And, we have set ICP as a criteria when considering introductions of "additional" renewable energy.

United Urban will further reduce GHG emissions by promoting "additional" renewable energy, such as corporate PPA, based the use of ICP.

- Scope of application: Part of scope 2 and scope 3 (category 13)
- Set price: Not disclosed
- How to use: Introduction of "additional" renewables, such as corporate

Assessment of ZEB Potential through Renovation of Existing Buildings (Pacific Marks Kawasaki)

UUR is working towards achieving its net-zero target by 2050 and is advancing verification of the feasibility of converting existing office buildings into ZEBs (Zero Energy Buildings). Currently, UUR is conducting assessments of primary energy consumption performance (BEI) based on the model building method and verification of the feasibility of ZEB conversion through energy-saving renovations for three properties, including Pacific Marks Kawasaki (total floor area: approximately 10,700 m²).

Summary of Assessment Results (Pacific Marks Kawasaki)

At Pacific Marks Kawasaki, the current BEI is 0.78. The assessment indicates that energy-saving renovations, such as conversion of lighting to LED and improving the efficiency of air conditioning and ventilation systems, could reduce the BEI to approximately 0.62. Furthermore, by combining additional energy-saving measures, there is potential to reach a level equivalent to “[ZEB Oriented](#)  ” (BEI ≤ 0.6). These findings will be used to inform and guide future renovation plans.



Energy-Saving Tuning Strategy to Reduce Greenhouse Gas (GHG) Emissions

To achieve our medium- to long-term GHG emissions reduction targets, we will promote energy-saving tuning measures that require no capital expenditure (CAPEX), aiming to reduce GHG emissions from air conditioning energy consumption by approximately 7% across our three major properties while lowering both environmental impact and costs.

Strategic Approach Based on Our Decarbonization Roadmap

Hierarchical Approach (Priorities)

- Operational improvements:**
Immediate reductions through optimization of operating conditions for air-conditioning and other equipment, as well as energy-efficient operation (including optimization of illuminance levels and strict adherence to operating rules)
- Equipment upgrades:**
Structural reductions through upgrades to high-efficiency heat source equipment and new systems
- Introduction of renewable energy:**
Use of renewable energy on-site and off-site
- Improvement in electricity emission factors:**
Reduction of indirect emissions by procuring electricity generated from clean energy
- Additional measures:**
Measures for residual emissions, which are indispensable to achieving net zero

Positioning of This Strategy

To achieve the medium-term target of reducing GHG emissions by 36% by 2035 (compared to FY2024), we will implement the energy-saving tuning strategy as a specific measure for operational improvements with immediate impact.

Characteristics of Energy-Saving Tuning Strategy

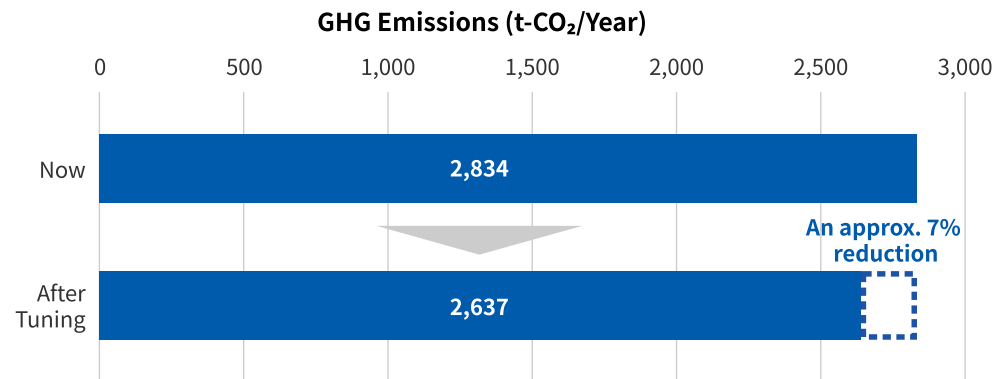
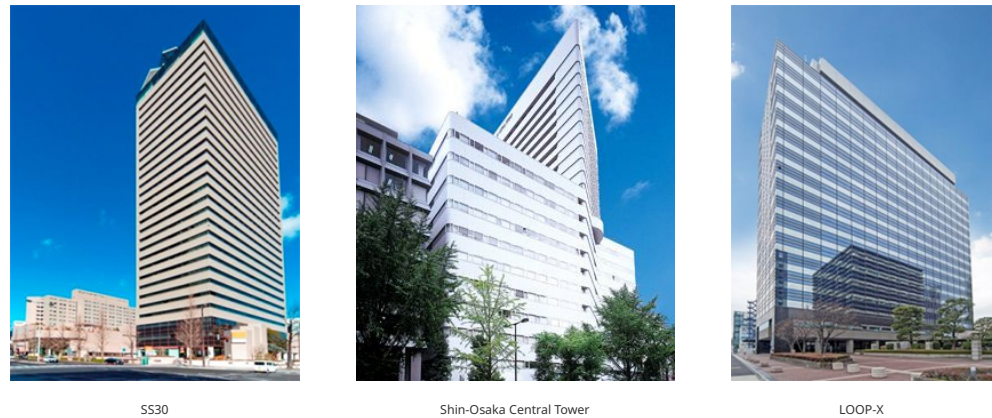
A strategy to deliver immediate results with zero additional capital expenditure

This strategy helps reduce both environmental impact and costs (improve NOI) without relying on equipment upgrades by conducting specialized analysis of operational data from existing equipment.

Develop an optimal energy-saving system by eliminating dependency on specific individuals and shifting to data-driven operations

Develop a system that enables highly efficient operations through objective data analysis, without relying on human experience.

Through energy-saving tuning, we aim to reduce total GHG emissions from the three properties by approximately 7%.



Received the Yokohama Climate Change Countermeasures Award

The City of Yokohama awards the "Yokohama Climate Change Countermeasures Award" every year to businesses that have made significant reductions in greenhouse gas emissions and other outstanding achievements under the Yokohama City Action Plan for Global Warming Countermeasures System ^(Note).

For fiscal year 2022, six projects, including UUR, were selected for awards from among the 310 projects that submitted reports in fiscal year 2021 (announced in June 2022).

Since fiscal year 2012, UUR has continued to upgrade facilities that contribute to energy conservation, such as replacing air conditioning equipment with high-efficiency equipment and promoting the switch to LED lighting at the five properties that are eligible for the award.

In the future, we plan to update the elevator control and switch to LED lighting in the lots, mainly in the common areas.



Pacific Marks Yokohama East



Pacific Marks Shin-Yokohama



Yokohama Climate Change Countermeasures Award Certificate

Note: In Yokohama City, businesses that emit greenhouse gases above a certain size are required to submit a greenhouse gas reduction plan and an annual performance report in order to reduce greenhouse gas emissions in Yokohama City, based on the Yokohama City Ordinance on Living Environment Conservation.



Target & KPI	Effective Use/Reuse of Water
Sea Water Filtration System	Conservation of water resources and improvement of water quality
Column: Planet of Water - How much water would be available for us?	

Target & KPI

Mid-term target by 2035:
Reduce the water usage per unit for properties managed by UUR by 5% (compared to the fiscal year 2024).

Effective Use/Reuse of Water

In addition to proactive implementation of water conservation equipment, United Urban has installed equipment that reuses water at properties for reduction of water consumption and effective use of water.

	Number of properties applicable/introduced
Reuse of wastewater	7(Note 1) Fiscal 2025 419,513.8m³ Water charges in Tokyo's 23 wards: JPN 404/m³ (Note 2)
Water conservation equipment	88

Note 1: Number of properties where reuse of wastewater could be measured between December 2024 and November 2025.

Note 2: As of May 2026. Standard charge for general meters with a diameter of 100 mm or more.



Example of reuse of wastewater: Water filtration system at Shinjuku Washington Hotel Honkan



Example of water conservation equipment: Water sprinkler equipment at Luz Jiyugaoka

Sea Water Filtration System

Loisir Hotel & Spa Tower Naha installed a system that filters ocean water that has permeated through the ground and has reduced its water charges and environmental footprint by cutting waterworks usage.



Loisir Hotel & Spa Tower Naha

Conservation of water resources and improvement of water quality

VACAN AirKnock Ads

Donation scheme contributing to improving water and sanitation conditions

Small digital signave (VACAN AirKnock Ads) are installed in private restrooms at UUR's properties and we donate a portion of our signage advertising revenue linked to toilet usage to the international NGO WaterAid, which is committed to improving water and sanitation conditions in pursuit of a world where everyone has access to safe water and toilets.

We are contributing to the achievement of SDG 6 “Safe Water and Toilets Around the World”.

Digital signage installed - Over 190 stalls at 8 properties (As of May 2026)			
		● Retail properties	● Office buildings
● Luz Funabashi	● TENJIN LUCE	● Mallage Kashiwa	● Luz Jiyugaoka
● Luz Shonan Tsujido	● LEVEN Otakanomori		
● Shiba 520 Building	● Tsubokawa Square Building		

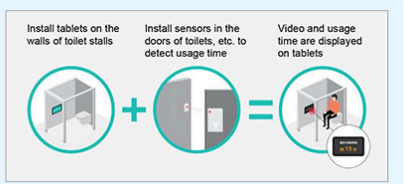


Structure of digital signage advertisement VACAN AirKnock Ads

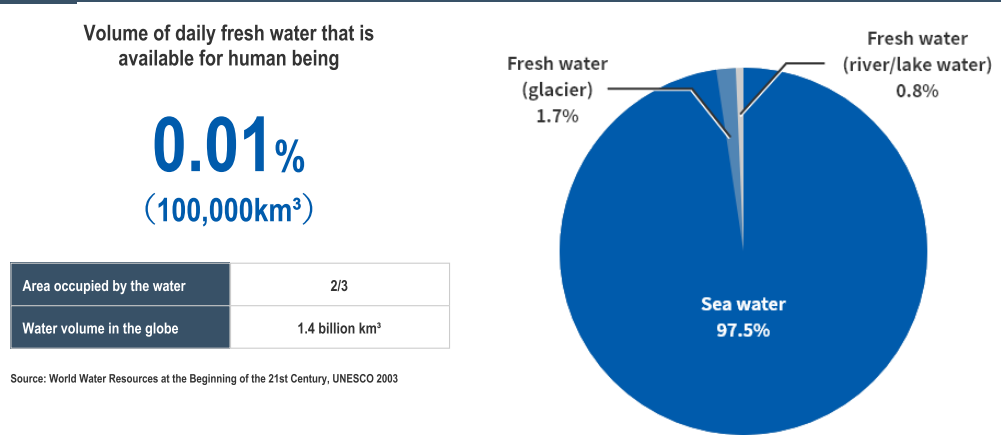
Install small digital signage in toilet stalls. Control congestion and reduce crowds by notifying users of real-time congestion information and usage time of toilet stalls measured with sensors.

Aim for monetization by delivering announcements and promotion videos, etc. made by facilities and tenants through digital signage.

The improvement of the satisfaction of office tenants and visitors of retail properties as well as the increase in migration of visitors inside retail properties are also expected.



Column: Planet of Water - How much water would be available for us?





Investigation of Toxic Substances

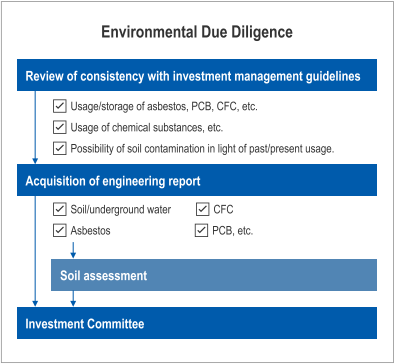
Real estate development

Brownfield Redevelopment

Acquisition/Asset Management of Mixed Properties

Investigation of Toxic Substances

- United Urban uses third parties for environment assessment when acquiring and evaluating environmental risks before investment decisions.
- When toxic substances are found, only properties deemed to have sufficient measures to outflow or disperse toxic substances will be acquired, in line with the “Asset Management Guidelines” stipulated by MRA.



Real estate development

Greenfield development

To date, UUR has not made any investment in green field development projects, such as developments on green space and arable land, which form a natural environment. In case UUR invests in such all development projects, we will comply with environment-related laws and regulations and consider acquiring environmental certification for the projects.


Comfort Inn Fukuoka Tenjin Development



BELS
★★★


Luz Shonan Tsujido Sponsor support



DBJ Green Building
★★★★


GRAND-SQUARE Meieki-minami Sponsor support



CASBEE
★★★★★


Granda Miyanomori (Development project)



BELS
★★


BOUNCÉE by RIHGA Fukuoka Hakata (Development project)



BELS
★★★★

Brownfield Redevelopment

In cases where soil contamination is found at properties of United Urban, removal or containment of the contamination is taken in an appropriate manner. Also, for properties redeveloped on the site of factories, we strive to lower the impact in the neighborhood of the given properties by the continued monitoring of underwater purification.

Example: Narumi Shopping Center (Site)

Narumi Shopping Center was developed on the site of pottery manufacturing factory and consists of a large shopping center, a fitness club and a housing showroom. In accordance with the prevention plan for contaminated underwater set out by Nagoya City, United Urban monitors quality of purified water from the wells equipped with water pumping system.

Acquisition/Asset Management of Mixed Properties

With an operational policy of [diversified investment](#)  , United Urban invests in mixed properties in CBD of regional cities. Mixed facilities in locations with high traffic convenience are able to fulfill multiple needs of users. As such, they not only provide convenience to the users but also decrease GHG emissions by curbing car exhaust and promoting compact cities.



Major mixed properties with three or more use types are as follows.

Note: As of November 2025.

Shin-Osaka Central Tower



Office/Hotel/Retail/Fitness

SS30



Office/Hotel/Retail/Fitness

OSAKA BAY TOWER



Office/Hotel/Retail/residence

RIHGA Royal Hotel
Kokura • ARUARU City

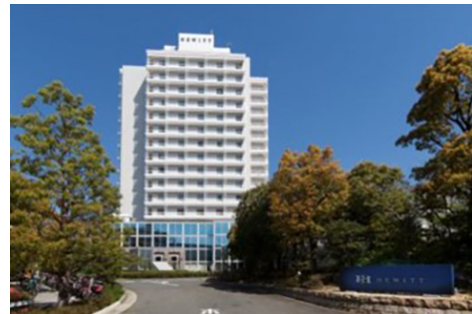


Hotel/Retail/Office/Parking lot



United Urban abides by relevant laws and regulations on environment including the Forest Act and the Parks Act. In view of conservation of biodiversity, properties of United Urban do not accept any alien plants with strong fecundity and have harmful effects to the ecosystem.

In addition, our Sustainability Policy stipulates the preservation of the natural environment and protection of biodiversity. United Urban has been seeking to mitigate or prevent the impact on biodiversity through our business such as well-suited plants management at our properties. We believe that these activities promote a creation of society which is in harmony with nature.



Hotel Hewitt Koshien



UUR Kyobashi East Building



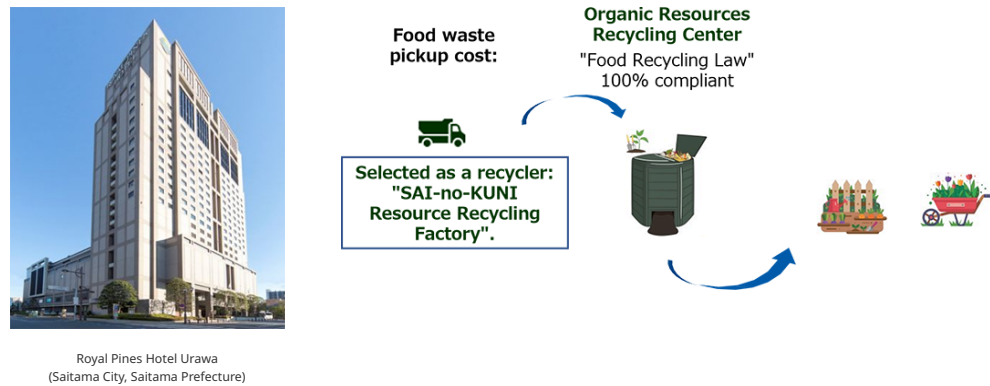
Reuse of Food Waste - Royal Pines Hotel Urawa

▼

Reuse of Food Waste - Royal Pines Hotel Urawa

Since 2018, we have been working to "reuse food waste" by having recycling companies convert food waste from the hotel into compost. This compost can be sold to vegetable and flower farmers in Saitama Prefecture and used in school vegetable gardens in the prefecture.

Recyclers collect food waste at no charge, thereby reducing disposal costs.



Note: An environmental industry and R&D center established to build a resource-recycling society. It consists of private recycling facilities, PFI thermal recycling facilities, prefectural final disposal facilities, and prefectural and private research facilities, of which this recycling business is one.

ESG initiatives



Social



Approach to Human Capital	Personnel Secondment from Sponsors and Talent Exchange within the Group Company
Qualifications	MRA's Training Programs
Participation Records of Training Program	Performance Evaluation

Approach to Human Capital

MRA, the asset management company of United Urban, supports the Group HR Strategy of the Marubeni, a sponsor, which is formulated based on the idea that human resources are treasures, and aims to create the “HR Ecosystem” in which each employee is encouraged to generate new values.

The key terms here are “Human Capital with High Social Value,” “Diversity & Inclusion,” and “Culture of Individual Development and Productivity.” We aim to build the “HR Ecosystem” as a place where “Human Capital with High Social Value” creates new value, “Diversity & Inclusion” increases value creation, and “Culture of Active Participation and Connectivity” provides open innovation in order to bring together internal and external ideas.

MRA provides training programs for our employees which are designed to strengthen their capacities and abilities so that each employee can work with a high level of professional expertise.

In addition, MRA seeks to improve profitability of properties in UUR's portfolio by welcoming personnel from the sponsors with broad experience and expertise in real estate investment, asset management, and finance.

Please follow the link below for the details of the Marubeni Group's HR ecosystem.

[> HR Management of the Marubeni Group](#)


Personnel Secondment from Sponsors and Talent Exchange within the Group Company

At our company, we accept secondees from the sponsors, primarily highly specialized management personnel, to build a high-quality asset management structure. These secondees possess advanced knowledge and extensive practical experience in real estate operations, and they play a significant role in strengthening organizational expertise and developing talent through decision-making with a managerial perspective and guidance to younger employees.

When selecting secondees, we place emphasis on assigning the right personnel to the right positions and responsibilities. This ensures smooth execution of duties and contributes to the enhancement of our organizational management capabilities.

In addition, we also carry out personnel exchanges by dispatching our employees to companies within the sponsor group. These assignments serve as valuable opportunities for our employees to broaden their perspectives and foster mutual understanding across the group, and are positioned as part of our long-term talent development and career formation efforts.

Going forward, we will continue striving to secure and nurture talent with both expertise and diversity, while working to strengthen a sustainable organizational structure through collaboration both within and outside the group.



Qualifications

The management of a J-REIT requires a combined expertise developed in finance and real estate business. In order to achieve better performance, MRA has secured talents with advanced knowledge and distinguished experience in each field. Examples of the measures are as follows:

- All requisite expenses to acquire, register and update qualifications held by all employees including contract workers are covered by MRA.
- Based on an increased workload derived from United Urban's portfolio growth, the recruitment plan has been properly reviewed and developed.
- From the sponsor and its group companies provide MRA with support for replenishment of human resources with abundant experience in real estate investment/leasing transaction as well as financial management.
- Professionals have been retained in the companies within the sponsor group for needs of additional staff for MRA by rotating employees between the companies within the sponsor group and MRA.

Examples of Employees’ Qualifications

Real Estate / Architecture	Accounting / Finance / Others
• Real Estate Notary • Real Estate Appraiser • First-class Qualified Architect • Second-class Qualified Architect • Qualified Building Cost Engineer • Building Environment/Sanitation Engineer • Certified Building Administrator • Director of Business Management for Condominium • CASBEE Appraiser for Real Estate • Licensed Strata Management Consultant	• Business Law Practical Skills Certification • Attorney at Law • ARES (Association for Real Estate Securitization) Certified Master

Note: As of March 2026.

Ratio of Employees with Major Qualifications

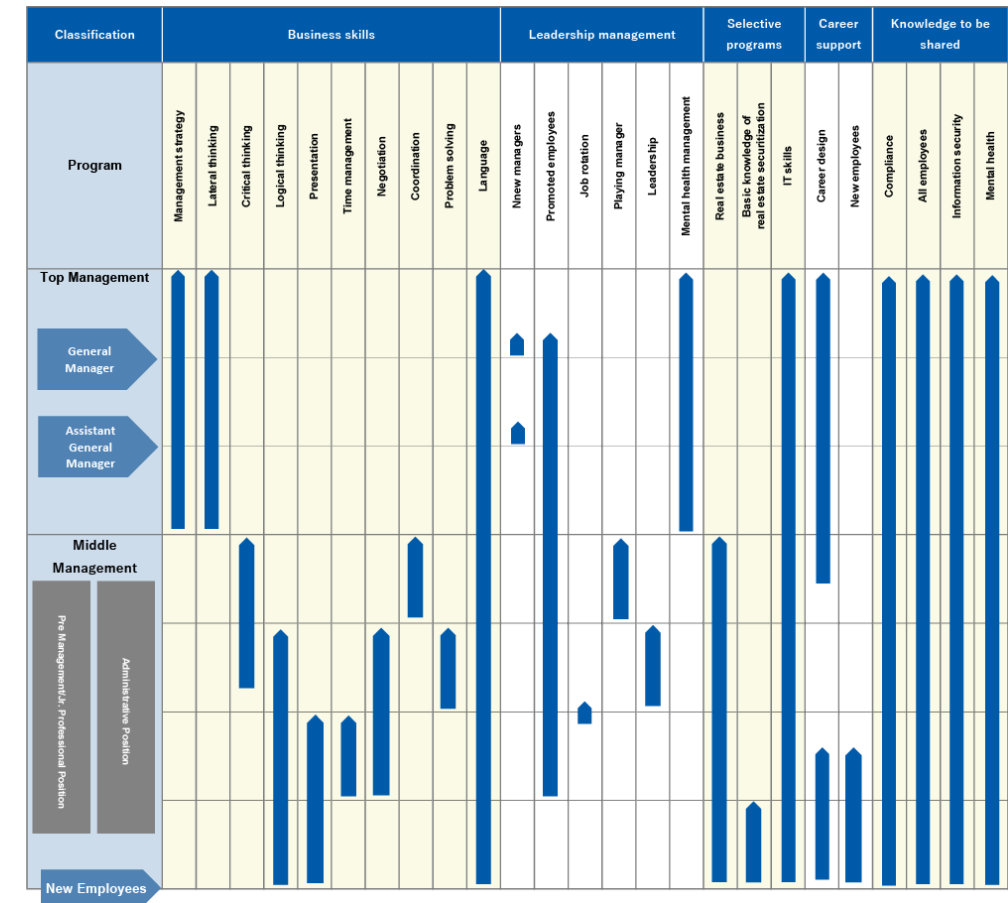
- Real Estate Notary: 30.9%
- Association for Real Estate Securitization Certified Master: 13.6%

Note: The percentage of qualified personnel among full-time officers and employees as of the end of March 2026."

MRA’s Training Programs

As shown in the table below, MRA provides all of our employees including contract workers with various training programs which they are required to take in a holistic manner depending on their job category and responsibilities.

In addition, MRA's all employees including contract workers are eligible to take professional training programs to improve their skills, such as an intelligent training program on real estate business and a practical training program on real estate research and real estate transactions, all of which are facilitated by external professionals. As to training programs on compliance, all of our employees including contract workers take an annual intensive course provided by external experts on legal compliance and appreciation for social norms to be thorough and conflicts of interest to avoid.



Participation Records of Training Program

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Average hours participated in training programs per officer or employee (April to March of every year)	7.8	11.7	13.3	13.1	6.0	12.5	12.9	16.4	8.6	12.8
Ratio of officers and employees participated in professional training programs (January to December of every year)	88.8%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Ratio of officers and employees participated in training programs focused on sustainability (January to December of every year)	32.5%	40.8%	100%	100%	100%	100%	100%	100%	100%	100%

Performance Evaluation

MRA evaluates and reviews the performance of all employees (including contract employees).

Performance evaluation system emphasizes an approach of assessing employees' new challenges in order to appropriately qualify outstanding employees and help them forsee their future careers more clearly, and review their work attitude from both performance and behavioral aspects. Performance evaluation is based on a degree of achievement of goals and its process, while behavior evaluation sees whether employees have acted in accordance with his or her role. In addition, the evaluation system ensures fairness and objectivity with multiple evaluators involved.

MRA holistically reviews the HC system, including the performance evaluation mentioned above, as needed. The HC system has been entirely revised in 2020 and 2024.

In the evaluation process, employees set individual goals at the beginning of fiscal year based on the MRA goals and review their scope and responsibilities of job through interviews with their supervisors. At an interim meeting, employees reflect progress of the targets and modify them with their supervisors accordingly. At an year-end meeting, employees report their accomplishment to their supervisors and receive feedback and evaluation results from them. Also, they share activities and prospective career path for the following year and beyond. MRA incorporates the results of the evaluations in compensations of each employee. In addition, we support them in building their careers by providing a variety of experiences and opportunities for transfers and secondments.

Through these HC related systems, MRA aims to raise self-reflection and mutual understanding/satisfaction, promote awareness reforms and growth among employees, and foster human resources capable of playing an active role both inside and outside the company.



Human Rights & Better Work Environment	▼	Employees at MRA	▼
Engagement Survey	▼	Support for Flexible Workstyle	▼
Bonus	▼	Employee Stock Purchase Plan	▼
Benefit package	▼		

Human Rights & Better Work Environment

Policy

MRA declares in our Sustainability Policy that we respect human rights, do not tolerate inhumane treatment including discrimination, forced labor and child labor, respect and mutually accept each person’s individuality, and aim to establish an organization in which each individual participates and realizes his or her full potential. Also, we state that we value workers’ rights and constantly strive to ensure a safe, healthy workplace and create a favorable working environment.

For more details, please refer to the [Sustainability Policy](#).

Raising Awareness of Human Rights, Labor Standards and Working Environment

To ensure our employees are fully aware of policies relating to human rights, labor standards and working environment, MRA understands that communication with our employees is indispensable. MRA therefore organizes a variety of settings of communication on a regular basis. Moreover, when new employees join the company, they always receive material and explanations relating to the rules of employment, personnel evaluation system, and benefits program. MRA also provides an environment that enables this information to be viewed at any time by posting it on our intranet.

Actions for Diversity and Inclusion, Equality of Opportunities and Eliminating Discrimination

Respecting human rights, complying with labor standards, proactively creating a favorable working environment and fulfilling our social responsibilities, MRA aims to foster diversity and inclusion, equality of opportunities and achieve the elimination of discrimination within our employees. Specifically, MRA treats employees fairly and equitably at every opportunity, including recruitment, hiring, promotion/demotion, leave privileges, vacation time, etc.

MRA is working on a work-style reform and striving to create a favorable working environment in order to prevent our employees working long hours, improve their work-life balance and encourage flexible work-style upon various personal life events.

Specifically, MRA has already introduced various systems that may be used by male and female employees alike, including a flexible working hours system, remote work system, parental leave before and after childbirth, childcare leave, nursing-care leave, family-care leave, a shortened working hours program for employees raising children or nursing family members and an annual paid vacation program that may be taken in units of hours or half-days.

To ensure the viability of these initiatives, MRA declared in February 2019 that “in order to improve our employees’ work-life balance, the company as a whole works on a work-style reform, so that it would become an employee-friendly company where it is easy to take time off,” and it was recognized by the Governor of Tokyo as a Tokyo Work-Style Reform Declaration Company.

Furthermore, MRA has a committee pursuing our employees’ health and safety as well as a comfortable working environment and holds meetings once a month. Both the employees and the employers serve as members of the committee and strive to improve the working environment through periodical discussion on a wide range of related matters, including prevention of health problems, implementation of health education and restricting long working hours.

Employees at MRA

		2018	2019	2020	2021	2022	2023	2024	2025
Full-time Officers & Employees (Note 1)	Male	43	43	46	47	48	48	47	46
	Fixed-term employees	0	1	3	2	3	2	0	0
	Female	30	32	34	38	38	37	36	35
	Fixed-term employees	0	1	0	1	0	0	3	3
	Female ratio	41.1%	42.7%	42.5%	44.7%	44.2%	43.5%	45.0%	44.9%
	All	73	75	80	85	86	85	83	81
	Fixed-term employees	0	2	3	3	3	2	3	3
Employees who took maternity/childcare leaves (Note 2)		3	1	3	2	2	2	5	1
Employees who opted for shorter work hours (Note 2)		3	7	5	3	4	4	5	4
Turnover (Note 3)		9	3	3	3	7	8	8	5
Turnover ratio (Note 4)		12.3%	4.0%	3.8%	3.5%	8.1%	9.4%	9.6%	6.2%
Managers (Note 5)	Male	33	27	26	28	24	25	24	25
	Female	8	8	9	10	7	7	6	5
	All	41	35	35	38	31	32	30	30
New employees (Note 6)	Male	6	9	7	2	2	6	5	2
	Female	2	2	4	4	4	2	3	1
	All	8	11	11	6	6	8	8	3
Average years of service	Male	5.2	4.6	5.2	6.1	6.7	6.1	6.7	7.7
	Female	6.6	7.1	9.0	8.0	8.4	8.8	9.3	10.8
	All	5.8	5.7	6.8	6.9	7.5	7.3	7.9	9.3
Usage of paid leaves per year per employee	(No. of days)	12.1	12.7	9.8	12.8	12.9	14.8	13.4	12.6
	(Ratio)	65.6%	70.2%	53.7%	69.4%	72.4%	74.5%	73.4%	67.3%
Distribution of age group (Note 7)	Under 30	2.7%	1.4%	5.4%	10.0%	8.3%	9.3%	11.3%	3.8%
	Aged 30 to under 50	79.5%	80.8%	75.7%	72.5%	72.7%	66.3%	66.3%	71.8%
	Over 50	17.8%	17.8%	18.9%	17.5%	19.0%	24.4%	26.3%	24.4%

		2018	2019	2020	2021	2022	2023	2024	2025
Foreign employees (Note 7)	Male	0	0	0	0	0	0	0	0
	Female	1	1	1	1	1	1	1	1
	All	1	1	1	1	1	1	1	1
Directors, exclusive of auditors, inclusive of non-executives (Note 7)	Male	5	5	5	5	5	5	5	6
	Female	0	0	0	0	0	0	0	0
	All	5	5	5	5	5	5	5	6

Note 1: Full-time officers and employees. As of the end of March every year. Aggregate method of the fixed-term employees was changed in 2021.

Note 2: Number of employees who are taking as of the end of March every year.

Note 3: Total numbers from April to March every year; exclusive of leaves due to retirement age or end of transfer assignment.

Note 4: Turnover rate = Total # of turnover for a subject fiscal period÷ # of all full-time officers and employees as of the end of March every year.

Note 5: Chief Manager and above.

Note 6: From April to March every year.

Note 7: As of the end of March every year.

Engagement Survey

Conduct every year since 2018 covering all employees including contract workers to monitor employee satisfaction.

	2018	2019	2020 (Note)	2021	2022	2023	2024	2025
Survey period	November 2018	November 2019	January 2021	September 2021	September 2022	September 2023	September 2024	September 2025
Survey group (All employees including contract workers, etc., excluding those who take temporary leaves, etc.)	58	63	79	81	77	80	76	78
Effective response rate	94.8%	96.8%	100%	98.7%	100%	100%	100%	100%
Overall satisfaction / Satisfaction ratio (5-point scale / %)	3.1 Total satisfaction was only scored.	3.3/3.2	3.3/3.2	3.4/3.4	3.3/3.2	3.4/3.1	3.4/3.1	63.7%
Employees who had a performance feedback and a career consultation with their superiors	100%	100%	100%	100%	100%	100%	100%	100%

Note: Starting from fiscal year 2025, due to a change in the survey company conducting employee satisfaction surveys, the display method for overall satisfaction has been changed from the conventional "5-point scale" to a "% (percentage)" display.

Support for Flexible Workstyle

Based on the results of employee satisfaction surveys and other factors, we have implemented the following improvement measures.

- Establish a system that enables remote work, with the company covering expenses such as satellite office usage fees.
- Introduce the systems for flexible working, short-hour working and taking annual paid holidays by hour.
- Promote work-life balance, career continuity for all employees as well as business continuity.
- Install the focus space.
- Increase the open space and booth for chats and meetings

Focus Space

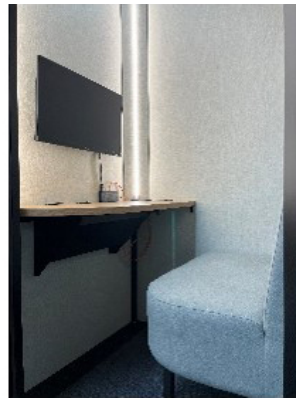
Open booths and closed booths were installed to further improve efficiency and quality of work by MRA's employees.

This has allowed employees to choose a place to work according to the assigned task, bringing about changes to their mindset.



Open booths (left) and closed booths (right)

Closed booths are used when MRA's employees working at the office have a remote meeting with clients or co-workers working from home. By bringing in their own laptop, the employees can work with two monitors in the closed booths.



Open Space and Booth for Chats and Meetings

To foster more constructive communication and collaboration, MRA has offered more meeting space options to our employees by setting up open relaxing meeting spaces, instead of traditional ones divided by partitions.



Booth (Left) and Standing tables space (right)

Subsidy Program for Communication Activities

All MRA employees including contract workers are eligible for the subsidy program aimed at facilitating communication among employees to foster connections, promote wellness, appreciate culture, and enhance work-life balance.



Bonus

Bonuse of employees (exclusive of employees from Marubeni and its group companies) is linked to the distribution per unit of United Urban, etc.

Employee Stock Purchase Plan

Since 2019, all employees including contract workers are eligible to acquire a fixed amount of United Urban’s units through a cumulative stock investment program provided by a brokerage company in a constant manner. As a part of welfare services, we aim to provide support on mid- to long-term asset-building and increase awareness of United Urban’s growth.

Benefit package

	All employees	
	Full-time employees	Contract workers
Social insurances (nursing care insurance, employees pension insurance, employment insurance, worker’s compensation insurance)	○	○
Benefit program (Benefit Station)	○	○
Refreshment leave	○	○
Maternity leave	○	○
Childcare leave (until a child turns 1 year old)	○	○
Leave for nursing care	○	○
Medical checkup	○	○
Wellness program (grants for heal screening)	○	○
System for employees to acquire investment units from their monthly salary	○	○
Support program for acquiring/maintaining credentials	○	○
Retirement package	○	×



- As part of due diligence when acquiring properties, United Urban conducts various inspections concerning external and internal environments of a subject property.
- After acquisition, regular examinations and inspections are conducted for the main facilities to secure safety and hygiene for tenants and facility users. When issues are found, cost will be paid to prevent or resolve the issues at an early stage.



LOOP-X・M

Due Diligence for Safety before Acquisition

- Seismic resistance (Does it secure features required by the new earthquake proofing standards ^(Note 2) or better)
- Status of compliance with Fire Service Act, City Planning Act, etc., and related laws and regulations
- Usage and management status of toxic substances including asbestos, CFC, PCB, etc.
- Land use history, status of soil, etc.



Main Regular Inspections after Acquisition

- Elevator
- Firefighting equipment
- Special building
- Air quality
- Drinking water
- Pests and rats

Note 1: Probable Maximum Loss. Potential damage (percentage of the building's replacement cost) during a 475-year earthquake (probable maximum earthquake).

Note 2: Earthquake-proofing standards for buildings, etc., based on the Building Standards Act amended in 1981.



Environmentally Conscious Initiatives in Collaboration with Tenants	Community Revitalization Initiatives
Community-oriented Initiatives	Facilities for Local Medical Care and Childcare
Attract Municipalities and Public Organization	Disaster Countermeasures / BCP Support

Environmentally Conscious Initiatives in Collaboration with Tenants

At “MALera Gifu,” a commercial facility owned and operated by UUR, we are actively promoting collaboration with tenant companies to advance environmentally conscious facility management. As part of these efforts, we engage in dialogue with relevant facility partners on topics such as waste reduction, optimization of energy use, and reuse and recycling activities within the facility.

In addition, we work together with tenants to plan and implement environmental awareness events and exhibitions within the facility, aimed at raising environmental consciousness among visitors.

These initiatives benefit both the facility owner and the tenants—not only by increasing awareness of environmentally responsible management but also by strengthening ties with the local community and enhancing visitor satisfaction.

Going forward, we will continue to enhance the environmental value of our commercial facilities and work together with our tenants to contribute to the realization of a sustainable society.

Community Revitalization Initiatives

Participation in the Hachiman Shrine Shinkō Festival

At the Toranomon PF Building, an office building owned and operated by UUR, we took part in the Hachiman Shrine Grand Festival as a member of the local neighborhood association, Toranomon 3-chome Tomoe Neighborhood Association. UUR members participated in carrying the portable shrine (mikoshi procession) and helped ensure the safe and smooth operation of the festival. UUR will continue to support local traditional events such as this to strengthen face-to-face relationships with community members, while contributing to the preservation of cultural heritage and the creation of vibrant, attractive neighborhoods.



Participation in the Nishi-Umeda district development council~Pacific Marks Nishi-Umeda~

MRA is a substantial owner of the Nishi-Umeda District Development Council, which was established to strengthen cultural, international, and informational urban functions in the Nishi-Umeda district of Osaka City, where Pacific Marks Nishi-Umeda is located, as well as to develop a lush urban environment.

In the fall of 2024, as an attempt to create an attractive urban space, we organized a series of events themed around sports-focused activity, musical performance, kitchen car, and other activities under the title of "Nishi-Umeda PARK CARAVAN UMEDA EDGE" and "UMEDA EDGE," at Nishi-Umeda Park, as a new way to utilize Nishi-Umeda Park.



Participation in the Hokkaido Prefectural Government South Area Study Group~Pacific Marks Sapporo Kita-Ichijo~

In May 2024, MRA participated in the Southern Area Study Group of the Hokkaido Agency in order to consider the future of the city in the southern area of the Hokkaido Agency (hereinafter referred to as the "Southern Area of the Hokkaido Agency") and to make efforts to improve and sustain the value of the Southern Area of the Hokkaido Agency from both the hardware and software aspects.

Based on the "City Development Vision" formulated in March 2022, we have been studying and formulating policies and rules for city development in the area, and conducting social experiments to realize the future of the city. Through these activities, we aim to create a "city where new ways of working and enjoying can be realized" that combines the rich greenery of the surrounding area, historical buildings, and the latest technology.



Support for the Activities of UNHCR

- Since 2020, United Urban has been supporting fundraising activities for the United Nations UNHCR Association.
- The United Nations Association for UNHCR is Japan's official support window for the activities of UNHCR (United Nations High Commissioner for Refugees), the UN's refugee assistance agency.
- As a member of society, we will continue this initiative in 2026.

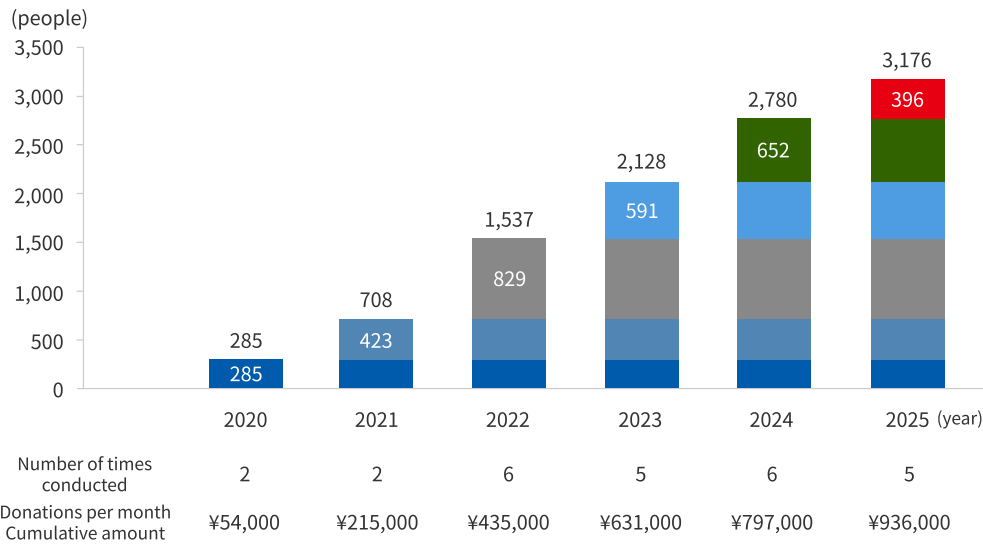
Properties managed by the Fund where fundraising activities were conducted (as of the end of November 2025)

- Luz Funabashi
 - Luz Fukuoka Tenjin
 - Shinjuku Washington Hotel Honkan

- Mallage Kashiwa
 - Kururu
 - OSAKA BAY TOWER

- Luz Shonan Tsujido
 - LEVEN Otakanomori
 - MALera Gifu

Total number of visitors who stopped by the fund-raising booth



UNHCR Association member explaining fundraising activities
Mallage Kashiwa (June 2024)

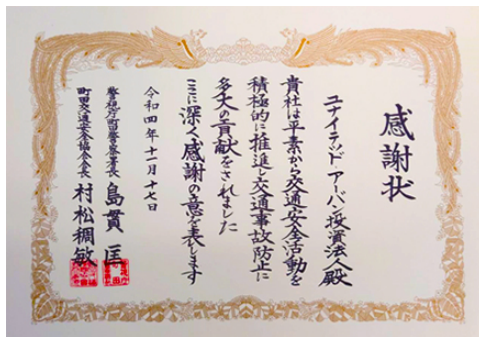


We received a letter of appreciation from the United Nations UNHCR Society.

Events at ACTIOLE Machida

Traffic Safety Campaign

UUR received a letter of appreciation from the Machida Police Department for its cooperation in conducting a traffic safety campaign sponsored by the department.



Events at Luz Shonan Tsujido

TSUJIFES

We hold TSUJIFES in cooperation with local companies and local professional sports teams.

In addition, through collaboration with neighboring universities, we continue to implement industry-academia collaboration-based regional development, such as collaborating on events for the further development of local communities.



Events at Luz Jiyugaoka

Ethical Marche

A marche (open-air market) has been held with seven external stores that are conscious of ethical initiatives (ideas and actions that consider people, the global environment, society, and the community) and sustainability.



Fujisawa City Children's Election

We provide a voting space for the Fujisawa City Children's Election to encourage children to become interested in the mechanism of democracy through mock voting.



Star Festival Event

In cooperation with local nursery schools, UUR Urban hold a Tanabata (star festival) event where children write their wishes on strips of paper and attach them to bamboo leaves.



Children tie strips of paper with their wishes onto bamboo leaves

Various Initiatives at Mallage Kashiwa

Partnership Agreement with the Municipality

- The agreement was concluded with Kashiwa City, Chiba Prefecture and Sojitz Commerce Development Corporation as of January 2023.
- Aim to further revitalize the city and improve the citizen services through mutual cooperation by utilizing each resource.
- Based on the matters to collaborate and work together, United Urban strives to build a stronger relationship with the local community and grow together by contributing to solve social issues.

<Overview of the agreed matters to collaborate>

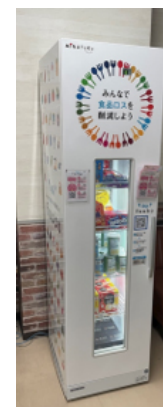
- Thing about dispatch of municipal administration information
- Promotion of education, culture and sports
- Matters related to health promotion, dietary education, and food safety
- Child-rearing support and healthy upbringing of young people
- Matters related to environmental conservation and greening maintenance
- Matters related to welfare for the elderly and persons with disabilities
- Disaster support, disaster prevention, and crime prevention
- Matters related to regional development



Left: Hiroki Kashiwagi, President, Sojitz Commerce Development Corporation
Center: Kazumi Ota, Mayor of Kashiwa City
Right: Yoshihiro Itani, Director and CIO, MRA
(All is as of the date of conclusion of the agreement.)

fuubo

UUR is working to reduce food loss and CO₂ emissions by installing "fuubo," unmanned vending machines at which tenant employees can buy products nearing their expiration date that were originally scheduled to be discarded.



Initiatives to Promote Sports

The sports park on the roof of the property contributes to the promotion of local sports and health through soccer and basketball as a place for interaction among people of all ages.



Tsunagu Marche - mallage Kashiwa Style -

In addition to Kashiwa City and other municipalities in Chiba Prefecture, municipalities in Saitama Prefecture joined for the first time. The facility periodically holds a resident oriented marche for the purpose of industry and tourism promotion and relationship building among residents in each municipality.



Sports Carnival

We co-host sports events with Kashiwa City. Small children and seniors spend meaningful time together, transcending generational barriers, through the experience of soccer, basketball, and various sports.



Kids SDGs Workshop

We have been holding monthly workshops since June 2022 with the expectation of fostering SDGs awareness among children. The participants experienced making seashell wind chimes and glass lights.



Childcare Support

Efforts have been made in this property to support children's healthy growth and child-raising mothers by working together with Kashiwa City, civic groups, etc. Seminars on eurhythmics, or massage for babies, a flea market for children's goods, and other events for children have been held on a regular basis in this property. Such seminars or events provide communication opportunities for the child-raising generation.



Supporters of Mama-life "Mallage mama"

Various Initiatives at MALera Gifu

Job Experience Workshop

The Job Experience Workshop is a hands-on manufacturing program for elementary school students, co-hosted with a local industry association, where children can learn directly about real jobs and the skills used in the workplace. In the past, the program has offered creative activities such as music composition experiences and lampshade making, helping participants discover the joy of creating and develop a sense of pride in work. UUR will continue to collaborate with local organizations and businesses to provide opportunities that support the learning and growth of the next generation, while also helping to carry local industries and culture into the future.



Various Initiatives at OSAKA BAY TOWER

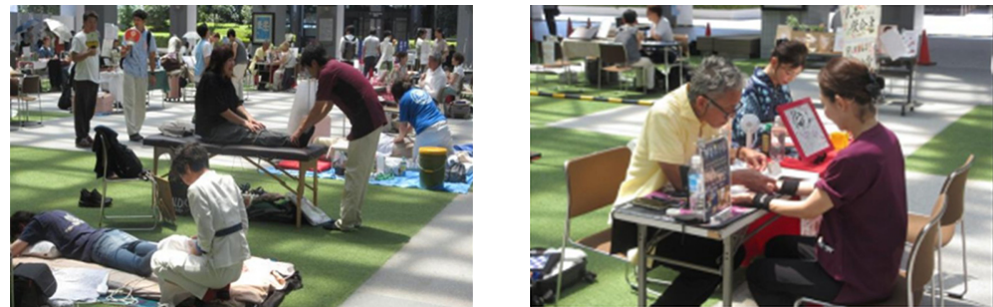
Small Neighborhood Goods Market × "Your and My Arts Festival"

With the participation of many creators, the event features the exhibition and sale of original works, opportunities to engage in conversation with exhibitors, and a three-day live creation program by emerging artists.



Health & Wellness Marche

Various booths offering treatments, product sales, and trial sessions are exhibited, providing local residents with health-related information and experiential opportunities, thereby raising health awareness, encouraging lifestyle improvements, and creating opportunities for physical and mental relaxation.



Local Clean-up Activities

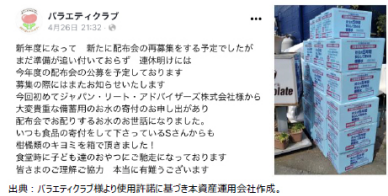
As part of environmental activities at MRA, MRA's employees participate in clean-up activities in Minato-ku, location of MRA's office every month, which are organized by the local administration.



[Left] Participants preparing for "Shiba District Clean Campaign: A Town with Zero Smoking on the Street!" (December 2021).
 [Center & Right] MRA's employees participating in the clean-up activity.

Donation of Disaster Prevention Stockpiles to the Children's Cafeteria

MRA donated the Disaster Prevention Stockpiles prepared for its employees to the "Kodomo Shokudo" (Children's Cafeteria) of the Variety Club, which is based in Hachioji City, under the theme of "Community Support and Urban Development."



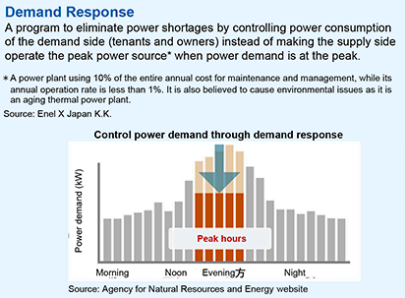
Community-oriented Initiatives

Demand Responses - Rihga Royal Hotel Kokura, Aru Aru City

United Urban's **RIHGA Royal Hotel Kokura-ARUARU City** participates in a **power-saving program (demand response)** provided by Enel X Japan K.K., a leading European power company.

Full-scale operation started in April 2024 after the effectiveness test (implemented in December 2022).

Expected to contribute to stable energy supply in the region and enhancement of the awareness on energy saving of the demand side as well as to prevent global warming by controlling excessive power generation.



Installation of Universal Design

Anticipating that various people will use a property given its characteristics, United Urban seeks to install multipurpose toilets, corridors with sufficient width, slopes and handrails, elevators compatible with wheelchairs, parking space for physically disabled persons, etc., at its properties.

Royal Pines Hotel Urawa



Postpartum Care Hotel Introduction

Royal Pines Hotel Urawa

We have introduced a postpartum care hotel as a new option where mothers can spend time with peace of mind even in urban areas. Through partnership with "Budounoki," which operates postpartum care facilities nationwide, and through community-based management, we support the physical and mental recovery and peace of mind of mothers, babies, and families after childbirth. UUR will continue to collaborate with tenants and operating partners to contribute to improving regional well-being while achieving both social and economic value.



Initiatives to Prevent the Spread of COVID-19

Receiving patients and medical personnel

In response to requests from local governments to help prevent the collapse of the medical care system caused by the spread of COVID-19, hotels of Urban have been used as a lodging facility for medical treatment for the COVID-19 patients with mild or no symptoms who need medical treatment as well as medical personnel.

Offering space for inoculation of the COVID-19 vaccination

COVID-19 vaccination (workplace vaccination and large-scale vaccination at local municipalities) has been sequentially implemented from June 2021 at multiple hotels of United Urban.



Participation in Social Experiments

- United Urban cooperated in the "improvement of efficiency of intraregional movements using shared electric kickboards and resolution of last one-mile issues ^(Note1)," an experimental project hosted by mobby ride Inc. certified as a full support business of demonstration by Fukuoka City ^(Note 2).
- The driving data obtained through the experiments was submitted to the government by mobby and used to consider to formulate traffic rules for various traffic settings including electric kickboards and to realize a society where electric kickboards and people can coexist.
- United Urban offered parts of the sites of our properties to the project for free, and such sites are used as exclusive parking spaces for electric kickboards during the experiment.

Note 1: Implementation period: From April 27, 2021, to October 31, 2021. Sharing services enabling free travel among exclusive parking spaces designated by Fukuoka City was provided using the entire area of Chuo-ku and part of Minami-ku in Fukuoka City as the service area.

Note 2: Fukuoka City solicits demonstration experiment projects that lead to the resolution of social issues and the enhancement of quality of life using cutting-edge technologies including AI and IoT from all over Japan as needed, and fully supports demonstration experiments of excellent projects in the city.

Introduction of sharing services

We are providing convenience for our tenants, facility users, and the local community by providing some of the land within the premises of UUR-owned properties for the installation of shared bicycles and electric kickboard ports.



Toranomon PF Building



Shinjuku Washington Hotel - Main Building

Facilities for Local Medical Care and Childcare

Attract Medical Institutions, Daycare Centers, etc.

Medical floor within facilities



Luz Shonan Tsujido

Medical Institutions/Clinics

24 properties
48 corporations

Note: As of November 2025.

Day-care Centers/Nurseries

4 properties
5 corporations

Note: As of November 2025.

Attract Municipalities and Public Organization

In UUR-owned properties, some have municipalities and public organizations as tenants, serving as bases for providing various public services. United Urban recognizes that "real estate plays a crucial role in social infrastructure," and collaborates with partner companies in managing these properties.

Main Properties/Tenants

Mallage Kashiwa	Kitakashiwa No.2 Community Comprehensive Center
Pacific Marks Kawasaki	Houterasu Kawasaki
Pacific Marks Higobashi	Edobori Public Notary Office
RIHGA Royal Hotel Kokura/Arura City	Kitakyushu Manga Museum

Note: As of the end of November 2025.

9 properties
11 tenants

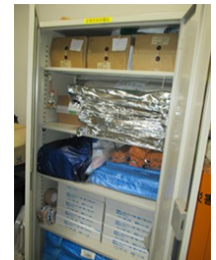
Note: Excluding public housing

Disaster Countermeasures / BCP Support

At each of United Urban's properties, emergency power generators have been installed and emergency provisions have been stored in stages. Emergency drill is also conducted annually. As the landlord of real estate, which is believed to be a part of an infrastructure in the local community, United Urban has agreed with some municipalities to open meeting rooms at some properties in case of emergencies.

Example: SS30

Based on written agreements concerning the support for people who are unable to return home after disasters, SS30 in Sendai City provides space as a shelter. Cooperating with Sendai City, emergency food will be supplied and will become a hub for emergency communication between local citizens.



ESG initiatives



Governance



Basic Philosophy	Governance of Investment Corporation
Status of Officers	Commitment for Gender Diversity
Compensation of Accounting Auditor	Operating Structure

Basic Philosophy

United Urban has a management strategy of identifying properties with intrinsic value and pursuing sustainable growth of the investment corporation. And we aim to maximize unitholder value, establish relationships of mutual trust with stakeholders and coexist with the environment and society.

United Urban understands establishment and reinforcement of our compliance and risk management system as an important challenge in realizing the above. United Urban makes efforts to conduct corporate activities in a fair and sound manner through such actions for our compliance and risk management system.

Governance of Investment Corporation

Istitution of the Investment Corporation

The institution of United Urban consists of the General Meeting of Unitholders comprised of all unitholders, one executive officer, two supervisory officers, the Board of Directors consisting of the executive officer and the supervisory officers and finally the accounting auditor.

The General Meeting of Unitholders is the United Urban's highest organ of decision-making which decides on amendments to the United Urban's Articles of Incorporation or certain matters stipulated by the Investment Trust Act or the Articles of Incorporation. The Articles of Incorporation lays out stipulations for our investment targets and policies. And resolutions must be passed by the General Meeting of Unitholders before making changes to the Articles of Incorporation including for the asset management targets and policies.

The executive officer operates the Investment Corporation and has the right to conduct all judicial and nonjudicial acts concerning the operation of United Urban as a representative of the Investment Corporation. However, the approval of the Board of Directors is required to perform certain duties which are stipulated in the Investment Trust Act including convocation of the General Meeting of Unitholders.

The Board of Directors has the right to convene the General Meeting of Unitholders and approve certain duties stipulated in the Investment Trust Act. Also, the Board has the authorities stipulated by the Investment Trust Act and the Articles of Incorporation and the right to supervise the duties of the executive officer.

Each supervisory officer oversees the execution of duties by the executive officer based on the reports on the status of management of assets, compliance and risk management from the executive officer at the Board of Directors’ meetings.

The accounting auditor is selected by resolution of the General Meeting of Unitholders and audits financial documents of United Urban. In case that they discover wrongful acts in the performance of duties by the executive officer or of significant matters in violation of the law or the Article of Incorporation, they report to the supervisory officers and conduct other operations stipulated by the law.

Regulation of Transactions Involving Conflicts of Interest

The Investment Trust Act stipulates that transactions are prohibited, including the acquisition and disposition of real estate, lease transaction, etc. (excluding transactions which are deemed not to disturb protection for unitholders) between United Urban and our officers, relatives of officers (limited to their spouse and blood relatives and in-laws in the second degree), MRA and MRA's officers and employees. Also, the Investment Trust Act sets out that officers with special interests are unable to participate in the resolutions of the Board of Directors. The management of United Urban's assets and the operation of the Board of Directors are thus based on these regulations.

Moreover, the supervisory officers of United Urban are not in conflict with the Investment Trust Act's standards on independence from the executive officer, the Asset Management Company, etc.

Please refer to the decision-making structure, [Internal Control for Investment and Management](#), for transactions between MRA and its sponsor companies, etc. and other transactions that may involve conflicts of interest.

Internal Management of the Investment Corporation and Supervision by the Supervisory Officers

United Urban holds the Board of Directors' meeting once a month and approves matters stipulated by the law. In the meeting, the executive officer provides detailed reporting on United Urban's management, MRA's status of execution or operations, etc. Supervisory officers with qualification of lawyers or certified public accountants oversee the executive officer's status of execution of operations from their own specialized viewpoints.

Also, United Urban has the right to receive reports from MRA on the status of management of assets and the right to view, copy and survey all MRA's documents regarding business commissioned to external parties. By exercising these rights, United Urban maintain the system in which we can monitor MRA's status of execution of operations including transactions involving conflicts of interest.

Cooperation between Supervisory Officers and Accounting Auditor

Each supervisory officer also receives reports on the asset management status, compliance and risk management from the executive officer at the Board of Directors' meetings of United Urban.

Also, the accounting auditor collaborates with the supervisory officers by auditing United Urban's financial documents and reporting the audit results to the executive officer and supervisory officers.

Furthermore, in case that the accounting auditor discovers wrongful acts in the performance of duties by the executive officer or of significant matters in violation of the law or the Article of Incorporation, they report to the supervisory officers and conduct other operations stipulated by the law.

Management System for Affiliated Companies

United Urban holds the Board of Directors' meetings once a month and receives reports on the status of management of assets from MRA. Also, we manage and supervise MRA through the executive officer's interview on the management status as well as inspection and survey of relevant documents. Moreover, United Urban maintains the management system by receiving reports on the status of execution of operations, etc. from the administrative agent and asset custodian.

Status of Officers

Each director of United Urban is expected to not maximize distributions in the short term but to promote medium- to long-term growth by a balanced approach with elements of Environment (E), Society (S) and Governance (G) in mind.

Position	Name	Gender	Chairperson	Independent officer (Note 1)	Experience and expertise (Note 2)					Qualification	Annual compensation	Attendance in Board of Directors meeting (43th FP & 44th FP)	No. of investment units owned
					Corporate management/management strategy	Real estate investment/management	Finance & Accounting	Auditing & Risk management	Legal affairs & Compliance				
Executive officer	Kenmin Asatani	Male	○	-	○	○	○	○		-	JPN 12,000 thousand	100% (16 times / 16 times)	0 units
Supervisory officer	Kenichiro Okamura	Male		○	○		○	○		Certified public accountant US certified public accountant Certified tax accountant	JPN 4,200 thousand	100% (16 times / 16 times)	0 units
	Fumi Shimizu	Female		○				○	○	Lawyer	JPN 4,200 thousand	-	0 units

For career summaries of each officer, please refer to [2. Management structure and system of the Investment Corporation and the Asset Management Company in Report on the Management Structure and System of the Issuer of Real Estate Investment Trust Units and Related Parties.](#) 

Note 1: “Independent officer” refers to supervisory officers who are not in conflict with the Investment Trust Act’s standards on independence from the executive officer, MRA, etc. Since United Urban does not fall under the category of a listed domestic company as stipulated by the Tokyo Stock Exchange’s rules on the listing of securities, it is not required to secure an independent officer as stipulated in said rules and so the stipulated Independent Directors/Auditors Notification has not been submitted. Nonetheless, as indicated in the table, persons who are not in conflict with the Investment Trust Act’s standards on independence from the executive officer, MRA, etc. are selected as United Urban’s supervisory officers.

Note 2: “Experience and expertise” in the table indicates the relatively notable experience and expertise of each officer and does not show all of the experiences and abilities of the officers.

Note 3: Kumiko Sekine retired as an audit officer effective January 13, 2026, with an attendance record of 16 out of 16 meetings in the most recent two terms (the 43rd and 44th terms). Additionally, Fumi Shimizu was appointed as an audit officer effective January 13, 2026.

Commitment for Gender Diversity

It is United Urban's conviction that organizations which reflect diverse values in corporate management and tolerate themselves to variety of values promote innovation and enhance corporate competitiveness and social evaluation, and consequently raise corporate value. In selecting our officers, United Urban aims to have member composition which represents a mixture of different ages, genders and backgrounds.

Moreover, under the policy of emphasizing gender diversity in the Board, women directors are actively selected and United Urban targets a ratio of 30% or more for women directors.

Diversified Management Structure

As of September 1, 2023, a new executive officer has been appointed and the management structure of United Urban remains diversified in terms of age, gender, and background. With experience and knowledge based on the expertise of each officer, United Urban manages various risks in a proper manner and remain mindful of conflict of interest to maximize our investors’ interests.



[Left] Supervisory officer Kenichiro Okamura
[Center] Executive officer Asatani Kenmin
[Right] Supervisory officer Fumi Shimizu

Compensation of Accounting Auditor

The accounting auditor will be paid an amount determined by the Board of Directors as a compensation, up to a maximum of 30 million yen per business period (Article 38 of [United Urban's Articles of Incorporation](#) ^{PDF}).

For records of compensation in each business period, please refer to Overall Condition of Investment Corporation, 3. Directors and Auditor of [the semiannual report](#) ^{PDF} .

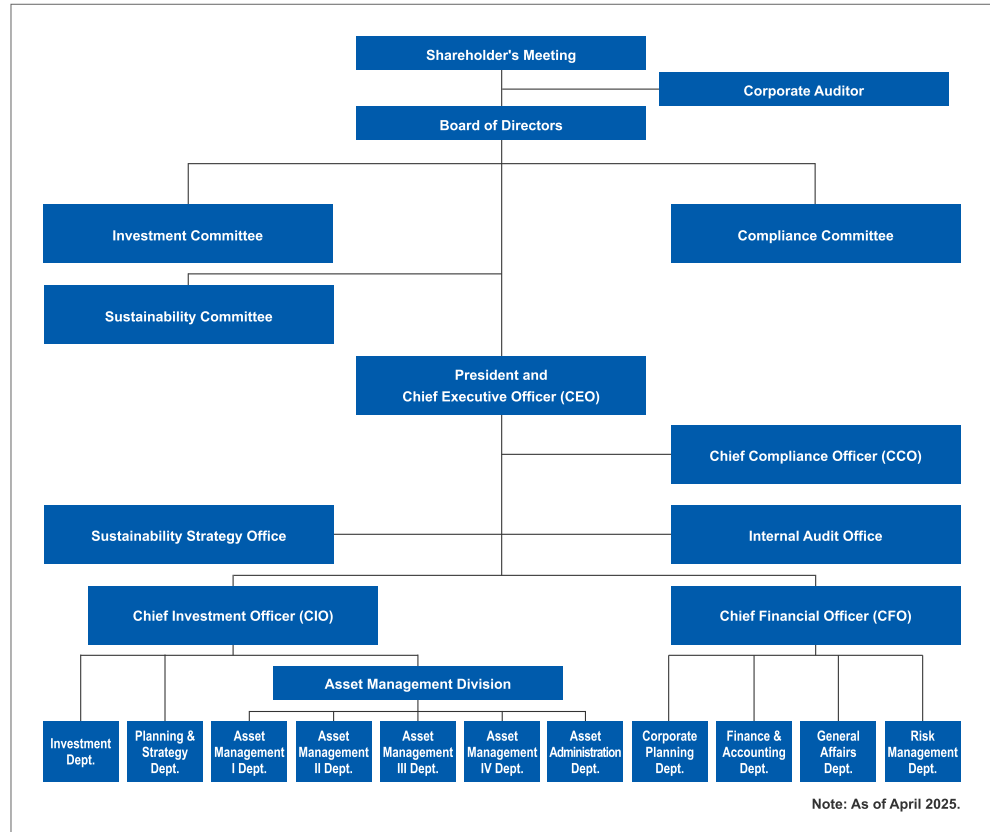
Latest Annual Remuneration

Period	Accounting Auditor	Compensation Amount
43th fiscal period (December 2024 - May 2025)	Ernst & Young ShinNihon LLC	21.3 million yen Breakdown: Auditing compensation - 18 million yen Non-auditing compensation - 3.3million yen
44th fiscal period (June 2025 - November 2025)	Ernst & Young ShinNihon LLC	18 million yen Breakdown: Auditing compensation - 18 million yen Non-auditing compensation - N/A

In accordance with the provisions of the Act on Investment Trusts and Investment Corporations, United Urban may exempt the accounting auditor from liability to the extent provided by the laws and regulations, by means of a resolution of the Board of Directors, in the event that it has acted in good faith and without gross negligence in the conduct of its duties and the exemption is considered particularly necessary in light of the facts giving rise to the liability, the status of the accounting auditor's execution of its duties, and other circumstances (Article 39 of [United Urban's Articles of Incorporation](#) ^{PDF}).

Operating Structure

United Urban entrusts the asset management of its properties to MRA pursuant to the Investment Trust Act. The operating structure of MRA is as follows.



Directors of the Board Meeting at MRA

Position	Name	Participation in Board Meetings
President and CEO	Junichi Batai	100% (16 times / 16 times)
Executive Director and CFO	Shuichi Kamizono	100% (16 times / 16 times)
Executive Director and CIO	Masayuki Takamura	100% (16 times / 16 times)
Non-executive Director	Hiroshi Tanikake	94% (15 times / 16 times)
Non-executive Director	Tsuyoshi Takagi	100% (4 times / 4 times)
Non-executive Auditor	Ryo Nagai	92% (11 times / 12 times)
Non-executive Director	Yusuke Kogo	100% (12 times / 12 times)
Non-executive Auditor	Akihiko Yamanaka	100% (16 times / 16 times)

- Note 1: MasayukiTakamura, a non-executive Director, and Hiroshi Tanikake Director and Executive Officer, CIO,and Tsuyoshi Takagi non-executive Director,resigned as June 30,2025 and Masayuki Takamura,Director and Executive Officer, CIO, and Hiroshi Tanikae, non-executive Director, and Ryo Nagai, a non-executive auditor assumed office as of July 1, 2025.
For details, please see "Notice Concerning the Change of Director and Important Employee at the Asset Management Company" dated June 11, 2025.
- Note 2: Yusuke Kogo, a non-executive director assumed office as of July 1, 2025.
For details, please see "Notice Concerning the Change of Director and Important Employee at the Asset Management Company" dated July 1, 2025.
- Note 3: Ryo Nagai, a non-executive Director resigned as of March 31, 2026 and Sen Arai, non-executive Director assumed office as of April 1, 2026.
For details, please see "Notice Concerning the Change of Director and Important Employee at the Asset Management Company" dated March 18, 2026.

Internal Control

Internal Control for Investment and Management

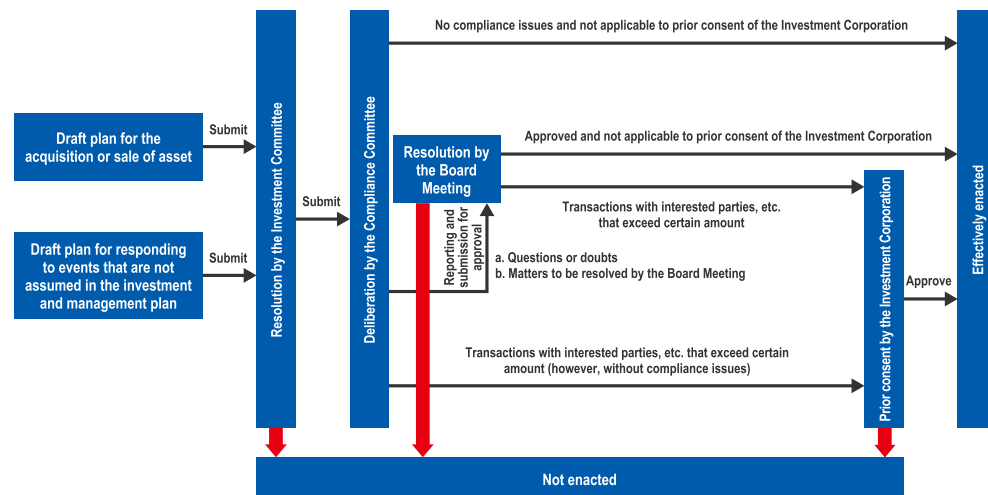
Investment Committee

Compliance Committee

Approach to Prevention of Money Laundering, Etc.

Internal Control for Investment and Management

United Urban entrusts its asset management of its properties to MRA in accordance with the Investment Trust Act. As shown in the below structure, by ensuring double and triple checks in decision-making for acquisition and disposal as well as management of assets, MRA pays full attention to transactions with its sponsor companies, etc. and other transactions that involve concerns regarding conflicts of interest.



Investment Committee

Member	Chairman (1): President & CEO, MRA Committee member (2): Non-executive Director, External expert (Attorney at Law)
Responsibility	Resolve important asset management plans and policies empowered by the Board Meeting; Deliberate matters to be resolved by the Board Meeting.
Agenda	Acquire and dispose specified properties (lands and buildings) for United Urban; Decide asset management plans for United Urban's properties
Requirements for the meeting/resolution	Attendance of the external experts and more than half of members is required. The unanimous consent of the attendees is necessary for resolution. Interest related parties on relevant subjects are to be excluded on resolution.

Compliance Committee

Member	Chairman (1): CCO, MRA Committee member (3): President & CEO, MRA, General Manager of General Affairs Department, External expert (Attorney at Law)
Responsibility	Deliberate on subjects not only on compliance but also broader matters such as professional standards and internal auditing and submit report to the board of directors in case suspicion or doubt is found
Agenda	Deliberate investment decisions from the perspective of compliance; Response to acts that are, or may prove to be, problematic from the standpoint of the law, professional standards, etc.
Requirements for the meeting/deliberation	Attendance of more than half of the members is required (Chairman or external expert must be present). In case that the external expert is absent, a separate meeting should be held in advance for comments and report for the external expert.

Approach to Prevention of Money Laundering, Etc.

MRA, the asset management company of United Urban, recognizes the importance of preventing money laundering and funding contributing to terrorism and proliferation of weapons for mass destruction (hereinafter referred to as “money laundering, etc.”), and we have stipulated regulations relating to compliance with the Act on Prevention of Transfer of Criminal Proceeds.

We contribute to the sound maintenance and development of the financial system by preventing ourselves and our customers, employees, etc. from being involved in or drawn into money laundering, etc.

Development of Internal Control System

With regard to developing an internal control system for the purpose of preventing money laundering, etc. MRA adheres to all related laws and regulations applicable to our business and performs the following actions properly for a diligent internal control:

- Developing organization/rules for preventing money laundering, etc.
- Comprehensively informing officers and employees about the importance of prevention of money laundering, etc. and the role of each individual through guidance, training, etc.
- Conducting inspections of the status of compliance with laws and regulations associated with our business, and pursuing continuous system improvement based on the inspection results

Implemented Actions

MRA complies with all applicable laws, regulations, etc. concerning the prevention of money laundering, etc.

MRA eliminates customers and transactions related to money laundering, etc.

MRA develops an appropriate system concerning the prevention of money laundering, etc. and carries out the following:

- Specification and assessment of risks in a timely and proper manner and organization adjustment based on the assessment results.
- Customer management measures such as filtering before transactions, reviews upon transactions and monitoring after transactions.
- Notification of suspicious transactions
- Addition of the anti-money laundering clause to the fixed form of lease contract.



United Urban's Compliance System	▼	MRA's Compliance System	▼
Roles of the Compliance Committee	▼	Against Conflicts of Interest	▼
Corruption Prevention	▼	Corporate Ethics	▼
Political Donation Policy	▼	Whistleblowing	▼

Marubeni REIT Advisers Co., Ltd. (MRA), an asset manager of United Urban, positions thorough compliance as a basic principle of management and sorts out the following compliance system.

United Urban’s Compliance System

United Urban is committed to legal compliance and appreciation for social norms as one of the basic principles and operates a compliance system with an emphasis of preventing conflicts of interest. Also, an outside attorney and a certified public accountant are appointed as supervisory officers of United Urban to supervise the performance of duties of the executive officer.

United Urban operates an internal management system through the Board of Directors. In the Rules of the Board of Directors of United Urban, it is stated that the Board of Directors shall convene at least once every three months. The executive officer and supervisory officers must attend the Board of Directors meeting, with the participation of MRA. And the executive officer is required to report on the performance of duties of MRA, the administrative agent and the asset custodian.

Furthermore, while the Rules of the Board of Directors states that reports on the performance of duties shall be presented at least once every three months, in practice the reports are presented monthly.

MRA’s Compliance System

MRA understands that incomplete compliance results in loss of trust of investors in the financial market and impair the management base of United Urban and MRA. Therefore, MRA sets thorough compliance as a basic principle of management. With the Board Meeting at the top, President and CEO, the Compliance Committee and Chief Compliance Officer (CCO) make various decisions regarding compliance as well as manage compliance with their rights and responsibilities.

Placing compliance as a matter of utmost importance, MRA established the Compliance Regulations that stipulate basic matters on the compliance system and management, the Compliance Manual, a handbook for employees including contract workers for implementing compliance activities, and the Compliance Program, a specific execution plan for each fiscal year. Each of these are reviewed by the Compliance Committee and resolved by the Board Meeting.

MRA understands compliance as the adherence by our officers and employees to laws, regulations and the internal rules (“laws, etc.”) and the implementation of sincere and fair corporate activities in a way that does not violate social norms.

The followings are specified as our basic policies in the Compliance Regulations.

1. MRA understands that incomplete compliance impairs our management base and thus sets thorough compliance as our basic principle of management.
2. MRA aims to attain high valuation and trust in the real estate investment trust market by promoting our compliance system.
3. MRA establishes a system for observance of laws, etc. in our asset management operations and fulfillment of responsibilities entrusted by United Urban through the Compliance Committee's multi-layered superintendent system.

Roles of the Compliance Committee

The Compliance Committee aims to promote thorough compliance of MRA in collaboration with the Board Meeting and the auditors.

The Compliance Committee avoids transactions involving conflicts of interest by reviewing transactions between United Urban and related interested parties, etc. from the perspective of abiding by laws, etc. and various procedures as well as securing compliance.

The Compliance Committee is currently comprised of four members, namely CCO (chairperson), President and CEO, the head of the General Affairs Department and one external attorney. The committee meets once a month in principle to deliberate whether or not there are any acts in MRA's management of United Urban's assets and other operations which are problematic from the perspective of compliance and how they are handled, mainly pertaining to A through C below. It is reported to the Board Meeting when necessary.

Matters resolved at the Investment Committee

The Compliance Committee examines all of the reviews conducted by the Investment Committee on investment and asset management transactions with Sponsor/Stakeholder from the perspective of compliance. If the examination shows that there is a compliance problem, the Compliance Committee promptly reports the examination results to the Board Meeting.

Response to violations of laws

The Compliance Committee convenes once a month in principle and deliberates whether or not there are any controversial acts in MRA's management of United Urban's assets and other operations from the perspective of compliance and also considers measures if there is a problem. In case that there is an act which is or may be problematic in light of laws, etc., the Compliance Committee reports to the Board Meeting.

Internal audits

MRA, the asset management company of United Urban, established the Internal Audit Regulations. Under a system which places Head of the Internal Audit Office as the head of internal audit, three types of audits are conducted; 1) regular audits in which overall internal management of subject departments is examined and evaluated; 2) follow-up audits which review the improvement status based on the results of the regular audits; 3) special audits which are implemented for specific matters that Head of the Internal Audit Office deems necessary or by special order of the President and CEO of MRA.

Regular audits review the entire operations of MRA and examine items common to all departments and items specific to individual departments. For items specific to individual departments, the compliance, effectiveness, efficiency, conformity, etc. of operations and internal control are inspected. Then, departments to be audited are selected based on the status of risks in light of the “control points table,” “risk management status list,” etc. The regular audits are implemented along a formulated audit plan for individual items are implemented after passing deliberation by the Compliance Committee and obtaining approval of the Board Meeting.

Head of the Internal Audit Office exchanges views with the audited departments on the findings of internal audits, points of concern, advice, suggestions for improvement and measures to be taken, etc. Then Head of the Internal Audit Office compiles the audit results and reports to MRA's President and CEO as well as the MRA's Board Meeting after the deliberation by the MRA's Compliance Committee.

Number of Departments Targeted by Regular Audits

Fiscal 2018	Fiscal 2019	Fiscal 2020	Fiscal 2021	Fiscal 2022	Fiscal 2023	Fiscal 2024	Fiscal 2025
Audited departments: 8	Audited departments: 6	Audited departments: 4	Audited departments: 5	Audited departments: 0	Audited departments: 4	Audited departments: 4	Audited departments: 4
Total departments: 13	Total departments: 13	Total departments: 13	Total departments: 13	Total departments: 13	Total departments: 13	Total departments: 14	Total departments: 14

Against Conflicts of Interest

MRA abides by a set of regulations stipulated by the Investment Trust Act and sets internal rules on transactions between United Urban and the sponsor group and other conflicts of interest and operates a system of investigation across organization.

For the purpose of preventing damage to United Urban's interests in transactions between United Urban and the sponsor group, MRA formulates the Investment Committee Rules on Transactions with the sponsor group as internal rules for avoiding conflicts of interest. The Investment Committee Rules on Transactions with the sponsor group prohibits unnecessary transactions with the sponsor group that harm the interest of United Urban. Also, in the case of transactions with the sponsor group including acquisition or disposal of real estate, etc., approval from the Investment Committee and examination by the Compliance Committee are required. And if it is deemed that there is or may be a compliance problem, the approval of the Board Meeting is required to proceed. In the process of approval, strict measures to prevent transactions with a conflict of interest are set. More specifically, external professionals are to participate in the Investment Committee and the Compliance Committee, and committee members who have a conflict of interest are to be excluded from the process.

Corruption Prevention

Anti-Corruption Policy

MRA, as a member of the Dai-ichi Life Marubeni Real Estate (hereinafter "DMRE") group, is committed to practicing compliance. DMRE is the holding company of the DMRE group, funded by Marubeni Corporation and Dai-ichi Life Group Inc., and MRA conducts its business operations by deeply inheriting the compliance policies and high ethics advocated by both investing companies.

As stipulated in the "Fundamental Behaviors" of the DMRE Group Code of Conduct, MRA strictly complies with laws and regulations and does not engage in any inappropriate entertainment or gift-giving that could cause suspicion or distrust in society. Additionally, in accordance with the global compliance standards of both investing companies, MRA strictly prohibits bribery of public officials both domestically and internationally, as well as aiding or participating in conspiracies by other businesses. To thoroughly manage bribery risks, MRA distributes the "Anti-Bribery Policy" to business partners, requests cooperation in due diligence, and ensures thorough compliance with laws prohibiting corruption.

Corruption Prevention Management System

Based on the DMRE Code of Conduct, we are also implementing the following initiatives at MRA:

1. Clear declaration of policies prohibiting bribery and corruption.
2. Establishment of criteria for evaluating bribery risks and management of bribery risks according to evaluation results of cases, etc.
3. Conducting due diligence from the perspective of bribery prevention when engaging business partners.
4. Conclusion of contracts with business partners that include anti-bribery clauses.
5. Strict management of entertainment, gifts, invitations, donations, etc.
6. Implementation of monitoring related to bribery prevention.
7. Establishment and dissemination of internal reporting and consultation channels in accordance with the DMRE Group framework to address serious compliance violations and bribery.
8. Regular training related to bribery prevention.

Additionally, based on the "Internal Audit Regulations," an internal audit plan is formulated. Through on-site audits and risk-based individual item audits, efforts are made to early detect risks inherent in operations, including violations of laws and regulations and fraudulent transactions as an investment management operator, as well as to prevent violations of laws and regulations in advance. The formulation status of the internal audit plan and internal audit results are reported promptly to the board of directors, and improvement plans, etc., are implemented in response to risks related to fraudulent transactions.

Corporate Ethics

Training on Corporate Ethics and Expertise Needed by the Asset Management Company

In accordance with the DMRE Group Code of Conduct, it is a basic policy that all officers and employees think and act based on "principle-based" principles. Compliance is positioned not merely as legal compliance but as the "practice of corporate ethics to meet the expectations of customers, society, and the company," and we work on our daily tasks with this mindset.

To thoroughly instill these principles, all MRA employees (including contract employees) undergo compliance training at least once a year under the direction of the MRA's President and CEO, aimed at fostering understanding of the DMRE Group Code of Conduct, the corporate philosophies of both investing companies, and their anti-bribery policies.

After the training, all employees annually pledge to the President and CEO of MRA to comply with the Code of Conduct and various compliance regulations, ensuring thorough adherence.

Furthermore, independently at MRA, comprehensive supervisory guidelines required for financial instruments business operators as a UUR asset management company, prevention of conflict of interest transactions, customer-oriented business operations, and insider trading regulations are entrusted to external organizations and instructors with expertise, and training tailored to employees' positions and job content is conducted every year.

Corporate Ethics, Responsibility and Incidence Response of the Management Team

For a sound management of operations, MRA sets the Rules for Handling Misconduct, Clerical Errors, etc. It stipulates a uniform standard for processing misconduct by officers and employees, acts which violate or may violate laws, etc. (including the rules of the Investment Trusts Association, Japan, rules of the financial instruments exchange on which United Urban's investment units are listed, the Articles of Incorporation of United Urban, the internal rules, etc.), clerical errors, complaints and other matters that may lead to management risks and reputational risks for MRA and United Urban.

CCO reports misconduct, clerical errors, etc. to the Compliance Committee and the Board Meeting when necessary. CCO compiles incidents of misconduct, clerical errors, etc. to present periodic reports to the Compliance Committee at least once a year. Also, CCO manages the process from reception of an incident report to its resolution, periodically monitors the implementation of preventative measures and reports the status to the Compliance Committee and, when necessary, MRA's President and CEO.

Political Donation Policy

MRA complies with the Board Meeting's stipulation on corporate activities that donations and contributions relating to political activities must not be made to political parties or political fundraising organizations.

Amount of Political Contributions/Recipients of Contributions
MRA has not made any political contributions.

Whistleblowing

Point of contact for whistleblowers

MRA has multiple points of contact which are available for all of our employees and our partner companies. Each system provides comprehensive whistleblowing/consultation to prevent corruption and bribery as well as organized crime including money laundering and terrorism, etc., and to impede violations of the law or internal regulations. They also handle work- or workplace-related troubles or inquires, including power harassment and sexual harassment. The contact information for each consultation system is widely circulated by publishing it on the company intranet.

Response and Corrective Measures Following Reports

When reports or consultations are received, our company, in principle, promptly initiates an investigation to confirm the facts and takes appropriate action based on the content. Based on the results of the investigation, we implement corrective measures and have established a system to conduct "effectiveness verification" to ensure that the corrective measures are actually functioning, so that the response does not end as a one-time event. Through this, we aim to achieve substantial and continuous improvement, rather than merely formal responses.

When it is possible to provide feedback to the person who made the consultation regarding the progress and results of the investigation, we strive to operate with transparency and reliability by providing information as appropriate. Additionally, if the investigation reveals violations of laws or regulations, we have established internal rules to take disciplinary action based on the work rules and respond appropriately to ensure correction and prevention of recurrence.

Preventive measures for problems raised from the whistleblowing systems

As a preventive measure for problems raised using whistleblowing systems, MRA management-level employees are appointed as Compliance Officers who oversee the inspection, coordination, and thorough implementation of compliance items relating to matters under the jurisdiction of each department. In addition to promoting compliance in each department, the Compliance Officers share information about examples of legal violations or paperwork-related errors that occur in each department.

MRA has also formulated the Compliance Manual comprising the basic details of the laws to be followed and the compliance activities to be taken. To promote understanding of the Compliance Manual, MRA creates a compliance program once per fiscal year as a rule, which serves as a specific implementation plan for achieving compliance and will be revised if necessary. In addition, education activities for officers and employees are conducted about MRA's business environment, the laws to be observed, preventive measures and actions taken if a violation of the law occurs.

Internal regulations set out what behavior corresponds to power harassment or sexual harassment, the company's stance that power harassment and sexual harassment are issues that should be eradicated and how cases are handled if harassment does occur (e.g. consideration of privacy). They are posted on the company's intranet so that MRA's officers and employees may consult them at any time.

Library





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Environment

Environment Certification Coverage

	Period	Unit	2018	2019	2020	2021	2022	2023	2024	2025
Gloss floor area based	as of Dec.	%	52.5	58.5	62.9	68.5	73.3	80.1	89.7	85.3
No. of properties based	as of Dec.	%	39.8	46.2	50.4	55.5	60.6	68.2	72.0	67.9

Energy Consumption & CO₂ Emissions

	Period	Unit	2014	2015	2016	2017	2018	2019	2020	2021
No. of properties monitored	from Apr. to Mar.	Property	69	74	71	72	71	74	72	125
Electricity usage	from Apr. to Mar.	GJ	1,133,104	1,168,739	1,239,085	1,254,262	1,336,657	1,331,084	1,120,686	2,139,553
Gas usage	from Apr. to Mar.	GJ	136,440	122,683	154,803	165,330	170,936	165,093	125,882	280,216
Steam usage	from Apr. to Mar.	GJ	-	-	-	-	-	-	-	37,946
CO ₂ emission - Scope 1	from Apr. to Mar.	1,000t-CO ₂	7	6	8	8	9	8	6	3
CO ₂ emission - Scope 2	from Apr. to Mar.	1,000t-CO ₂	60	62	66	61	64	63	47	35
CO ₂ emission - Scope 3	from Apr. to Mar.	1,000t-CO ₂	-	-	-	-	-	-	-	71
	Period	Unit	2022	2023	2024	2025				
No. of properties monitored	from Dec. to Nov.	Property	132	133	129	135				
Electricity usage	from Dec. to Nov.	GJ	2,223,466	2,403,915	2,357,041	2,138,875				
Gas usage	from Dec. to Nov.	GJ	299,916	270,845	286,605	268,903				
Steam usage	from Dec. to Nov.	GJ	42,606	57,125	107,666	82,235				
CO ₂ emission - Scope 1	from Dec. to Nov.	1,000t-CO ₂	3	3	3	3				
CO ₂ emission - Scope 2	from Dec. to Nov.	1,000t-CO ₂	30	15	12	12				
CO ₂ emission - Scope 3	from Dec. to Nov.	1,000t-CO ₂	82	99	107	109				

Note: Data coverage refers to the [SASB Report](#).

Note: Aggregated data of all properties (excluding land) from FY2021 (April 2021-March 2022).

Note: Obtained [the Independent Assurance Statement \(based on a limited assurance of data\)](#)  by a third party, Sustainability Accounting Co., Ltd.

Water Usage

	Period	Unit	2014	2015	2016	2017	2018	2019	2020	2021
No. of properties monitored	from Apr. to Mar.	Property	60	63	95	105	109	118	116	121
Water usage	from Apr. to Mar.	1,000m ²	613	623	1,394	1,518	1,598	1,699	1,209	1,886
	Period	Unit	2022	2023	2024	2025				
No. of properties monitored	from Dec. to Nov.	Property	126	128	123	131				
Water usage	from Dec. to Nov.	1,000m ²	2,320	2,877	3,534	2,260				

Note: Data coverage refers to the [SASB Report](#).

Note: Aggregated data of all properties (excluding land) from FY2021 (April 2021-March 2022).

Note: Obtained [the Independent Assurance Statement \(based on a limited assurance of data\)](#)  by a third party, Sustainability Accounting Co., Ltd.

Waste

	Period	Unit	2016	2017	2018	2019	2020	2021
No. of properties monitored	from Apr. to Mar.	Property	68	70	70	70	77	82
Non-hazardous waste	from Apr. to Mar.	t	8,177	8,798	9,203	9,473	6,602	7,918
Hazardous waste	from Apr. to Mar.	t	0	0	0	0	0	0
Recycling ratio	from Apr. to Mar.	%	51.3	48.6	48	45.4	51.2	40.9
Incineration ratio	from Apr. to Mar.	%	45	45.2	49.1	49.1	44.3	33
Landfill ratio	from Apr. to Mar.	%	3.7	6.1	2.9	5.4	4.5	2
Others (handling method unaccounted)	from Apr. to Mar.	%	-	-	-	-	-	24
	Period	Unit	2022	2023	2024	2025		
No. of properties monitored	from Dec. to Nov.	Property	75	80	70	89		
Non-hazardous waste	from Dec. to Nov.	t	6,079	5,099	6,070	6,881		
Hazardous waste	from Dec. to Nov.	t	108	108	48	19		
Recycling ratio	from Dec. to Nov.	%	26.5	31.2	30.6	34.0		
Incineration ratio	from Dec. to Nov.	%	33.4	46.4	46.6	51.9		
Landfill ratio	from Dec. to Nov.	%	5.3	9.2	10.1	4.7		
Others (handling method unaccounted)	from Dec. to Nov.	%	32.7	11.3	12.6	8.8		

Note: Aggregated data of all properties (excluding land) from FY2021 (April 2021-March 2022).

Note: Obtained [the Independent Assurance Statement \(based on a limited assurance of data\)](#)  by a third party, Sustainability Accounting Co., Ltd.

Society

Employees at MRA

		2018	2019	2020	2021	2022	2023	2024	2025
Full-time Officers & Employees (Note 1)	Male	43	43	46	47	48	48	47	46
	Fixed-term employees	0	1	3	2	3	2	0	0
	Female	30	32	34	38	38	37	36	35
	Fixed-term employees	0	1	0	1	0	0	3	3
	Female ratio	41.1%	42.7%	42.5%	44.7%	44.2%	43.5%	45.0%	44.9%
	All	73	75	80	85	86	85	83	81
	Fixed-term employees	0	2	3	3	3	2	3	3
Employees who took maternity/childcare leaves (Note 2)		3	1	3	2	2	2	5	1
Employees who opted for shorter work hours (Note 2)		3	7	5	3	4	4	5	4
Turnover (Note 3)		9	3	3	3	7	8	8	5
Turnover ratio (Note 4)		12.3%	4.0%	3.8%	3.5%	8.1%	9.4%	9.6%	6.2%
Managers (Note 5)	Male	33	27	26	28	24	25	24	25
	Female	8	8	9	10	7	7	6	5
	All	41	35	35	38	31	32	30	30
New employees (Note 6)	Male	6	9	7	2	2	6	5	2
	Female	2	2	4	4	4	2	3	1
	All	8	11	11	6	6	8	8	3
Average years of service	Male	5.2	4.6	5.2	6.1	6.7	6.1	6.7	7.7
	Female	6.6	7.1	9.0	8.0	8.4	8.8	9.3	10.8
	All	5.8	5.7	6.8	6.9	7.5	7.3	7.9	9.3
Usage of paid leaves per year per employee	(No. of days)	12.1	12.7	9.8	12.8	12.9	14.8	13.4	12.6
	(Ratio)	65.6%	70.2%	53.7%	69.4%	72.4%	74.5%	73.4%	67.3%

		2018	2019	2020	2021	2022	2023	2024	2025
Distribution of age group (Note 7)	Under 30	2.7%	1.4%	5.4%	10.0%	8.3%	9.3%	11.3%	3.8%
	Aged 30 to under 50	79.5%	80.8%	75.7%	72.5%	72.7%	66.3%	66.3%	71.8%
	Over 50	17.8%	17.8%	18.9%	17.5%	19.0%	24.4%	26.3%	24.4%
Foreign employees (Note 7)	Male	0	0	0	0	0	0	0	0
	Female	1	1	1	1	1	1	1	1
	All	1	1	1	1	1	1	1	1
Directors, exclusive of auditors, inclusive of non-executives (Note 7)	Male	5	5	5	5	5	5	5	6
	Female	0	0	0	0	0	0	0	0
	All	5	5	5	5	5	5	5	6

Note 1: Full-time officers and employees. As of the end of March every year. Aggregate method of the fixed-term employees was changed in 2021.

Note 2: Number of employees who are taking as of the end of March every year.

Note 3: Total numbers from April to March every year; exclusive of leaves due to retirement age or end of transfer assignment.

Note 4: Turnover rate = Total # of turnover for a subject fiscal period÷ # of all full-time officers and employees as of the end of March every year.

Note 5: Chief Manager and above.

Note 6: From April to March every year.

Note 7: As of the end of March every year.

Participation Records of Training Programs

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Average hours participated in training programs per officer or employee (April to March of every year)	7.8	11.7	13.3	13.1	6.0	12.5	12.9	16.4	8.6	12.8
Ratio of officers and employees participated in professional training programs (January to December of every year)	88.8%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Ratio of officers and employees participated in training programs focused on sustainability (January to December of every year)	32.5%	40.8%	100%	100%	100%	100%	100%	100%	100%	100%

Note: From January to December every year, except average hours participated in training programs per employee (April to March every year).

Engagement Survey

	2018	2019	2020 ^(Note)	2021	2022	2023	2024	2025
Survey period	November 2018	November 2019	January 2020	September 2021	September 2022	September 2023	September 2024	September 2025
Survey group (All employees including contract workers, etc., excluding those who take temporary leaves, etc.)	58	63	79	81	77	80	76	78
Effective response rate	94.8%	96.8%	100%	98.7%	100%	100%	100%	100%
Overall satisfaction / Satisfaction ratio (5-point scale / %)	3.1	3.3/3.2	3.4/3.3	3.4/3.4	3.3/3.2	3.4/3.1	3.4/3.1	63.7%
Employees who had a performance feedback and a career consultation with their superiors	100%	100%	100%	100%	100%	100%	100%	100%

Note: Starting from fiscal year 2025, due to a change in the survey company conducting employee satisfaction surveys, the display method for overall satisfaction has been changed from the conventional "5-point scale" to a "% (percentage)" display.

Governance

Board of Directors of United Urban

Position	Name	Gender	Chairperson	Independent officer (Note 1)	Experience & Expertise (Note 2)					Qualification	Annual compensation (JPN thousand)	Attendance in Board of Directors meeting (43th FP & 44th FP)	No. of investment units owned
					Corporate management/ management strategy	Real estate investment/ management	Finance & Accounting	Auditing & Risk management	Legal affairs & Compliance				
Executive officer	Kenmin Asatani	Male	○	-	○	○	○	○		-	12,000	100% (16 times / 16 times)	0 units
Supervisory officers	Kenichiro Okamura	Male		○	○		○	○		Certified public accountant Certified tax accountant US certified public accountant	4,200	100% (16 times / 16 times)	0 units
	Fumi Shimizu	Female		○				○	○	Lawyer	4,200	-	0 units

Please follow the link below for career summaries of each officer.
[Career summary of officers of United Urban](#)


Note 1: In the above table, “Independent officer” refers to supervisory officers who are not in conflict with the Investment Trust Act’s standards on independence from the executive officer, the Asset Management Company, etc. Furthermore, since United Urban does not fall under the category of a “Listed domestic company” as stipulated by the Tokyo Stock Exchange’s rules on the listing of securities, it is not required to secure an “Independent Officer” as stipulated in said rules and so an “Independent directors/Auditors notification” as stipulated in the rules has not been submitted. Nonetheless, as indicated in the table, persons who are not in conflict with the Investment Trust Act’s standards on independence from the executive officer, the Asset Management Company, etc. are selected for United Urban’s supervisory officers.

Note 2: “Experience & Expertise” in the table indicates the relatively notable experience and expertise of each officer and does not show all of the experiences and abilities of the officers.

Note 3: Kumiko Sekine retired as an audit officer effective January 13, 2026, with an attendance record of 16 out of 16 meetings in the most recent two terms (the 43rd and 44th terms). Additionally, Fumi Shimizu was appointed as an audit officer effective January 13, 2026.

Compensation for Accounting Auditor of United Urban

	Unit	43th FP (May 2025)	44th FP (Nov. 2025)
Auditing compensation	JPN thousand	18,000	18,000
Non-auditing compensation	JPN thousand	3,300	0
Total	JPN thousand	21,300	18,000

Directors of the Board Meeting at MRA

Position	Name	Participation in Board Meetings
President and CEO	Junichi Batai	100% (16 times / 16 times)
Executive Director and CFO	Shuichi Kamizono	100% (16 times / 16 times)
Executive Director and CIO	Masayuki Takamura	100% (16 times / 16 times)
Non-executive Director	Hiroshi Tanikake	94% (15 times / 16 times)
Non-executive Director	Tsuyoshi Takagi	100% (4 times / 4 times)
Non-executive Auditor	Ryo Nagai	92% (11 times / 12 times)
Non-executive Director	Yusuke Kogo	100% (12 times / 12 times)
Non-executive Auditor	Akihiko Yamanaka	100% (16 times / 16 times)

Note 1:

MasayukiTakamura, a non-executive Director, and Hiroshi Tanikake Director and Executive Officer, CIO,and Tsuyoshi Takagi non-executive Director,resigned as June 30,2025 and Masayuki Takamura,Director and Executive Officer, CIO, and Hiroshi Tanikae, non-executive Director, and Ryo Nagai, a non-executive auditor assumed office as of July 1, 2025.

For details, please see "Notice Concerning the Change of Director and Important Employee at the Asset Management Company" dated June 11, 2025,

PDF

Note 2:

Yusuke Kogo, a non-executive director assumed office as of July 1, 2025.

For details, please see "Notice Concerning the Change of Director and Important Employee at the Asset Management Company" dated July 1, 2025,

PDF

Note 3:

Ryo Nagai, a non-executive Director resigned as of March 31, 2026 and Sen Arai, non-executive Director assumed office as of April 1, 2026.

For details, please see "Notice Concerning the Change of Director and Important Employee at the Asset Management Company" dated March 18, 2026,

PDF

No. of Departments Targeted by Regular Audits

	2018	2019	2020	2021	2022	2023	2024	2025
Audited departments	8	6	4	5	0	4	4	4
Total departments	13	13	13	13	13	13	14	14

Note:

From April to March.

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Environment Certification Coverage (Details) ▼	List of properties with environmental certifications ▼
GRESB Survey ▼	DBJ Green Building Certification ▼
CASBEE for Real Estate ▼	BELS and ZEB Certification ▼
Eco-Action 21 ▼	Inclusion in the MSCI Japan ESG Select Leaders Index ▼
CDP Participation in climate change programs ▼	

Environment Certification Coverage (Details)

In order to enhance the objectivity and credibility of the status of environmental and social considerations of properties owned by United Urban, the initiatives to acquire external certification and ratings assigned by third parties are underway. UUR has set a new medium-term target from June 2024 to May 2027, we have set a new goal of maintaining an environmental certification coverage rate of 80% or higher (based on total floor area).

	Number of properties		Total floor area	Percentage of total floor area
DBJ Green Building	★★★★★	3	120,751.82m ²	
	★★★★☆	19	461,734.76m ²	
	★★★☆☆	17	516,442.34m ²	
	Subtotal	39	1,098,928.92m ²	45.9%
CASBEE for Real Estate	★★★★★	19	380,350.77m ²	
	★★★★☆	28	372,166.16m ²	
	★★★☆☆	2	52,173.43m ²	
	Subtotal	49	804,690.36m ²	33.6%
BELS	★★★★★	9	75,756.95m ²	
	★★★★☆	5	30,593.49m ²	
	★★★☆☆	15	120,471.98m ²	
	★★☆☆☆	16	260,016.18m ²	
	Subtotal	45	486,838.60m ²	20.3%
LEED	GOLD	1	5,093.61m ²	
	Subtotal	1	5,093.61m ²	0.2%
Environmental certifications	Total	134	1,593,369.12m ²	89.6%

Note: As of the end of May 2026.The target is 134 properties excluding properties with leasehold interest.

- The total is calculated by adjusting the number of properties and floor space that have acquired the above certification twice.

List of properties with environmental certifications

Property No.	Property Name	DBJ Green Building Certification	CASBEE for Real Estate	BELS	LEED
A4	Luz Funabashi		★★★★★		
A6	Luz TENJIN LUCE	★★★			
A7	Tecc LAND Sakai Honten			★★★	
A10	ACTIOLE Minami-ikebukuro		★★★★		
A11	ACTIOLE Machida		★★★★★		
A15	UUR Shinsaibashi Building	★★★★			
A20	Albore Sendai		★★★★★		
A21	Mallage Kashiwa	★★★★	★★★★★		
A23	CiINA CiINA Owariasahi	★★★			
A24	Yokohama Kariba Shopping Center			★★★★	
A26	ACTIOLE Ichikawa		★★★★		
A29	Yodobashi Camera Multimedia Kichijoji	★★★			
A30	Kaden Sumairu-kan YAMADA Matsudo Honten			★★★	
A31	Luz Fukuoka Tenjin	★★★	★★★★		
A36	Granbell Ginza Building		★★★★		
A38	Luz Shonan Tsujido	★★★★			
A40	KURURU	★★★★			
A41	K's Denki Nagoya-kita			★★★★★	
A46	MALera Gifu	★★★★★			
A48	AEON TOWN Moriya	★★★★			
B1	T&G Hamamatsucho Building		★★★★★		
B3	Fukuoka Eartheon Building		★★★★		
B4	Kojimachi Center Place		★★★★★		
B6	Shin-Osaka Central Tower	★★★★	★★★★		
B8	UUR Toyocho Building		★★★★★		
B9	FOUR SEASONS BLDG			★★★★	
B11	Pacific Marks Shinjuku Parkside	★★★	★★★★★		
B13	Pacific Marks Tsukishima		★★★★		
B14	Pacific Marks Yokohama East		★★★★★		
B17	Akasaka Hikawa Building		★★★★★		
B20	Pacific Marks Akasaka-mitsuke		★★★★		
B22	Pacific Marks Shin-Yokohama		★★★★★		

Property No.	Property Name	DBJ Green Building Certification	CASBEE for Real Estate	BELS	LEED
B25	Pacific Marks Kawasaki	★★★		★★★	
B26	Hamamatsucho 262 Building		★★★★		
B27	Lila Hijirizaka		★★★★★		
B31	Pacific Marks Nishi-Umeda		★★★★		
B32	Pacific Marks Higobashi		★★★★★		
B35	Pacific Marks Sapporo Kita-Ichijo		★★★★		
B36	Shin-Sapporo Center Building		★★★★		
B37	ARENA TOWER		★★★★	★★	
B38	Yushima First Building		★★★★		
B40	GRAND-SQUARE Shin-Sakae			★★★	
B41	GRAND-SQUARE Meieki-minami		★★★★★		
B42	Shiba 520 Building		★★★★		
B43	Hirose-dori SE Building		★★★★	★★	
B44	SS30	★★★	★★★★★		
B45	LOOP-X		★★★★		
B45	LOOP-M			★★★	
B46	Toranomon Hills Mori Tower		★★★★★		
B47	Toranomon PF Building		★★★★		
B48	UUR Kyobashi East Building	★★★★		★★★	
B50	OSAKA BAY TOWER (office sections)	★★★			
B50	OSAKA BAY TOWER (retail sections)	★★★★			
B51	Toranomon Hills Business Tower			★★★★★	GOLD
C1	Shinjuku Washington Hotel Honkan	★★★★	★★★★	★★	
C2	Toyoko Inn Shinagawa-eki Takanawa-guchi			★★	
C3	MZ BLD.	★★★		★★	
C4	HOTEL ROUTE-INN Yokohama Bashamichi			★★★	
C5	Hotel JAL City Naha	★★★		★★	
C6	UUR Yotsuya Sanchoe Building	★★★			
C7	Yotsuya 213 Building	★★★★		★★★★★	
C9	Comfort Inn Tokyo Roppongi			★★★	
C10	Toyoko Inn Kawasaki Ekimae Shiyakusho-dori			★★★★	
C12	Toyoko Inn Naha Kokusai-dori Miebash-eki			★★★	
C13	Loisir Hotel & Spa Tower Naha Main Building	★★★			
C13	Loisir Hotel & Spa Tower Naha the Annex	★★★		★★★★★	

Property No.	Property Name	DBJ Green Building Certification	CASBEE for Real Estate	BELS	LEED
C14	Royal Pines Hotel Urawa	★★★★		★★	
C15	RIHGA Royal Hotel Kokura・ARUARU City (Hotel)	★★★★★	★★★★★		
C15	RIHGA Royal Hotel Kokura・ARUARU City (Office, Parking)			★★	
C15	RIHGA Royal Hotel Kokura・ARUARU City (Retail)		★★★★★		
C15	RIHGA Royal Hotel Kokura・ARUARU City (Parking)		★★★★★		
C16	Comfort Inn Fukuoka Tenjin			★★★	
C17	Henn na Hotel Tokyo Hamamatsucho			★★★★	
C18	Hotel Hewitt Koshien Main Building	★★★★			
C18	Hotel Hewitt Koshien New Building	★★★★		★★★★	
C19	Smile Hotel Premium Sapporo Susukino	★★★		★★★★★	
C20	the square hotel KANAZAWA			★★★	
D10	UUR Court Sapporo Kita-Sanjo		★★★★	★★	
D18	MA Sendai Building	★★★★	★★★★		
D23	UUR Court Kinshicho	★★★★★	★★★★	★★	
D24	UUR Court Sapporo Minami-Sanjo Premier Tower	★★★★	★★★		
D26	Glenpark Umeda-kita	★★★★	★★★★		
D29	Chatle Otemachi Building S		★★★★	★★	
D29	Chatle Otemachi Building N		★★★★	★★	
D30	GRAN FONTE		★★★★		
E1	Lilycolor Tohoku Branch			★★★	
E3	Tsubogawa Square Building		★★★★		
E5	Logistics Higashi-Ohgishima	★★★	★★★		
E6	MT Ariake Center Building I&II			★★	
E8	Shin-Narashino Logistics Center	★★★★		★★★	
E9	Kawagoe Logistics Center	★★★	★★★★	★★	
E11	Shin-Narashino Logistics Center II	★★★★		★★	
E12	Yoshikawa Logistics Center	★★★★		★★★★★ (ZEB Ready)	
E13	Musashimurayama Logistics Center			★★★	
E16	Kobe Toyahama Logistics Center			★★★★★ (ZEB Ready)	
E17	REDWOOD Narita Distribution Centre			★★★	
E18	Kazo Logistics Center I・II			★★★★★	
E20	Granda Miyanomori			★★	
E21	KIC Sayama Hidaka Distribution Center	★★★★		★★★★★ (ZEB Ready)	

GRESB Survey

Overview of the GRESB

GRESB, the Global Real Estate Sustainability Benchmark, is an annual benchmarking assessment to measure ESG integration of real estate companies and funds. It was founded in 2009 by a group of European institutional investors who played leading roles in launching Principles for Responsible Investment (PRI) advocated by the United Nations as the core group and is utilized in their investment decision-making processes.

GRESB Real Estate Assessment

In the 2025 GRESB Real Estate Assessment, United Urban received a “4 Stars” in GRESB Rating, which is based on GRESB Overall Score and its quintile position relative to global participants.

United Urban also won a “Green Star” designation for the eleventh consecutive year by achieving high performance both in “Management Component” that evaluates policies and organizational structure for ESG promotion, and “Performance Component” that assesses environmental performance and tenant engagement of properties owned.



GRESB Public Disclosure Level Assessment

The highest “A” level was granted to United Urban for the eighth consecutive year. Its accomplished disclosure of information regarding ESG initiatives were evaluated.

United Urban continues to implement its initiatives for the environmental, social, governance issues going forward.



DBJ Green Building Certification

DBJ Green Building Certification Program was established by Development Bank of Japan Inc. in April, 2011 for the purpose of supporting the properties which give proper care to environment and society (“Green Building”). The program evaluates, certifies and supports properties which are required by society and economy. It makes comprehensive assessment of properties, while evaluating various factors which range from properties’ environmental features to their communication with stakeholders, such as disaster prevention and proper care for surrounding communities.

[▶ For more details, please refer to the website of DBJ Certification.](#)


CASBEE for Real Estate

“CASBEE (Comprehensive Assessment System for Built Environment Efficiency)” is a system for assessing and rating the environmental performance of buildings and built environment, which is being developed and penetrated in Japan, under the leadership of the Ministry of Land, Infrastructure, Transport and Tourism.

CASBEE for Real Estate was developed with an intention to be widely used among property market participants, and its assessment criteria are designed to use by person engaged in real-estate development and transaction. The assessment items consist of five categories, namely “energy/GHG,” “water,” “materials/safe,” “biodiversity/sustainable site,” and “indoor environment” with 21 assessment items. Taking into account international common items advocated by UNEP SBCI (The United Nations Environment Programme - Sustainable Building and Climate Initiative), the same items as environmental performance items, which have received attention from domestic and foreign companies, are considered.

BELS and ZEB Certification

“Building-housing Energy-efficiency Labeling System (BELS)” is a third-party certification system for rating residential and non-residential buildings fulfilling the obligation to make efforts for labeling of energy efficiency under the Building Energy Efficiency Act (official name: Act on the Improvement of Energy Consumption Performance of Buildings). The assessment is on the basis of the Building Energy Index (BEI) value derived from primary energy consumption based on the building energy efficiency standards provided by the Japanese government.

The assessment and labeling based on BELS is implemented by assessment association members, which are those “registered housing quality evaluation agencies,” “designated confirmation and inspection bodies” or “registered building investigation bodies” that have submitted notification as an organization implementing BELS operations. The evaluation results are indicated by the number of stars (0-4) for houses without renewable energy facilities, and by the number of stars (0-6) for houses with renewable energy facilities and non-residential facilities.

ZEB (Net Zero Energy Building) refers to a building designed to achieve a balance of zero annual primary energy consumption while maintaining a comfortable indoor environment. Depending on the achievement status of zero energy in the BELS evaluation system, the ZEB series are defined into four stages: ZEB (Zero Energy Building),Nearly ZEB, ZEB Ready, and ZEB Oriented.



Eco-Action 21

Eco-Action 21 is a Japanese environmental management system (EMS) formulated by the Ministry of the Environment, a framework designed to enhance the effectiveness of environmental initiatives and improve corporate value. It establishes methods so called PDCA cycle for organizations and businesses to voluntarily engage in continuous improvement of environmental performance. In November 2025, UUR acquired Eco-Action 21 certification for a portfolio of 133 properties*.

* All properties in the portfolio excluding properties with leasehold interest at the time of application



Inclusion in the MSCI Japan ESG Select Leaders Index

Outline of the MSCI Japan ESG Select Leaders Index (hereinafter referred to as the "Index")

The Index is composed of companies with high ESG performance selected from the constituent companies in the MSCI Japan IMI Index. The Index is reviewed in May and November every year based on ESG ratings by MSCI Inc. (MSCI), market capitalization and others.

Background to the Addition to the Constituents and Impact on United Urban

Upon the recent review in May this year, United Urban has been newly selected as a constituent of the Index under the real estate sector.

We believe that the addition to the constituents of the Index will contribute to further broadening the investor base of United Urban and improving the liquidity of investment units.

2024
CONSTITUENT MSCI JAPAN
ESG SELECT LEADERS INDEX

The Inclusion of United Urban Investment Corporation in any MSCI Index, and The use of MSCI logos, trademarks, service marks or Index names herein, do not constitute a sponsorship, endorsement or promotion of United Urban Investment Corporation by MSCI or any of its affiliates. The MSCI Index are The exclusive property of MSCI. MSCI and The MSCI Index names and logos are trademarks or service marks of MSCI or its affiliates.

MSCI ESG Ratings

The Company has been awarded "AA," which is the selection criterion for this index.



CDP Participation in climate change programs

CDP Climate change assessment

CDP is a non-governmental organization (NGO) managed by a UK charity which operates a global disclosure system for investors, companies, countries, regions and cities to manage their own environmental impacts. Since 2003, CDP has been sending annual questionnaires to companies and local governments worldwide to disclose information on greenhouse gas emissions and risks and opportunities associated with climate change, encouraging climate-related disclosure and action through their responses. CDP evaluates and scores organizations' efforts to address climate change issues and their disclosure status based on the responses to these questionnaires. CDP assessment is broken down to nine levels: leadership-level (A, A-), management-level (B, B-), awareness-level (C, C-), disclosure-level (D, D-), and non-response (F). UUR has been participating in the CDP assessment program since 2023 and has received a "B" rating in 2025.





SUSTAINABILITY-RELATED DISCLOSURE

INTEGRATION OF SUSTAINABILITY RISKS IN THE INVESTMENT DECISIONS, AND THE IMPACT OF SUCH RISKS ON THE RETURNS OF UNITED URBAN (SFDR ARTICLE 6 DISCLOSURE)

REMUNERATION AND SUSTAINABILITY RISKS (SFDR ARTICLE 5 DISCLOSURE)

SFDR Principal Adverse Impact Statement

PDF

SUSTAINABILITY-RELATED DISCLOSURE

Product Name: United Urban Investment Corporation

Legal Entity Identifier: 353800GYWBD7BDCN841

United Urban Investment Corporation (“United Urban”) promotes environmental and social characteristics, but does not have as its objective a sustainable investment within the meaning of Article 9(1) of Regulation (EU) 2019/2088 (“SFDR”). United Urban has no employees in accordance with the prohibition on having employees under the Act on Investment Trusts and Investment Corporations of Japan, and relies on Marubeni REIT Advisors Co., Ltd. (the “Asset Manager”) to manage and operate the properties in United Urban’s portfolio. United Urban and the Asset Manager are hereinafter referred to collectively as “we,” “us” or “our”, unless noted otherwise. References to “fiscal year” or “FY” are to (i) the 12-month periods beginning on April 1 of the year specified and ending on March 31 of the following year for the 12-month periods prior to (and including) the 12-month period that began on April 1, 2021 and ended on March 31, 2022, or FY2021, and (ii) the 12-month periods beginning on December 1 and ending on November 30 of the year specified for the 12-month periods after (and including) the 12-month period that began on December 1, 2021 and ended on November 30, 2022, or FY2022, unless noted otherwise.

Summary

No sustainable investment objective	The financial products offered by United Urban promote environmental or social characteristics, but do not have as its objective sustainable investment.
Environmental or social characteristics of the financial product	United Urban invests in and manages real estate for the benefit of its large range of stakeholders. United Urban believes that an investment corporation should conduct itself to achieve sustainable society from a long-term perspective by making contributions to people, local communities, and the natural environment. Toward this goal, United Urban and the Asset Manager focus on promoting environmental, social and governance, or ESG, characteristics in managing United Urban's assets. Accordingly, we implement various environmental or social initiatives, as further described below.
Investment strategy	United Urban invests directly or indirectly through trust beneficiary interests in real estate and real estate-related assets. Therefore, due diligence review (including the assessment of good governance practices) in relation to investee companies is not applicable, and we have opted to provide information on the governance policies adopted by United Urban and the Asset Manager. The investment policies as described below are related to real estate and real estate-related assets. United Urban has taken into account sustainability factors throughout the investment process, from the investment policy to due diligence and selection of properties, as further described below. In addition, United Urban has established a sustainability finance framework (which includes a green finance and a social finance) to provide investors with investment opportunities of environmental and/or social significance. Funds raised through bonds or loans under the sustainability finance framework will be used to acquire properties that meet certain green or social eligibility criteria, renovate the existing properties to satisfy certain green eligibility criteria or to refinance the funds used on such properties, as further described below.
Proportion of investments	United Urban offers financial products which promote environmental or social characteristics, but does not have sustainable investments as its objective. United Urban primarily invests in retail properties, office buildings, hotels, residential properties, logistics facilities and others located in major cities throughout Japan. As of May 31, 2026, 89.6% of the properties in United Urban's portfolio received at least one of the DBJ Green Building certification, the CASBEE for Real Estate certification, the BELS certification and LEED certification (each as defined below), and 10.4% did not receive any environmental certification, in each case based on gross floor area.
Monitoring of environmental or social characteristics	In order to measure progress made on the environmental or social characteristics promoted by United Urban, United Urban and the Asset Manager use the initiatives and indicators such as (i) GRESB (as defined below) Real Estate Assessment, (ii) property-level environmental certifications, (iii) JCR (as defined below) Green Bond and Loan Evaluation, and Sustainability Bond Evaluation, (iv) participation in global/local ESG initiative, (v) environmental targets and initiatives, (vi) social initiatives – social responsibility and local community, and (vii) sustainable procurement initiatives, each as further described below.
Methodologies	To address ESG issues and promote the environmental or social characteristics it promotes, United Urban prioritizes such environmental or social initiatives and indicators based on their materiality. Each material ESG target and action are monitored and reviewed annually, primarily by the Asset Manager's Sustainability Committee, which is chaired by the President and Chief Executive Officer of the Asset Manager. The details of the methodologies used for each initiative and indicator are further described below.

Data sources and processing	As described in further detail below, the Asset Manager primarily relies on tenants and partner property management companies to collect property-level raw data. The Asset Manager compiles portfolio-level data internally. The Asset Manager seeks to ensure data quality and accuracy by obtaining an assurance report regarding the accuracy and quality of certain parts of the compiled annual data at the portfolio level from an independent third-party accounting firm.
Limitations to methodologies and data	As further described below, the primary limitation to methodologies and data is the necessity of reliance on tenants and property management companies for raw data at the property level. While the Asset Manager verifies certain ESG data compiled by the property management companies against the source documents such as invoices and bills for electricity, gas, water and waste, and is able to directly monitor electricity consumption at certain properties in United Urban's portfolio, independent verification of accuracy of such raw data provided by the tenants and property management companies presents challenges. In addition, while the property management companies provide data at the property level on a monthly basis, the data provided by the property management companies are generally verified by the Asset Manager once a year. To ensure the accuracy of compiled data at the portfolio level, we have engaged an independent third-party accounting firm which has provided an assurance report regarding the accuracy and quality of certain parts of the compiled annual data at the portfolio level, but the assurance report does not provide independent verification of accuracy of raw data at the property level and the challenges associated with our reliance on the tenants for raw data at the property level remain. Limitations to the methodologies and data are not expected to affect the attainment of the environmental or social characteristics promoted by United Urban in any material way.
Due diligence	United Urban uses third parties for environmental assessment when acquiring properties and evaluating environmental risks before investment decisions. When toxic substances are found, only properties deemed to have sufficient measures to counteract toxic substances will be acquired, in line with the asset management guidelines. In particular, United Urban (i) inspects the usage or storage of asbestos, polychlorinated biphenyl (PCB) and chlorofluorocarbon (CFC), the usage of chemical substances and the possibility of soil contamination in light of past/present usage to review the consistency with asset management guidelines, (ii) acquires engineering reports regarding soil/underground water, CFC, asbestos and PCB, (iii) conducts soil assessment and (iv) reports the result to the Asset Manager's Investment Committee.
Engagement policies	As further described below, United Urban invests only in properties that have been subjected to ESG-related due diligence review. When investing in properties using proceeds from financing under our sustainability finance framework, United Urban does not consider properties that do not meet the criteria under our sustainability finance framework.
Designated reference benchmark	United Urban has no benchmark index designated as a reference benchmark to meet the environmental or social characteristics promoted by United Urban.

No sustainable investment objective

The financial products offered by United Urban promote environmental or social characteristics, but do not have as its objective sustainable investment.

Environmental or social characteristics of the financial product

United Urban invests in and manages real estate for the benefit of its large range of stakeholders. United Urban believes that an investment corporation should conduct itself to achieve sustainable society from a long-term perspective by making contributions to people, local communities, and the natural environment. Toward this goal, United Urban and the Asset Manager focus on promoting environmental, social and governance, or ESG, characteristics in managing United Urban's assets. United Urban has implemented a number of environmental initiatives, including resource and energy-saving measures, as described in more detail below. In addition, United Urban aims to coexist with local communities surrounding its properties, and supports work environment that encourages diverse work styles and personnel development, while contributing to efforts to solve social issues.

- Sustainability Policy.** We established the Sustainability Policy in March 2022, revising and expanding the Environmental Policy that had been established in May 2012, and then partially revised it in April 2025. Under the Sustainability Policy, we support the United Nations' Sustainable Development Goals (SDGs), which were formulated with the aim of ensuring that humanity can continue to live stably on this planet without leaving anyone behind, and we aim to realize a sustainable, diverse and inclusive society through our efforts to solve environmental, social and economic problems and create new value (hereinafter referred to as our sustainability activities). As a guideline for implementing our sustainability activities, the Sustainability Policy specifies the following nine goals: (i) addressing climate change; (ii) reducing environmental footprint and realizing a recycling society; (iii) realizing sustainable cities and contributing to local communities; (iv) respecting human rights; (v) creating a good working environment; (vi) cooperating and collaborating with stakeholders; (vii) establishing internal systems to promote sustainability activities and enhancing productivity and wellness of executives and employees; (viii) complying with laws, regulations and fair business practices; (ix) disclosing information.
- Property-level Environmental Certifications.** United Urban uses various environmental certifications issued by third party organizations to monitor and track the environmental performance at each building in our properties as further describe below. We plan to maintain an environmental certifications coverage rate of 80% or more for the properties in United Urban's portfolio based on gross floor area by May 31, 2027.
- Green Lease Clauses.** “Green Lease” is an initiative to mitigate United Urban's environmental burden by including in lease agreements and memoranda of understanding with tenants certain clauses with respect to energy efficiency and improving office working environment. This initiative creates win-win relationships between the property owner and tenants such as through reduction of utility costs. In general, United Urban includes Green Lease clauses in lease agreements with its office tenants, and intends to extend this initiative to retail properties, hotels and residential properties. We plan to include Green Lease clauses in all lease contracts with our office tenants by the end of November 2030.
- Engagement with Partner Companies.** All property managers are required to comply with United Urban's Basic Supply Chain Sustainability Policy and Sustainability Policy. Both policies are also shared with tenants and other service providers to raise their awareness of United Urban's ESG initiatives. United Urban also tackles environmental issues in partnership with tenants and service providers. If we revise these policies, we obtain new consents from tenants and service providers to ensure their continued compliance.
- ESG Data Coverage.** We monitor and track electricity usage, greenhouse gas (“GHG”) emissions, water usage and waste generation of the properties in United Urban's portfolio. We plan to further increase the data coverage ratio for each of these metrics.

- **Basic Supply Chain Sustainability Policy.** United Urban established its Basic Supply Chain Sustainability Policy in March 2022 and aims to strengthen sustainability efforts throughout its supply chain with the objective of building an environmentally friendly, healthy and sustainable society. The Supply Chain Sustainability Guidelines (discussed below in further detail) have been adopted under the Basic Supply Chain Sustainability Policy, to promote, together with our business partners, effective sustainability initiatives.
- **Supporting TCFD.** In December 2015, the Financial Stability Board established the Task Force on Climate-related Financial Disclosures (“TCFD”) to develop recommendations for more effective climate-related disclosures. In January 2022, the Asset Manager expressed support for the TCFD recommendations in order to clarify the policy and system on initiatives to address climate-related issues and to promote expansion of the disclosure of the content of such initiatives, and also joined the TCFD Consortium, a group of companies in Japan that support TCFD recommendations. In addition, starting in May 2022, we have disclosed the climate change-related disclosures recommended by TCFD on our website after identifying and analyzing climate change-related risks and opportunities in alignment with the TCFD’s recommendations.

Investment strategy

United Urban invests directly or indirectly through trust beneficiary interests in real estate and real estate-related assets. Therefore, due diligence review (including the assessment of good governance practices) in relation to investee companies is not applicable, and we have opted to provide information on the governance policies adopted by United Urban and the Asset Manager. The investment policies as described below are related to real estate and real estate-related assets.

United Urban takes into account sustainability in its investment process as follows.

- **Investment Policy.** United Urban invests primarily in real estate properties such as retail properties, office buildings, hotels, residential properties and other properties throughout Japan. The Asset Manager closely studies impacts caused by environmental factors such as asbestos and soil contaminations, factors on tenants such as antisocial forces and the work environment and social factors such as relationships with community and traffic congestion. Such factors are considered for every investment decision, along with the profitability of the property.
- **Due Diligence.** United Urban uses third parties for environmental assessment when acquiring properties and evaluating environmental risks before investment decisions. When toxic substances are found, only properties deemed to have sufficient measures to counteract toxic substances will be acquired, in line with the asset management guidelines. In particular, United Urban (i) inspects the usage or storage of asbestos, polychlorinated biphenyl (PCB) and chlorofluorocarbon (CFC), the usage of chemical substances and the possibility of soil contamination in light of past/present usage to review the consistency with asset management guidelines, (ii) acquires engineering reports regarding soil/underground water, CFC, asbestos and PCB, (iii) conducts soil assessment and (iv) reports the result to the Asset Manager’s Investment Committee.
- **Selection of Properties.** In addition to the review of environmental factors, United Urban takes into account environmental certifications, including whether the property can obtain certification in the future, and energy efficiency assessment before making an investment decision. As a rule, United Urban does not acquire properties that are not appropriately treated for soil contamination and other environmental contamination in accordance with the Soil Contamination Countermeasure Act of Japan and other environmental laws and ordinances.

- **Sustainability Finance Framework.** United Urban has established a sustainability finance framework to further expand its investors base that have interests in ESG investment and financing, further strengthen our funding foundation for fund arrangements and implement flexible sustainable financing. The Japan Credit Rating Agency (“JCR”) has evaluated the sustainability finance framework and has assigned it JCR’s highest rating, “SU1(F)” in June 2023. The key elements of the sustainability finance framework are as follows:
 - **Type and purpose of financing.** United Urban’s sustainability finance framework consists of green finance and social finance. Under the sustainability finance framework, United Urban may conduct financing that will be used to acquire properties that meet the Green Eligibility Criteria A (as defined below) (such properties, “Eligible Green Assets”), refinance the funds already used to acquire Eligible Green Assets or renovate the existing properties to satisfy the Green Eligibility Criteria B (as defined below). Under the framework, United Urban may conduct financing that will be used to acquire properties that meet the Social Eligibility Criteria (as defined below) (such properties, “Eligible Social Assets”) or refinance the funds already used to acquire Eligible Social Assets.
 - **Eligibility Criteria.** The key elements of the eligibility criteria set in the sustainability finance framework are as follows:
 - **Green Eligibility Criteria.** Under the sustainability finance framework, the properties that have acquired or are expected to acquire one of following certifications are considered eligible for acquisition financing and refinancing (“Green Eligibility Criteria A”):
 - (i) the Development Bank of Japan’s (“DBJ”) Green Building certification: three stars or better;
 - (ii) the Comprehensive Assessment System for Built Environment Efficiency (“CASBEE”) for Building or CASBEE for Real Estate certification: B+ rank or better;
 - (iii) the Building Energy-efficiency Labeling System (“BELS”) certification:
 - a. Under the previous ranking system: three stars or better;
 - b. Under the new ranking system implemented in 2024: (i) level 4 or better for non-residential properties, (ii) level 3 or better for residential properties with renewable energy equipment, and (iii) level 3 or better for residential properties without renewable energy equipment in each case subject to certain exceptions; and
 - (iv) Leadership in Energy and Environmental Design (“LEED”) certification: silver rank or better with version 4.0 or later being used for LEED BD+C.
 In addition, under the sustainability finance framework, renovation works that have been completed with the past 3 years from the date of financing or are expected to be completed, and lead to (i) acquisition of a certification under Green Eligibility Criteria A or improvement of 1 level or more in an existing certification under Green Eligibility Criteria A, (ii) reduction of energy consumption, CO₂ and other GHG emissions or water consumption by at least 30%, or (iii) introduction or acquisition of equipment related to renewable energy generation, are eligible for renovation financing (“Green Eligibility Criteria B”).
 - **Social Eligibility Criteria.** Under the sustainability finance framework’s social finance, the following properties are eligible for financing and refinancing: (i) health care facilities that provide nursing care and other welfare services to the elderly; (ii) childcare facilities whether the tenants are currently providing childcare services; (iii) medical facilities where the tenants are healthcare and medical institutions; and (iv) public housing facilities where the tenants are government institutions that sublease housing units for affordable living (“Social Eligibility Criteria”).

- Project evaluation and selection process. The Asset Manager’s Sustainability Committee first evaluates target properties and projects based on the relevant eligibility criteria under the sustainability finance framework. After the initial evaluation by the Sustainability Committee, the Finance & Accounting Dept. prepares a proposal for allocation of the funds to the purposes described above, and submits the proposal to the Investment Committee or the Board of Directors of the Asset Managers, and the Board of Directors of United Urban for approval.
- Management of procured funds. United Urban will manage the amounts procured under the sustainability finance framework so as not to exceed the relevant upper limit. The upper limit of the green finance is set at an amount equal to the sum of (i) an amount calculated by multiplying book value of Eligible Green Assets in United Urban’s portfolio by the ratio of interest-bearing debt to total assets, and (ii) an amount used for project that meet Green Eligibility Criteria B. The upper limit of the social finance is set at an amount calculated by multiplying book value of Eligible Social Assets in United Urban’s portfolio by the ratio of interest-bearing debt to total assets.
- Reporting. The following items will be disclosed and updated at least once a year so long as there is any remaining balance under the sustainability finance framework:
 - Allocation status of funds; and
 - Green finance: (i) number of properties and acquisition price of Eligible Green Assets; (ii) quantitative indicators of Eligible Green Assets (i.e., energy consumption, CO₂ emissions and water consumption); and (iii) In case of renovation works, one of the quantitative indicators (i.e., energy consumption, CO₂ emissions and water consumption) before and after the renovation work; or
 - Social finance: (i) property names and usage (ii) capacity of properties; and (iii) realizing a sustainable city and contributing to local communities.

Proportion of investments

United Urban offers financial products which promote environmental or social characteristics, but does not have sustainable investments as its objective. United Urban primarily invests in retail properties, office buildings, hotels, residential properties, logistics facilities and others located in major cities throughout Japan. As of May 31, 2026, 89.6% of the properties in United Urban’s portfolio received at least one of the DBJ Green Building certification, the CASBEE for Real Estate certification, the BELS certification, and LEED certification (each as defined below), and 10.4% did not receive any environmental certification, in each case based on gross floor area. We plan to maintain an environmental certification coverage rate of 80% or more for the properties in United Urban’s portfolio based on total gross floor area by May 31, 2027.

Monitoring of environmental or social characteristics

- United Urban and the Asset Manager use the following indicators to measure progress made on the environmental or social characteristics promoted by United Urban:
- Global Real Estate Sustainability Benchmark (“GRESB”) Real Estate Assessment. United Urban and the Asset Manager have participated in the GRESB Real Estate Assessment since 2012. GRESB, the Global Real Estate Sustainability Benchmark, is an annual assessment benchmarking assessment to measure the level of ESG integration achieved by real estate companies and funds. It was founded in 2009 by a group of European institutional investors that played leading roles in launching Principles for Responsible Investment (“PRI”) advocated by the United Nations. United Urban has been evaluated by the GRESB every year since 2012 and obtained the “Green Star” rating for 11 years in a row in 2025.
 - Property-level Environmental Certifications. To track the environmental performance of individual properties in United Urban’s portfolio, we rely on environmental certifications issued by third-party organizations such as the DBJ Green Building certification, the CASBEE for Real Estate certification, the BELS certification, and the LEED certification. We also utilize such environmental certifications as eligibility criteria in our sustainability finance framework described above. United Urban has set a mid-term target of maintaining the percentage of the properties with such environmental certification in its portfolio at 80% or more by May 31, 2027 based on gross floor area.
 - The DBJ Green Building certification was established by the Development Bank of Japan in April 2011 for the purpose of supporting properties which give proper care to the environment and society. The program evaluates, certifies and supports properties that are essential for society and the economy. It conducts comprehensive assessment of the property based on various factors ranging from the property’s environmental features to communications with stakeholders, such as disaster prevention and proper care for surrounding communities.
 - The CASBEE certification is a system for assessing and rating the environmental performance of buildings and their environment, developed under the leadership of Japan’s Ministry of Land, Infrastructure, Transport and Tourism. CASBEE for Real Estate was developed to be used among real estate market participants. The assessment consists of five categories, energy/GHG, water, materials/safe, biodiversity/sustainable site, and indoor environment, which cover 21 items, which reflect international standards advocated by UNEP SBCI (The United Nations Environment Programme - Sustainable Building and Climate Initiative).
 - The BELS certification is a third-party certification system for rating residential and non-residential buildings. BELS is the result of efforts to promote energy efficiency under the Act on the Improvement of Energy Consumption Performance of Buildings of Japan. The assessment is based on the Building Energy Index (BEI) value derived from primary energy consumption using energy efficiency standards established by the Japanese government.

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- JCR Green Bond and Loan Evaluation, and Sustainability Bond Evaluation. In addition to United Urban's sustainability finance framework described above, we utilize green and/or sustainability evaluations by JCR for individual bonds and loans. The JCR Green Bond and Loan Evaluation is the evaluation of United Urban's green bonds or green loans under the sustainability finance framework conducted by JCR based on the Green Bond Principles of the International Capital Market Association ("ICMA") and the Green Bond Guidelines of the Ministry of the Environment of Japan ("MOE") for green bonds, or the Green Loan Principles of the Loan Market Association and the Green Bond Guidelines of MOE for green loans. JCR evaluates whether any given green bond or loan in accordance with United Urban's sustainability finance framework may be deemed to be a qualifying green project as well as United Urban's management/operations and transparency of use of the proceeds of such green bond or loan. In 2018 and 2019, United Urban received "Green1", the highest grade under JCR's evaluation, for its green bonds and loans issued. Similarly, the JCR Sustainability Bond Evaluation is the evaluation of United Urban's sustainability bond conducted by JCR based on the Sustainability Bond Guidelines of ICMA. JCR evaluates whether any given sustainability bond in accordance with United Urban's sustainability finance framework may be deemed to be a qualifying sustainability bond as well as United Urban's management/operations and transparency of use of the proceeds of such sustainable bond. In 2021, United Urban received "SU1", the highest grade under JCR's evaluation, for its sustainability bonds. In addition, JCR has evaluated the sustainability finance framework and has assigned it JCR's highest rating, "SU1(F)".
- Participation in Global/Local ESG Initiative. The Asset Manager observes the basic concept of the PRI. The Asset Manager became a PRI signatory in November 2018, and is required to fulfill its ESG responsibilities through its investment activities.
- Environmental Targets and Initiatives. In addition to monitoring and tracking the environmental data of the properties in United Urban's portfolio described above, the Asset Manager has established the following environmental initiatives and targets for United Urban's portfolio with the objective of mitigating climate-related risks and taking advantage of climate-related opportunities.
 - Energy Saving Initiatives. The Asset Manager monitors and tracks energy consumption (including gas, steam energy and electricity consumption) of United Urban's properties (excluding land only properties). United Urban aims to reduce energy consumption intensity every fiscal year by 1% compared to the average energy consumption intensity over the previous five fiscal years for the properties in United Urban's portfolio. We collect energy consumption data at United Urban's properties through smart meters installed at the properties and information provided by partner property management companies, and conduct annual energy conservation diagnosis. Based on the results of the diagnosis, the Asset Manager designs and executes operational improvement plan to reduce energy consumption by coordinating with partner property management companies, and a follow-up diagnosis is conducted a year after the initial diagnosis to ensure proper and effective implementation of the operational improvement plan, and identify execution issues in the improvement plan with partner property management companies. Furthermore, the management criteria (manual) stipulated in the Act Concerning the Rational Use of Energy of Japan is regularly reviewed for each property, and efforts are made towards continuous energy saving.
 - Reduction of GHG Emissions Initiatives. The Asset Manager tracks and monitors GHG emissions of United Urban's properties, including Scope 3 GHG emissions which it started tracking and monitoring starting in FY2021, by estimating GHG emissions based on the energy consumption (including gas, steam energy and electricity consumption) of United Urban's properties (excluding land only properties) and the adjusted emissions coefficients published by the Ministry of the Environment of Japan. United Urban aims to reduce the combined amount of Scope 1, Scope 2 and Scope 3 GHG emissions of United Urban's properties by 36% by FY2035 compared to the level in FY2024. In addition, as a long-term target, United Urban aims to achieve net zero GHG emissions including the value chain of United Urban (Scope 3) by FY2050. United Urban will implement measures with clearly defined priorities, based on the hierarchical approach toward our net zero target by 2050. First, we will work on operational improvements such as immediate reductions through optimization of operating conditions and energy-saving operations, while advancing structural reductions through upgrades to highly efficient equipment or systems. Furthermore, in addition to introducing renewable energy through the use of on-site and off-site renewable energy, United Urban will further enhance the feasibility of achieving net zero through the use of non-fossil certificates.
 - Water-saving and Efficient Usage Initiatives. The Asset Manager tracks and monitors the amount of water consumption at United Urban's properties (excluding land only properties). United Urban has set a target of reducing water consumption intensity of its properties under its management authority by 5% by FY2035 compared to the level in FY2024. We have installed equipment that recycles water at certain properties for reduction of water consumption and effective use of water, in addition to proactive implementation of water conservation equipment.
 - Waste Management Initiatives. The Asset Manager tracks and monitors waste generated by tenants at United Urban's properties (excluding land only properties) to reduce waste and promote efficient use of resources, reuse and recycling. The Asset Manager also discloses relevant data on the website.
- Social Initiatives - Social Responsibility and Local Community. United Urban reaches out to medical institutions, health clinics and day-care centers to become tenants at the properties in United Urban's portfolio to enhance tenants' convenience and contribute to local communities. There are numerous medical institutions/clinics and day-care centers/nurseries in United Urban's properties. In addition, United Urban has adopted universal design in many of our properties, intended to enable easy use and access by everyone irrespective of age, sex or ability, including multi-purpose toilets, wide corridors and handrails, to help disabled and elderly people in particular. United Urban also offers certain properties in United Urban's portfolio as disaster prevention or evacuation centers for local communities. Furthermore, United Urban has implemented initiatives to support the local economy and communities, including through collaboration with educational institutions.
- Sustainable Procurement Initiatives. United Urban supports strengthening ESG initiatives throughout its supply chain to contribute to environmentally friendly, healthy and sustainable society. Based on its Supply Chain Sustainability Guidelines, United Urban seeks the understanding and cooperation of its business partners to collaborate with United Urban on its ESG initiatives. United Urban also assists its business partner's capacity building efforts by making recommendations, providing guidance and sharing good practices. The key elements of the Supply Chain Sustainability Guidelines are (i) legal compliance; (ii) respect for human rights; (iii) conservation of the environment; (iv) fair transactions; (v) safety and health; (vi) quality control; and (vii) information disclosure.

Methodologies

To address ESG issues, United Urban prioritizes ESG initiatives based on their materiality. Each material ESG target and action are monitored and reviewed annually. To identify a material ESG target or action, (i) the Asset Manager's Sustainability Committee, which is chaired by the President and Chief Executive Officer of the Asset Manager, makes selections upon consideration of third party opinions, asset characteristics and United Urban's management policies as well as third party ESG evaluations and societal trends, (ii) the Sustainability Committee investigates the issues of concern to each of the Asset Manager's departments, while the Asset Manager's management team identifies the issues likely to impact United Urban's performance, (iii) the Asset Manager establishes long-term and one-year targets and specific action plans in response to each material ESG target for each department to tackle, and (iv) the management team reviews progress and achievement for each material ESG target and discusses goals for the following year and thereafter.

- **GRESB Real Estate Assessment.** To better assess United Urban's attainment of environmental and/or social characteristics, we participate in the GRESB Real Estate Assessment, which generally covers a broader scope of sustainability and ESG-related items than those evaluated for our due diligence prior to acquisition of a property. Based on the benchmark report, the public disclosure report and other reports regarding GRESB Real Estate Assessment issued by the GRESB secretariat, the Asset Manager analyzes the details of scores, evaluates any room for future upgrade and other data with the assistance of an external consulting firm and prepares an action plan for progressing sustainability and ESG goals. The results of these analyses and evaluations are reported once a year to the Sustainability Committee where issues are shared and measures are taken to improve the evaluation in the following fiscal year and beyond.
- **Property-level Environmental Certifications.** At the property level, we use environmental certifications, which are issued by third-party organizations and generally cover a broader scope of sustainability and ESG-related items than those evaluated for our due diligence prior to acquisition of a property. For a property that has not acquired any environmental certification, the Asset Manager considers potential measures to meet the standards for obtaining applicable environmental certification for the property while taking into account the portfolio-level mid-term target of maintaining the percentage of the properties with such environmental certification in United Urban's portfolio at 80% or more by May 31, 2027 based on gross floor area. The progress of achieving this mid-term target is reported to the Sustainability Committee and disclosed on our website and financial results-related documents.
- **JCR Green Bond and Loan Evaluation, and Sustainability Bond Evaluation.** JCR's evaluation of our sustainability finance framework generally cover a broader scope of environmental and/or social items than those evaluated for our due diligence prior to acquisition of a property. We utilize JCR's evaluation to assess each acquisition or renovation opportunity under applicable sustainability finance framework in light of such opportunity's potential contribution to promotion of relevant environmental and/or social characteristics. In addition, JCR's evaluation provides assessment of management/operations and transparency of use of the proceeds of such green bond or loan, or sustainable bond. We use JCR's assessment of management/operations and transparency of use of the proceeds to evaluate and improve our performance.
- **Participation in Global/Local ESG Initiative.** The Asset Manager observes the basic concept of the PRI. The Asset Manager is a signatory to the PRI, and fulfills the PRI's reporting obligations by preparing and submitting an annual report on our ESG activities. The Sustainability Strategy Office of the Asset Manager is responsible for preparing the annual report required under the PRI.

- **Environmental Targets and Initiatives.** As described above, the Asset Manager has established various portfolio-level environmental targets in order to mitigate climate-related risks and to take advantage of climate-related opportunities. The progress for each relevant environmental target and related initiatives is tracked by monitoring the relevant environmental data. The implementation progress and results of environmental initiatives are reported at least once a year to the responsible Departments, which in turn resolve related issues challenges and implement measure to improve such environmental initiatives.
- **Social Initiatives – Social Responsibility and Local Community.** As described above, we aim to fulfill our social responsibility and maintain healthy relations with local residents, governments and other community members by proactively leasing the properties in United Urban's portfolio to medical institutions, health clinics and day-care centers. The Asset Manager tracks and monitors the number and status of leases to medical institutions, health clinics and day-care centers in United Urban's portfolio, and engages with local communities in order to revitalize the local communities in accordance with the characteristics of each property. In addition, United Urban has adopted universal design, intended to enable easy use and access for the disabled and elderly people in particular, at its properties, equips its properties with emergency power generators and emergency provisions and offers its properties as disaster prevention or evacuation centers for local communities. The Asset Manager also tracks and monitors the number of properties in United Urban's portfolio that has adopted universal design and that have emergency power generators installed and emergency provisions stored.
- **Sustainable Procurement Initiatives.** The Asset Manager monitors compliance with its Supply Chain Sustainability Guidelines by its business partners, and facilitates sustainable procurement by its business partners by actively making recommendations, providing guidance and sharing good practices. For United Urban's tenants, the Asset Managers promotes inclusion of Green Lease provisions and other sustainable procurement-related provisions in the lease agreement to encourage United Urban's tenants to engage in sustainable procurement.

Data sources and processing

We use the following data sources:

- GRESB Real Estate Assessment. The Sustainability Strategy Office is the responsible unit within the Asset Manager for GRESB Real Estate Assessment and related data processing. The Sustainability Strategy Office coordinates with various Departments within the Asset Manager to collect and compile required raw data, and prepares appropriate responses to the survey of the GRESB Real Estate Assessment. The Sustainability Strategy Office also analyzes the details of the GRESB Real Estate Assessment scores and evaluates any room for future improvement with the assistance of an external consulting firm, and prepares an action plan for progressing sustainability and ESG goals in accordance with the GRESB Real Estate Assessment's framework. The results of these analyses and evaluations are reported once a year to the Sustainability Committee where issues are shared and measures are taken to improve the evaluation in the following fiscal year and beyond.
- Property-level Environmental Certifications. The Sustainability Strategy Office is in charge of the acquisition process for an environmental certification of a property. The Sustainability Strategy Office coordinates with the relevant partner property management company to collect property-level raw data required by the third-party organization that issues the applicable environmental certification. With the assistance of an external consulting firm, the Sustainability Strategy Office compiles relevant data collected, and prepares and submits the required data and supporting materials to the third-party issuing organization by internally reviewing the accuracy of the compiled data and the appropriateness of the responses. The progress at the portfolio level is reported to the biweekly management meetings of the Asset Manager.
- JCR Green Bond and Loan Evaluation, and Sustainability Bond Evaluation. The Sustainability Committee reviews and determines eligibility of each acquisition or renovation opportunity under the sustainability finance framework based on the property-level raw data regarding relevant eligibility criteria collected and compiled by the Sustainability Strategy Office. The Finance & Accounting Dept. is in charge of monitoring and disclosing the status of use of proceeds of financings procured under the sustainability finance framework.
- Participation in Global/Local ESG Initiative. The Sustainability Strategy Office is in charge of preparing and submitting the annual report to the PRI based on the data and responses collected and compiled by the Sustainability Strategy Office.
- Environmental Targets and Initiatives. In general, different Asset Management Departments collect and compile relevant property-level raw data from different properties and partner property management companies depending on the type of the properties. The operational and facility improvement plans are formulated by the Asset Administration Department and relevant Asset Management Departments. Data related to waste generation is collected and compiled annually by the Sustainability Strategy Office. In addition, the Asset Manager obtains an assurance report regarding the annually compiled portfolio-level data on energy consumption, GHG emissions, water consumption and waste generation from an independent third-party accounting firm to ensure data quality and accuracy.
- Social Initiatives - Social Responsibility and Local Community. In general, the Asset Management Departments coordinate with tenants, partner property management companies and other stakeholders at relevant properties to study and implement social initiatives based on the characteristics of each property. The status of the implementation is reported at monthly meetings of each relevant Asset Management Department, and the effectiveness of the initiatives is measured, verified and used as a reference when considering improvement and future initiatives.

- Sustainable Procurement Initiatives. The Sustainability Strategy Office collects and compiles property-level data on use of sustainable materials in the building of the subject property at the time of acquisition of an environmental certification. In addition, the Asset Management Departments coordinate with partner property management companies and other stakeholders at relevant properties to promote inclusion of Green Lease provisions and other sustainable procurement provisions in lease agreements with tenants.

Limitations to methodologies and data

The primary limitation to methodologies and data is the necessity of reliance on tenants and property management companies for raw data at the property level. Like many other real estate investment corporations and asset managers, we rely on raw data provided by the tenants and property management companies. While the Asset Manager verifies certain ESG data compiled by the property management companies against the source documents such as invoices and bills for electricity, gas, water and waste, and is able to directly monitor electricity consumption at certain properties in United Urban's portfolio, independent verification of accuracy of such raw data provided by the tenants and property management companies presents challenges. In addition, while the property management companies provide data at the property level on a monthly basis, the data provided by the property management companies are generally verified by the Asset Manager once a year.

Data at the portfolio level is compiled internally at the Asset Manager. To ensure the accuracy of compiled data at the portfolio level, we have engaged an independent third-party accounting firm which has provided an assurance report regarding the accuracy and quality of certain parts of the compiled annual data at the portfolio level in accordance with our own criteria and methodologies. However, the assurance report does not provide independent verification of accuracy of raw data at the property level and the challenges associated with our reliance on the tenants for raw data at the property level remain.

Limitations to the methodologies and data are not expected to affect the attainment of the environmental or social characteristics promoted by United Urban in any material way.

Due diligence

United Urban uses third parties for environmental assessment when acquiring properties and evaluating environmental risks before investment decisions. When toxic substances are found, only properties deemed to have sufficient measures to counteract toxic substances will be acquired, in line with the asset management guidelines. In particular, United Urban (i) inspects the usage or storage of asbestos, polychlorinated biphenyl (PCB) and chlorofluorocarbon (CFC), the usage of chemical substances and the possibility of soil contamination in light of past/present usage to review the consistency with asset management guidelines, (ii) acquires engineering reports regarding soil/underground water, CFC, asbestos and PCB, (iii) conducts soil assessment and (iv) reports the result to the Asset Manager's Investment Committee.

Engagement policies

As discussed in detail above, United Urban invests only in properties that have been subjected to ESG-related due diligence review. For instance, United Urban uses third parties for environmental assessment when acquiring properties and evaluating environmental risks before investment decisions. When toxic substances are found, only properties deemed to have sufficient measures to counteract toxic substances will be acquired, in line with the asset management guidelines. In addition to the due diligence review of environmental factors, United Urban takes into account environmental certifications, including whether the property can obtain certification in the future, and energy efficiency assessment before making an investment decision. As a rule, United Urban does not acquire properties that are not appropriately treated for soil contamination and other environmental contamination in accordance with the Soil Contamination Countermeasure Act of Japan and other environmental laws and ordinances.

When investing in properties using proceeds from financing under our sustainability finance framework, United Urban does not consider properties that do not meet the criteria under our sustainability finance framework and do not qualify as Eligible Green Assets or Eligible Social Assets for investment.

In general, United Urban includes Green Lease clauses in lease agreements with its office tenants, and intends to extend inclusion of Green Lease clauses to lease agreements with its tenants at retail properties, hotels and residential properties. We plan to include Green Lease clauses in all lease contracts with our office tenants by the end of November 2030.

Designated reference benchmark

United Urban has no benchmark index designated as a reference benchmark to meet the environmental or social characteristics promoted by United Urban.

REMUNERATION AND SUSTAINABILITY RISKS (SFDR ARTICLE 5 DISCLOSURE)

The Asset Manager has a remuneration policy in place which aims to support its strategy, values and long-term interest, including its interest in sustainability. The Asset Manager’s remuneration policy is consistent with the integration of sustainability risks as follows.

- The remuneration for the employees of the Asset Manager is determined pursuant to the remuneration rules taking into consideration various factors such as degree of difficulties and responsibilities and the contribution to sustainability targets, as well as annual personal evaluation based on each employee’s performance and exercise of capability.
- Remuneration consists of monthly base salary and position allowance based on job rank, overtime allowance, holiday work allowance, midnight work allowance, commuting allowance, as well as bonus.
- Bonus for employees is determined pursuant to the remuneration rules in consideration of annual personal evaluation, including the contribution and conduct to sustainability efforts and compliance requirements, and a formula linked with the performance of United Urban.

INTEGRATION OF SUSTAINABILITY RISKS IN THE INVESTMENT DECISIONS, AND THE IMPACT OF SUCH RISKS ON THE RETURNS OF UNITED URBAN (SFDR ARTICLE 6 DISCLOSURE)

United Urban and the Asset Manager address sustainability risks, and environmental, social and governance, or ESG, factors are integrated in our investment decision process.

The Asset Manager's investment decision-making process involves assessment of material ESG-related risks and opportunities to ensure that United Urban's sustainable investment strategy is implemented on a continuous basis. With each acquisition opportunity, United Urban and the Asset Manager review ESG-related due diligence findings and take into account the acquisition of environmental certifications or future potential to obtain them and energy efficiency assessment. These findings and factors are required to be considered by the Asset Manager's Investment Committee and Board of Directors before a final decision is made on the investment.

As part of due diligence review prior to investment, United Urban uses third parties for environmental assessment and evaluating environmental risks in accordance with our asset management guidelines and sustainability check list. As a rule, United Urban does not acquire properties that are not appropriately treated for soil contamination and other environmental contamination in accordance with the Soil Contamination Countermeasure Act of Japan and other environmental laws and ordinances.

Furthermore, the Asset Manager tracks the sustainability measures including energy saving initiatives, reduction of greenhouse gas emissions initiatives, water-saving initiatives and waste management initiatives.

As a result of the growing interest in ESG factors among our investors and other stakeholders, we believe that insufficient engagement in ESG-related issues could materially adversely impact our business activities, financial performance, and our unit price. We therefore take ESG factors into serious consideration when investing in new properties and managing our portfolio as we believe that in the long term our ongoing engagement to address ESG-related issues will enhance our growth and raise unitholders' value while minimizing financial risk exposure associated with such ESG-related issues. Moreover, we believe that our ESG engagement leads to mitigating the financial impact of Japan's overall economy including at the local and regional levels and consequently ensure that returns on investment in United Urban growth sustainably.

The following table presents the key climate-related risks that we consider to be highly important and may have a financial impact on United Urban's real estate investment management business and the initiatives that we have taken to address those risks, based on the recommendations of the Task Force on Climate-related Financial Disclosures ("TCFD"). For more details, please see the TCFD analysis on the website: <https://uur-sustainability.com/en/sustainability/environment/climate/>.

Risk Category		Climate-Related Event	Main Risks	Response Measures
Transition Risks	Policy Regulation	Strengthening GHG Emission Regulations	• Increase in operating costs due to international emission reduction requirements	• Updating to energy-efficient equipment and introducing energy-saving technologies
			• Increase in financial burden due to carbon tax, etc.	• Introducing internal carbon pricing systems, implementing emission reduction projects, and utilizing carbon offsets
			• Decline in asset value due to stringent measures on low-environmental-performance rental properties	• Improving environmental performance through appropriate investment and maintenance, considering asset replacement
	Technology	Transition to low-carbon technologies in construction	• Increase in installation costs due to the mandatory introduction of high-energy-performance equipment in existing buildings	• Promoting the introduction of high-energy-performance equipment using green leases, reducing cost burdens
	Market & Reputation	Increasing environmental awareness among people	• Decrease in rental income due to reduced demand for low-environmental-performance buildings and decreased competitiveness	• Increasing the number of environmentally certified properties
			• Changes in capital inflows based on ESG investment criteria	• Developing business strategies in line with ESG standards
• Decreased stakeholder trust due to negative environmental impacts			• Enhancing transparency and reliability through proactive communication with stakeholders	
Physical Risks	Acute	Frequent and severe heavy rain	• Increased repair costs and reduced rental income due to flood damage	• Implementing flood control measures such as flood barriers in properties with potential flooding
			• Equipment failure and functional stoppage of lifelines due to flooding of owned properties	• Developing BCP manuals and conducting disaster preparedness training
	Chronic	Rising average temperature	• Decrease in tenant rental income due to changes in consumption patterns and reduced outdoor activity	• Considering tenant replacement and repurposing in response to environmental changes
			• Increase in operational costs and usage restrictions in water-stressed areas	• Introducing water-saving technologies and developing water reuse systems • Adopting environmental designs that support natural water cycles • Developing and using groundwater



Policy	▼	Reporting Structure	▼
Reporting Organization	▼	Reporting Period	▼
Reference for Disclosure	▼	Publication date	▼
Next issue	▼	Inquiries	▼

Policy

United Urban and MRA have dialogue with our stakeholders and publish the Sustainability Website and the Sustainability Report as a means of informing our stakeholders of our efforts to realize a sustainable society.

The website and report cover our sustainability policies and sustainability activities and are compiled based on themes of environment (E), society (S) and governance (G). Historical data regarding these activities is shown in the ESG data section.

Our view on sustainability and the related policies and activities are discussed in the MRA's Sustainability Committee and are reported to and approved by the Board Meeting of MRA.

Reporting Structure

The Sustainability Website is designed to provide not only our policies but also a full range of data and information regarding our sustainability activities. We aim for a timely disclosure and make efforts to keep the website the most updated

The Sustainability Report is published in PDF format, covering disclosed information in the Sustainability Site.

Reporting Organization

United Urban Investment Corporation
Marubeni REIT Advisors Co., Ltd.

Reporting Period

The report covers the fiscal year of 2025 (from April 1, 2025 to March 31, 2026), but also includes information of other periods.

Reference for Disclosure

GRI Standards
SASB (Real Estate Industry) Framework

Publication date

August 2026

Next issue

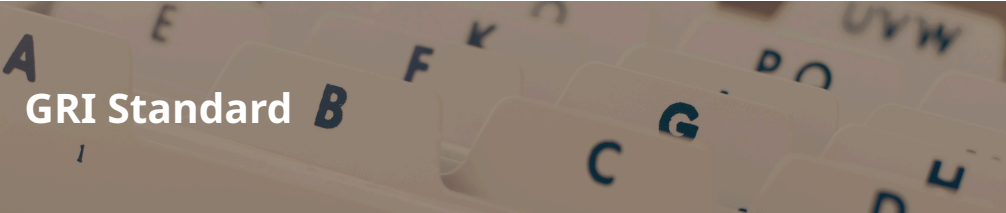
August 2027 (Scheduled)

Inquiries

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Universal Standard

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Topic Standards (Environmental)

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GRI G4: Sector Disclosures for Construction and Real Estate

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This Sustainability Website of United Urban and MRA refers to GRI Standard.

UUR: Website of United Urban

MRA: Website of the United Urban's asset management company (Marubeni REIT Advisors Co., Ltd.)

Universal Standard

GRI Standard	Indicator	Contents
GRI 2: General Disclosures 2021	1. The organization and its reporting practices	
	2-1 Organizational details	UUR " Overview of United Urban 
	2-2 Entities included in the organization's sustainability reporting	UUR " Overview of United Urban 
	2-3 Reporting period, frequency and contact point	Editorial Policy
	2-4 Restatements of information	Editorial Policy
	2-5 External assurance	Not Applicable
	2. Activities and workers	
	2-6 Activities, value chain and other business relationships	UUR " Overview of United Urban 
	2-7 Employees	MRA " Company Profile 
	2-8 Workers who are not employees	MRA " Company Profile 

GRI Standard	Indicator	Contents
GRI 2: General Disclosures 2021	3. Governance	
	2-9 Governance structure and composition	Governance
	2-10 Nomination and selection of the highest governance body	UUR " IR Library 
	2-11 Chair of the highest governance body	Corporate Governance
	2-12 Role of the highest governance body in overseeing the management of impacts	Sustainability Policy & Structure
	2-13 Delegation of responsibility for managing impacts	Sustainability Policy & Structure
	2-14 Role of the highest governance body in sustainability reporting	Sustainability Policy & Structure
	2-15 Conflicts of interest	Corporate Governance
	2-16 Communication of critical concerns	Not Applicable
	2-17 Collective knowledge of the highest governance body	Governance
	2-18 Evaluation of the performance of the highest governance body	Governance
	2-19 Remuneration policies	Corporate Governance
	2-20 Process to determine remuneration	Corporate Governance
	2-21 Annual total compensation ratio	Corporate Governance
	4. Strategy, policies and practices	
	2-22 Statement on sustainable development strategy	Top Message
	2-23 Policy commitments	Top Message Sustainability Policy & Structure
	2-24 Embedding policy commitments	Sustainability Policy & Structure
	2-25 Processes to remediate negative impacts	Not Applicable
	2-26 Mechanisms for seeking advice and raising concerns	Sustainability Policy & Structure
	2-27 Compliance with laws and regulations	Compliance / Corporate Ethics
	2-28 Membership associations	Global Initiatives
	5. Stakeholder engagement	
	2-29 Approach to stakeholder engagement	Stakeholder Engagement
	2-30 Collective bargaining agreements	Sustainability Policy & Structure
GRI 3: Material Topics 2021	3-1 Process to determin material topics	Materiality
	3-2 List of material topics	Materiality
	3-3 Management of material topics	Materiality

Topic Standards (Environmental)

GRI Standard	Indicator	Contents
GRI 302: Energy 2016	3-1 Process to determin material topics	Actions for Materiality
	3-2 List of material topics	Actions for Materiality Energy Efficiency
	3-3 Management of material topics	Actions for Materiality Energy Efficiency Certification / Evaluation
	302-1 Energy consumption within the organization	ESG Data Summary SASB Report
	302-3 Energy intensity	ESG Data Summary SASB Report
	302-5 Reductions in energy requirements of products and services	Energy Efficiency ESG Data Summary
GRI 303: Water and Effluents 2018	3-1 Process to determin material topics	Materiality
	3-2 List of material topics	Water
	3-3 Management of material topics	Water
	303-1 Interactions with water as a shared resource	Water
	303-2 Management of water discharge-related impacts	Water
	303-3 Water withdrawal	Water
	303-4 Water discharge	Water
	303-5 Water consumption	Water ESG Data Summary
GRI 305: Emissions 2016	3-1 Process to determin material topics	Actions for Materiality
	3-2 List of material topics	Climate Change
	3-3 Management of material topics	Actions for Materiality
	305-1 Direct (Scope 1) GHG emissions	ESG Data Summary
	305-2 Energy indirect (Scope 2) GHG emissions	ESG Data Summary
	305-4 GHG emissions intensity	Energy Efficiency ESG Data Summary
	305-5 Reduction of GHG emissions	Energy Efficiency ESG Data Summary

GRI Standard	Indicator	Contents
GRI 306: Waste 2020	3-1 Process to determin material topics	Materiality
	3-2 List of material topics	Waste
	3-3 Management of material topics	Waste ESG Data Summary
	306-1 Waste generation and significant waste-related impacts	Materiality
	306-2 Management of significant waste-related impacts	Materiality
	306-3 Waste generated	ESG Data Summary
	306-4 Waste diverted from disposal	ESG Data Summary
	306-5 Waste directed to disposal	ESG Data Summary
GRI 308: Supplier Environmental Assessment 2016	3-1 Process to determin material topics	Actions for Materiality Stakeholder Engagement
	3-2 List of material topics	Actions for Materiality Stakeholder Engagement
	3-3 Management of material topics	Actions for Materiality Stakeholder Engagement
	308-1 New suppliers that were screened using environmental criteria	Not applicable in this reporting period.
	308-2 Negative environmental impacts in the supply chain and actions taken	Not applicable in this reporting period.

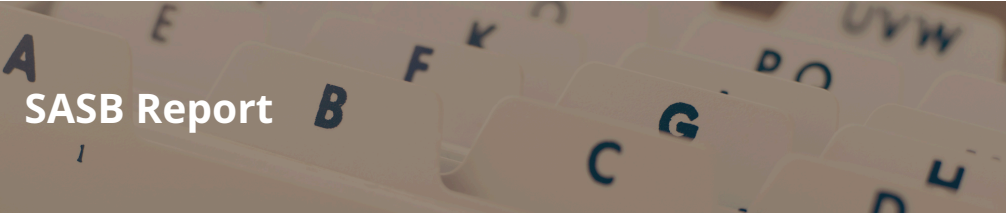
Topic Standards (Social)

GRI Standard	Indicator	Contents
GRI 401: Employment 2016	3-1 Process to determin material topics	Actions for Materiality Stakeholder Engagement
	3-2 List of material topics	Actions for Materiality Diversity & Inclusion, Wellness
	3-3 Management of material topics	Actions for Materiality Diversity & Inclusion, Wellness
	401-1 New employee hires and employee turnover	Diversity & Inclusion, Wellness ESG Data Summary
	401-2 Benefits provided to full-time employees that are not provided to temporary or part-time employees	Diversity & Inclusion, Wellness
	401-3 Parental leave	Diversity & Inclusion, Wellness
GRI 404: Training and Education 2016	3-1 Process to determin material topics	Actions for Materiality HR Strategy Stakeholder Engagement
	3-2 List of material topics	Actions for Materiality HR Strategy Stakeholder Engagement
	3-3 Management of material topics	Actions for Materiality HR Strategy Stakeholder Engagement
	404-1 Average hours of training per year per employee	HR Strategy
	404-2 Programs for upgrading employee skills and transition assistance programs	HR Strategy
	404-3 Percentage of employees receiving regular performance and career development reviews	HR Strategy
GRI 413: Local Communities 2016	3-1 Process to determin material topics	Actions for Materiality Stakeholder Engagement Contributions to Local Communities
	3-2 List of material topics	Actions for Materiality Contributions to Local Communities Stakeholder Engagement
	3-3 Management of material topics	Actions for Materiality Contributions to Local Communities Stakeholder Engagement
	413-1 Operations with local community engagement, impact assessments, and development programs	Contributions to Local Communities
	413-2 Operations with significant actual and potential negative impacts on local communities	Not Applicable in this reporting period

GRI Standard	Indicator	Contents
GRI 414: Supplier Social Assessment 2016	3-1 Process to determin material topics	Actions for Materiality Stakeholder Engagement
	3-2 List of material topics	Actions for Materiality Stakeholder Engagement
	3-3 Management of material topics	Actions for Materiality Stakeholder Engagement
	414-1 New suppliers that were screened using social criteria	There are no applicable agreements with new suppliers during the reporting period.
	414-2 Negative social impacts in the supply chain and actions taken	Not Applicable
GRI 416: Customer Health and Safety 2016	3-1 Process to determin material topics	Actions for Materiality Stakeholder Engagement
	3-2 List of material topics	Actions for Materiality Safety & Hygiene Stakeholder Engagement
	3-3 Management of material topics	Actions for Materiality Safety & Hygiene
	416-1 Assessment of the health and safety impacts of product and service categories	Safety & Hygiene
	416-2 Incidents of non-compliance concerning the health and safety impacts of products and services	There are no applicable cases during the reporting period.

GRI G4: Sector Disclosures for Construction and Real Estate

GRI Standard	Indicator	Contents
Aspects: Product and Service Labeling	3-1 Process to determin material topics	Materiality
	3-2 List of material topics	Sustainability Policy & Structure Materiality Stakeholder Engagement
	3-3 Management of material topics	Actions for Materiality
	G4-CRE8: Type and number of sustainability certification, rating and labeling schemes for new construction, management, occupation and redevelopment	Certification / Evaluation



Energy Management

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Water Management

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Management of Tenant Sustainability Impacts

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Climate Change Adaptation

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While United Urban has been proactively engaged in efficient and most relevant disclosure on non-financial information including our ESG initiatives and actions, we include a broad range of data and information and how they are disclosed highly depends on industry which companies belong to and services which companies provide with. Therefore, United Urban prepares a summary of our all ESG initiatives and actions in accordance with a real estate standard in Sustainability Accounting Standard Board (SASB). We hope this summary helps to improve quality of disclosure and helps all investors have better understanding of what and how United Urban has been working on for ESG issues.

This SASB report is based on established UUR fiscal year (december-november).

Retail facilities: (Mid/Small) Less than GFA 10,000m² (Large) GFA 10,000m² or more
Others: Logistics facilities, medical facilities, etc.

Energy Management

SASB disclosure code #	Disclosure metrics	Entire portfolio	Office buildings	Retail properties (small- to med-scale)	Retail properties (large-scale)	Hotels	Others	Unit
IF-RE-130a.1	Energy consumption data coverage as a percentage of total floor area ^(Note 1)	96.8%	100.0%	92.3%	100%	100.0%	87.5%	% of floor area

SASB disclosure code #	Disclosure metrics	Entire portfolio	Office buildings	Retail properties (small- to med-scale)	Retail properties (large-scale)	Hotels	Others	Unit
IF-RE-130a.2	Total energy consumed by portfolio area with data coverage	371,295	88,617	16,613	83,543	105,226	77,296	MWh
	Percentage grid electricity	72.7%	71.4%	84.1%	83.0%	45.8%	97.4%	%
Reference:	Renewable energy generated on-site ^(Note 2)	1,772	0	0	0	0	1,772	MWh
IF-RE-130a.3	Like-for-like percentage change in energy consumption ^(Note 3)	3.4%	▲2.2%	▲1.4%	▲1.4%	1.3%	20.3%	%
	Coverage for Like-for-like comparison	97.1%	100%	100%	100%	100.0%	88.5%	% of floor area
IF-RE-130a.4	Percentage of eligible portfolio that has an energy rating ^(Note 4)	26.9%	13.7%	21.8%	9.3%	39.2%	47.9%	% of floor area
Reference:	Percentage of eligible portfolio that has a green building certification ^(Note 5)	73.5%	91.9%	42.3%	85.1%	81.0%	37.4%	% of floor area

Note 1: Floor area for which United Urban possesses data of energy consumed in the area as a percentage of the total floor area of the portfolio.

Note 2: Although renewable energy is generated on-site, at present, all the energy is sold without self-consumption.

Note 3: Comparison is made only for properties held over 24 months spanning the current year and the previous year. Properties sold/acquired or which have undergone major renovations during the period are excluded from the comparison. No normalizations are made to the reported figures to account for change in vacancy rate, etc.

Note 4: Properties certified with "BELS (Building-Housing Energy-efficiency Labeling System)" by a third party are reported.

Note 5: Properties certified with "DBJ Green Building Certification" and "CASBEE for Real Estate" evaluation certification by a third party are reported. No self-assessed properties or properties with certifications expired are included.

Contents	Top Message	Sustainability Management	ESG initiatives			Library	Index
			Environment	Social	Governance		

IF-RE-130a.5

Description of how building energy management considerations are integrated into property investment analysis and operational strategy

United Urban sets the energy management of properties as one of the ESG Materiality issues because the impact on the environment as well as on the property management costs should be significant. Concerning GHG emissions based on energy consumption, we aim for 40% reduction compared to 2014 in accordance with the reduction targets for “the commercial and other sectors” set by the Japanese government.

United Urban works on energy management related to property management in accordance with the Environmental Policies established in May 2012 (revised to the Sustainability Policy in March 2022). United Urban endeavors to “lower energy consumption intensity by more than 1% on a five-year average” at our properties, in line with a target set forth by the Japanese government. The intensity figure is calculated from energy usage and total floor space, etc., of the properties. Having the Energy Saving Committee and the Energy Saving Working Group established internally for promoting energy management, United Urban works on reducing energy consumption with advice from external experts.

United Urban's real estate investment and management process incorporates energy management as described below.

MRA, the asset manager of United Urban, is continuously and systematically implement initiatives for environmental performance improvement through the environmental management system. We regularly disclose the energy data of the real estate we operate, and have received a "B" rating in the Ministry of Economy, Trade and Industry's business classification system based on energy conservation in 2023, which is implemented and announced by the government.

For the management and monitoring of energy consumption of our portfolio, United Urban understands and manages consumption by a dedicated IT system and efficiently collects accurate and timely data.

For due diligence upon property acquisition, United Urban conducts qualitative evaluation such as the acquisition of environmental certifications or future potential to obtain them and energy efficiency assessment as prerequisite confirmation items. These factors are taken into consideration when making investment decisions.

As part of the operation and management of standing investments, the Energy Saving Committee and the Energy Saving Working Group monitor the energy consumption trends and consider and implement operational improvement measures as well as upgrading of facilities in order to achieve rational energy use. For example, we check the amount of electricity, gas, etc. used, and analyze the factors for properties where the amount was ±20% or more compared to the previous year, and consider measures to improve operation.

Medium-term to long-term repair plans for the next five years are prepared for each property. Among the construction work scheduled, those expected to generate energy conservation effects will have such effects verified by energy experts.

In promoting rational energy usage in operation and management of properties, United Urban requests all property managers who operate and manage properties to comply with the Sustainability Policy and the Basic Supply Chain ESG Policy (revised to the Basic Supply Chain Sustainability Policy in March 2022) and has obtained their consent.

In some properties, understanding energy consumption trends is difficult, where tenants manage energy consumption on their own and United Urban does not have the authority to manage it.

Some properties generate renewable energy by installing solar panels on the roofs. The generated renewable energy is sold to external parties or consumed locally, bringing economic benefits to United Urban. Considering the characteristics of our properties, United Urban has a policy to consider the use of renewable energy as long as economic efficiency can be ensured. Since the Marubeni Group, a sponsor of United Urban, is engaged in power generation and energy conservation as businesses, utilization of batteries as well as switching to green power (purchase of renewable energy generated off-site) is also being considered for the future.

For the purpose of increasing objectivity and credibility of the results of the above-mentioned initiatives and the status of environmental and social friendliness of the owned properties, United Urban has acquired external environmental certifications and evaluations from third parties. United Urban utilizes DBJ Green Building certification, CASBEE for Real Estate certification and BELS evaluation for building-level certification, and participates inGRESB annually as a fund-level ESG benchmark.

While actively conveying these results to investors, lenders, tenants, etc. who value ESG, United Urban positions certified properties as eligible green assets and utilizes them in green finance, which leads to achieving diversification in sources of financing.

Water Management

SASB disclosure metrics #	Disclosure metrics	Entire portfolio	Office buildings	Retail properties (small- to med scale)	Retail properties (large-scale)	Hotels	Others	Others
IF-RE-140a.1	Water withdrawal data coverage as a percentage of total floor area ^(Note 1)	91.4%	98.2%	92.3%	100.0%	96.9%	69.4%	% of floor area
	Data coverage in regions with High Baseline Water Stress	Currently, there are no properties located in regions with High or Extremely High Baseline Water Stress ^(Note 3)						
IF-RE-140a.2	Total water withdrawn by portfolio area with data coverage	2,098	482	120	459	956	82	1,000m ²
	Percentage water withdrawn in regions with High Baseline Water Stress	Currently, there are no properties located in regions with High or Extremely High Baseline Water Stress ^(Note 3)						
IF-RE-140a.3	Like-for-like percentage change in water withdrawn ^(Note 2)	+2.2%	+3.5%	+4.7%	+0.0%	+1.9%	+3.7%	%
	Coverage for Like-for-like comparison	76.5%	76.1%	62.6%	72.9%	99.5%	66.5%	% of floor area

Note 1: Floor area for which United Urban possesses data for clean water consumed in the area as a percentage of the total floor area of the portfolio. Nearly the full amount of water withdrawn is purchased from public water utilities.

Note 2: Comparison is made only for properties held over 24 months spanning the current year and the previous year. Properties sold/acquired or which have undergone major renovations during the period are excluded from the comparison. No normalizations are made to the reported figures to account for change in vacancy rate, etc.

Note 3: Water stressed regions where the WRI Aqueduct Baseline Water Stress map identifies as "Extremely High Risk" or "High Risk".

IF-RE-140a.4

Description of water management risks and discussion on strategies and practices to mitigate those risks

Regarding the management of water consumption, United Urban owns only properties in major cities and their surrounding areas in Japan, and at present there are no properties located in areas with high water stress in terms of "Extremely High Risk" or "High Risk" based on the definition of WRI Aqueduct Baseline Water Stress map. However, in cases when a local and temporary shortage of water occurs due to weather, etc. and leads to limited water supply, property operation may be affected. As clean water purchased from the local public water utility is used in almost all properties, change in the amount of water purchased may affect the profitability of the properties. For these reasons, United Urban is promoting the efficient use of water in the operation and management of properties, and the reduction of the amount of clean water consumed by using wastewater (reclaimed water).

Regarding the wastewater used at our properties, United Urban checks the status of drainage facilities at properties and whether there is a risk of violating environmental laws in the due diligence process upon property acquisition as well as monitoring after acquisition. At present, our understanding is that the risk of violation of environmental laws and regulations regarding wastewater and water treatment is low.

Management of Tenant Sustainability Impacts

SASB disclosure metrics #	Disclosure metrics	Entire portfolio	Office buildings	Retail properties (small- to med scale)	Retail properties (large-scale)	Hotels	Others	Unit
IF-RE-410a.1	Percentage of new leases that contain a cost recovery clause for resource efficiency-related capital improvements (green lease) ^(Note 1)	100%	100%	100%	100%	100%	100%	% of floor area
	Associated newly leased floor area	48,225	24,088	3,252	7,725	2,570	10,591	m ²
(Option)	全Green lease contracted area as a percentage of total contracted floor area ^(Note 2)	19.7%	54.3%	11.3%	13.2%	1.6%	4.6%	% of floor area
IF-RE-410a.2	Percentage of tenants that are separately metered or submetered for grid electricity consumption ^(Note 3)	90.9%	95.5%	100%	100%	100%	70.0%	% of floor area
	Percentage of tenants that are separately metered or submetered for water withdrawals ^(Note 3)	90.9%	95.5%	100%	100%	100%	70.0%	% of floor area

Note 1: Percentage calculated by using the figure of all lease agreements renewed or newly concluded in the past year (from December 2024 to November 2025) as the denominator.

Note 2: Calculated based on leased floor area for which green lease agreements have been concluded as of the end of November 2025.

Note 3: Percentage calculated by using the total contracted floor area as the denominator.

IF-RE-410a.3

Discussion of approach to measuring, incentivizing, and improving sustainability impacts of tenants

As part of monitoring and managing the environmental impact of properties, United Urban introduces green lease agreements and memorandums that stipulate that energy and water consumption data be shared between the owner and tenants, at the time of concluding or renewing lease agreements.

At many properties, the electricity/water consumption in the tenant-occupied areas is measured by smart meters and individual meters, and the measured amount is fed back to the tenant individually. As the figures are used as the base for calculating utilities costs charged to the tenants, in other words, United Urban adopts a lease agreement format that leads to tenants' voluntary energy/water conservation efforts for their own economic incentive. Under such a lease scheme, the fact that United Urban is engaged in efforts to reduce the environmental impact of buildings will lead to a mitigation in the monetary burden on tenants related to utilities costs, and a positive effect on maintaining and improving the occupancy rates can be expected.

In addition, all tenants are provided with written notice on United Urban's Sustainability Policy as well as Basic Supply Chain Sustainability Policy. United Urban thus has opportunities to communicate our understanding and call for cooperation on sustainability considerations to tenants. Some properties have undergone work to install LED lights in tenant-occupied areas with the cooperation of tenants, and the achieved benefit of reduction in utilities costs were shared between the tenants and United Urban.

Climate Change Adaptation

SASB disclosure metrics #	Disclosure metrics	Entire portfolio	Office buildings	Retail properties (small- to med scale)	Retail properties (large-scale)	Hotels	Others	Unit
IF-RE-450a.1	Area of properties located in 100-year flood zones (Note 1)	435,200	238,047	9,186	12,224	58,057	117,686	m ²

Note 1: Among the total floor area of the portfolio, floor area indicated in the hazard maps prepared by the local governments as facing potential flooding with heavy rain of which occurrence is "once in 1,000 years."

IF-RE-450a.2

Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks

United Urban analyzes the business risks and opportunities associated with climate change and acknowledges the following as the major risks and opportunities:

Physical Risks

In many cases, properties in major urban areas are located in areas with rather low altitude or along the coast, and such areas face risk of flooding disasters. At present, approximately 18% of the portfolio (based on floor area) is exposed to flood risk, as reported in the above indicator IF-RE-450a.1.

If climate change progresses significantly (e.g., IPCC RCP8.5 scenario), flood risk will increase due to increased torrential rain damage and rising sea levels and increasing costs for flood preparedness and rising insurance premiums etc. may have negative financial impact. There is also the potential for increased exposure to flood risk as areas with risk exposure will increase.

Similarly, if climate change causes an increase in average temperature or the number of intense hot days, it will lead to additional costs for stronger air-conditioning functions of buildings as well as increase in utilities costs, which raise concerns over negative financial impact.

Among the physical risks, the risk of sudden climatic disasters (acute climatic disasters) such as typhoons and torrential rain may already be emerging. Within the United Urban portfolio, there are some properties that were damaged by extreme weather in fiscal 2019. According to the RCP8.5 scenario, the frequency and severity of these climate-related disasters might increase between now and 2100.

United Urban understands that climatic disaster risks can affect tenants' preferences in selecting properties, in addition to the negative financial impacts such as physical damage to assets, increase in maintenance and renovation costs and higher insurance premiums. In the event of a disaster, such risks might draw even stronger attention from tenants, and buildings in such areas as well as building having similar uses and shapes might be avoided by tenants. On the other hand, if a property gains reputation from tenants as being sufficiently prepared for climate disaster risks, the property can be expected to enjoy a stable occupancy over a long term. Based on these understandings, United Urban is working to adapt to climate change by improving the disaster prevention measures of our properties with an aim to reduce physical risks and realize opportunities to stabilize profits.

Transition Risks

In Japan, laws and regulations on energy efficiency and carbon emissions of buildings are already stipulated by the government, etc., but at present there are no significant regulatory costs for United Urban's properties. However, if the government introduces a policy to raise the level of regulations in order to achieve the target set for the Paris Agreement or imposes a tax on carbon emissions in the future, energy costs may increase and the burden of capital investment in facilities might grow in order to conform to the regulations. The number of national and local governments announcing their aim to achieve carbon neutrality by 2050 is increasing, including in European countries such as France, U.K. and Germany as well as in cities like New York City and Tokyo. Accordingly, in the case such policies start to take shape, we believe that the risk of tightening regulations will become apparent in the next 30 years.

In addition, in the case the transition to a low-carbon and decarbonized society progresses, the green characteristics of United Urban's portfolio might receive greater consideration in terms of tenant preferences, investor preferences, social reputations, etc., which may impact the profitability of the properties, United Urban's fund raising, etc. Even at present, there are survey results that show there is a rent premium for properties with green building certifications, and methods to raise funds through green bonds/green loans are growing in popularity. In the future, not only such "green premiums" but even the risk of "brown discounts" might occur for properties with poor green characteristics.

Based on such understandings, United Urban is making efforts to manage the environmental impact including energy consumption status and improve energy efficiency at the portfolio operation stage while promoting greening of our portfolio by acquiring environmental certifications. Through such efforts, it aims to reduce negative financial impacts due to regulation risks and to improve reputation among tenants, investors, etc. who are caring for ESG. In particular, we understand that mitigating environmental impact is a business opportunity that brings the direct financial benefit of reducing building operation costs.