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FOR IMMEDIATE RELEASE

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Notice of Revision to Forecast Management Performance for the Period Ending May 31,  
2013 and the Period Ending November 30, 2013

Activia Properties Inc. (hereinafter referred to as the “Investment Corporation”) announces that it has revised the forecasts to management performance (forecast values) as announced on January 18, 2013 in the “Notice of Revision to Forecast Management Performance for the Period Ending May 31, 2013 and the Period Ending November 30, 2013”. Details are as follows:

1. Reason for the revision to forecast management performance

Considering the effect of the acquisition of assets as described in the “Notice of Acquisition of Asset (TK Shinbashi Building)” announced today on revenues, the Investment Corporation revised its forecast management performance as described in section 2 below.

2. Details of the revision

(1) Period ending May 31, 2013 (The 3rd period)

	Operating revenues (Millions of yen)	Operating income (Millions of yen)	Ordinary income (Millions of yen)	Net income (Millions of yen)	Cash distributions per unit (yen)	Cash distributions in excess of earnings per unit
Previous Forecast (A)	5,761	3,802	3,404	3,403	16,580	—
Revised Forecast (B)	5,794	3,814	3,410	3,409	16,610	—
Changes (B-A)	32	11	6	6	30	—
Changes (%)	0.6%	0.3%	0.2%	0.2%	0.2%	—

(Reference) Expected number of investment units at the end of the periods: 205,262

(2) Period ending November 30, 2013 (The 4th period)

	Operating revenues (Millions of yen)	Operating income (Millions of yen)	Ordinary income (Millions of yen)	Net income (Millions of yen)	Cash distributions per unit (yen)	Cash distributions in excess of earnings per unit
Previous Forecast (A)	5,815	3,448	3,004	3,003	14,633	—
Revised Forecast (B)	5,987	3,538	3,071	3,070	14,960	—
Changes (B-A)	171	89	67	67	327	—
Changes (%)	3.0%	2.6%	2.2%	2.2%	2.2%	—

(Reference) Expected number of investment units at the end of the periods: 205,262

(Notes)

1. The forecast values in this material are as of today, and are calculated based on the assumptions written in the exhibit "Forecast Assumptions for Management Performance for the Period Ending May 2013 (from December 1, 2012 to May 31, 2013) and the Period Ending November 2013 (from June 1, 2013 to November 30, 2013)." Therefore, actual operating revenues, operating income, ordinary income, net income, and distributions per unit may change due to factors such as the acquisition and sale of real estate in the future, developments in the real estate market, the issuing of additional investment units in the future, etc., and other changes in circumstances surrounding the Investment Corporation. Also, the forecast values do not guarantee the amount of distributions.
2. The forecasts of the Investment Corporation may be revised if a substantial difference from the forecast values above is anticipated.
3. The values are rounded down to the unit, and the percentage is rounded to first decimal place. The same applies below.

\*Distribution of this material: This material is distributed to the Kabuto Club; the press club for the Ministry of Land, Infrastructure, Transport, and Tourism; and the press club for construction trade newspapers at the Ministry of Land, Infrastructure, Transport, and Tourism.

\*Website of the Investment Corporation: <http://www.activia-reit.co.jp/english>

[Exhibit]

Forecast Assumptions for Management Performance for the Period Ending May 2013 (from December 1, 2012 to May 31, 2013) and the Period Ending November 2013 (from June 1, 2013 to November 30, 2013)

Item	Assumptions
Accounting period	<ul style="list-style-type: none"> <li>The 3rd period (December 1, 2012 to May 31, 2013) (182 days)</li> <li>The 4th period (June 1, 2013 to November 30, 2013) (183 days)</li> </ul>
Assets under management	<ul style="list-style-type: none"> <li>For the forecast management performance, it is assumed that there will be no changes in assets under management (the acquisition of new properties and the sale of existing properties, etc.) in relation to the real estate trust beneficiary rights to 20 properties, that is, 19 properties that the Investment Corporation holds as of today (hereinafter referred to as the “Currently Held Assets”) and the TK Shinbashi Building to be acquired on April 19, 2013 (hereinafter referred to as the “Asset to Be Acquired”) until the end of the period ending November 2013 (the 4th period).</li> <li>The actual management performance may change due to changes in the assets under management.</li> </ul>
Operating revenues	<ul style="list-style-type: none"> <li>Revenues from the leasing of the Currently Held Assets are calculated based on effective lease contracts as of today, and market movements, etc. Revenues from the leasing of the Asset to Be Acquired are calculated based on a lease contract from the scheduled date of acquisition expected as of today etc.</li> <li>Operating revenue is forecast on the assumption that tenants will pay rent without delinquency.</li> </ul>
Operating expenses	<ul style="list-style-type: none"> <li>Of the expenses in the leasing business that are principal operating expenses, expenses other than depreciation are calculated reflecting variable expense factors based on past history. Expenses for the Asset to Be Acquired are calculated reflecting variable expense factors etc. based on the information provided by the former owner.</li> <li>Although property taxes and city planning taxes on the assets to be acquired are generally calculated on a pro-rata basis with the former owners and settled at the time of acquisition, the amount equivalent to the settlement money is not expensed in the period when the assets are acquired, as it is included in the acquisition cost. The total amount of property taxes, city planning taxes and other taxes on the Asset to Be Acquired that are included in the acquisition cost is assumed to be 22 million yen. Property taxes, city planning taxes, and other taxes on the Currently Held Assets to be expensed in the period ending May 31, 2013 (the 3rd period) and the period ending November 30, 2013 (the 4th period) will be 11 million yen and 430 million yen, respectively. For the Asset to Be Acquired, property taxes, city planning taxes, and other taxes for fiscal 2014 will be expensed starting from the period ending November 30, 2014 (the 6th period).</li> <li>With respect to building repair expenses, the amount assumed to be necessary for each business period is expected based on a medium- and long-term repair plan formulated by the asset management company. However, repair expenses in each business period may be largely different from the expected amount for reasons including that repair expenses could suddenly arise due to damage to buildings, etc. from certain unexpected factors; that the amount of repair expenses generally varies considerably from year to year; and that repair</li> </ul>

	<p>expenses do not occur regularly.</p> <ul style="list-style-type: none"> <li>• Depreciation expenses including ancillary costs, etc. are calculated by the straight-line method. They are assumed to be 486 million yen in the period ending May 31, 2013 (the 3rd period) and 510 million yen in the period ending November 30, 2013 (the 4th period).</li> </ul>
Non-operating expenses	<ul style="list-style-type: none"> <li>• For interest expenses and other borrowing costs, 409 million yen and 470 million yen are anticipated in the period ending May 31, 2013 (the 3rd period) and the period ending November 30, 2013 (the 4th period), respectively.</li> </ul>
Borrowings	<ul style="list-style-type: none"> <li>• The Investment Corporation has a total outstanding balance of 81,000 million yen in borrowings as of today, and will borrow 4,000 million yen to acquire the Asset to Be Acquired on April 19, 2013, making the total outstanding balance 85,000 million yen. It is assumed that there will be no changes in the balance of borrowings until the end of the period ending November 30, 2013 (the 4th period).</li> <li>• LTV at the end of the period ending November 30, 2013 is anticipated to be around 45%.</li> <li>• LTV is calculated based on the following formula:  <math display="block">\text{LTV} = \text{Balance of borrowings} / \text{Total assets} \times 100</math> </li> </ul>
Investment units	<ul style="list-style-type: none"> <li>• The number is based on our assumption of 205,262 units issued as of today. We assume that there will be no additional issuance of new units before the end of the 4th fiscal period (November 30, 2013).</li> <li>• Distributions per unit for the period ending May 31, 2013 (the 3rd period) and the period ending November 30, 2013 (the 4th period) are calculated based on the expected number of investment units issued at the end of the respective period, which is 205,262.</li> </ul>
Cash distributions per unit	<ul style="list-style-type: none"> <li>• Distributions (cash distributions per unit) are calculated on the premise of the fund distribution policy that is provided for in the Articles of Association of the Investment Corporation.</li> <li>• Distributions per unit may change due to various factors including changes in rent revenues attributable to changes in the assets under management and changes in tenants, etc., as well as the occurrence of unexpected repairs, etc.</li> </ul>
Cash distributions in excess of earnings per unit	<ul style="list-style-type: none"> <li>• The Investment Corporation does not intend to pay distributions in excess of profit per unit at this time.</li> </ul>
Other	<ul style="list-style-type: none"> <li>• It is assumed that a revision that will have an impact on the forecast values above will not be made in the laws, tax system, accounting standards, listing rules, or the rules of the Investment Trusts Association, Japan, etc.</li> <li>• It is assumed that an unexpected significant change will not arise in general economic behavior and real estate market conditions, etc.</li> </ul>