

December 9, 2013

FOR IMMEDIATE RELEASE

Activia Properties Inc.
16-3 Dogenzaka 1-chome, Shibuya-ku, Tokyo
Haruki Sakane
Executive Director
(Code: 3279)

Asset Management Company
TLC Activia Investment Management Inc.
Haruki Sakane
Representative Director, President and Chief Executive Officer

Inquiries
Hiroshi Kimoto
Executive Officer of Fund Management Department
(Tel: +81-3-6415-3120)

Notice Concerning Determination of the Issue and Offer Prices of Investment Units

Activia Properties Inc. (hereinafter referred to as the “Investment Corporation”) announces that it passed at a meeting of the board of directors held on today, a resolution concerning the issue and offer price for the issuance of new investment units and secondary offering, that were approved at a meeting of the board of directors held on November 22, 2013. Details are as follows.

1. Issuance of new investment units through the offering

- | | | |
|-----|--|---|
| (1) | Number of investment units to be offered | 43,100 units
Domestic primary offering: 27,070 units
International offering: 16,030 units |
| (2) | Amount to be paid in per unit (issue price per unit) | 757,229 yen per unit |
| (3) | Total amount to be paid in (total issue price) | 32,636,569,900 yen |
| (4) | Amount to be offered per unit (offer price per unit) | 782,925 yen per unit |
| (5) | Total amount to be offered (total offer price) | 33,744,067,500 yen |
| (6) | Subscription period (domestic primary offering) | December 10, 2013 (Tuesday) to December 11, 2013 (Wednesday) |
| (7) | Payment date | December 16, 2013 (Monday) |
| (8) | Delivery date | December 17, 2013 (Tuesday) |

(Note) The underwriters will purchase and underwrite the units at the amount to be paid in (issue price per unit) and offer at the amount to be offered (offer price per unit).

Disclaimer: This press release is for the announce of the Notice Concerning Determination of the Issue and Offer Prices of Investment Units, and is not an offer to sell or a solicitation of any offer to buy the securities of Activia Properties Inc. (the “Investment Corporation”) in the United States or elsewhere. Investment units may not be offered or sold in the United States without registration or an exemption from registration under the United States Securities Act of 1933 (the “Securities Act”). Any public offering of investment units to be made in the United States will be made by means of an English language prospectus prepared in accordance with the Securities Act that may be obtained from the Investment Corporation and that will contain detailed information about the Investment Corporation and its management, as well as the Investment Corporation’s financial statements. However, the Investment Corporation will not undertake a public offering and sale of investment units in the United States, and the investment units have not been and will not be registered under the Securities Act.

2. Secondary offering of investment units (secondary offering through over-allotment)

- | | | |
|-----|--|--|
| (1) | Number of investment units to be distributed | 2,700 units |
| (2) | Offer price per unit | 782,925 yen per unit |
| (3) | Total amount of offer price | 2,113,897,500 yen |
| (4) | Application period | December 10, 2013 (Tuesday) to December 11, 2013 (Wednesday) |
| (5) | Delivery date | December 17, 2013 (Tuesday) |

3. Issuance of new investment units through third-party allotment

- | | | |
|-----|--|------------------------------|
| (1) | Amount to be paid in per unit (issue amount per unit) | 757,229 yen per unit |
| (2) | Total amount to be paid in (total issue price) (maximum) | 2,044,518,300 yen |
| (3) | Subscription period (application date) | January 14, 2014 (Tuesday) |
| (4) | Payment date | January 15, 2014 (Wednesday) |

(Note) Investment units for which no applications have been filed during the subscription period (application date stated above under (3)) shall not be issued.

<Reference>

1. Basis for calculating the amount to be offered and distribution price

- | | | | |
|-----|--|---------------------------|-------------|
| (1) | Reference date of calculation and price: | December 9, 2013 (Monday) | 803,000 yen |
| (2) | Discount rate: | 2.50% | |

2. Syndicate cover transaction period:

December 12, 2013 (Thursday) to January 7, 2014 (Tuesday)

3. Use of expenditure of funds to be procured

The net proceeds of 32,636,569,900yen from the domestic primary offering and international offering will be used to pay part of the acquisition price of the anticipated properties ^(Note) announced in “Notice of Acquisition of Assets” on November 22, 2013. Furthermore, any additional net proceeds received upon the exercise of the over-allotment option, the maximum 2,044,518,300yen, will be held as cash on hand for other acquisitions, repayment of borrowings and the other general corporate uses in the future.

(Note) The anticipated acquisition price (the total purchase and sale price stated in the agreement of trust beneficial interest with condition precedent) is 47,430 million yen, excluding tax, local consumption tax, sales commission and other expenses, rounded to the nearest million yen.

*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>

Disclaimer: This press release is for the announce of the Notice Concerning Determination of the Issue and Offer Prices of Investment Units, and is not an offer to sell or a solicitation of any offer to buy the securities of Activia Properties Inc. (the “Investment Corporation”) in the United States or elsewhere. Investment units may not be offered or sold in the United States without registration or an exemption from registration under the United States Securities Act of 1933 (the “Securities Act”). Any public offering of investment units to be made in the United States will be made by means of an English language prospectus prepared in accordance with the Securities Act that may be obtained from the Investment Corporation and that will contain detailed information about the Investment Corporation and its management, as well as the Investment Corporation’s financial statements. However, the Investment Corporation will not undertake a public offering and sale of investment units in the United States, and the investment units have not been and will not be registered under the Securities Act.