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FOR IMMEDIATE RELEASE

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Notice Concerning Acquisition of DBJ Green Building Certification

Activia Properties Inc. (hereinafter referred to as the “Investment Corporation”) announces that one of its properties (“OSAKI WIZTOWER”) had received DBJ Green Building Certification “Five stars” from Development Bank of Japan (“DBJ”), which is the highest rank among the five certification levels (from “one star” to “five stars”), on November 6, 2014, as follows.

1. Overview of DBJ Green Building Certification

DBJ Green Building Certification System (“the System”) is a system of certifying buildings using a scoring model originally developed by DBJ which selects buildings that meet the demands of the times. Its purpose is to promote buildings that are friendly to the environment, sufficiently equipped to prevent crime and mitigate disaster, as well as that meet the various social requirements of real estate stakeholders.

For detailed information on DBJ’s announcement and the System, please visit the following website:
DBJ Website: http://www.dbj.jp/en/service/finance/g_building/index.html

2. DBJ Green Building Certification Assessment Level

Property name	Location	Certification level (Note)
OSAKI WIZTOWER	11-1 Osaki 2-chome, Shinagawa-ku, Tokyo	★★★★★

(Note) “Five stars” is stated to be the certification for being “Properties with the best class environmental and social awareness”.

OSAKI WIZTOWER is certified as “the leading new building in Osaki area, where the city coexists with the nature”, under the evaluations of (i) operating efficiency of energy use by installing BEMS (Note), and LED lighting in exclusive area, (ii) making progressive efforts for anti-disaster, such as having the earthquake-resistant structure, and (iii) contributing to establish the surrounding community by providing a large meeting space which is available for any events.

(Note) BEMS (Building and Energy Management System) is the measure system for reduction of energy consumption by operation management of building equipment.

3. Future measures

Activia Properties Inc. invests primarily in Urban Retail Properties and Tokyo Office Properties. API seeks to increase unitholder value by building and operating a portfolio of properties that are competitive in the medium to long term. The Investment Corporation believes that in addition to the location, use, scale, and quality of properties, reducing our environmental footprint and contributing to the surrounding communities and environment are important for asset management.

API will continue to advance measures to increase asset value, collaborating with the property manager in terms of environmental and energy-saving measures of owned properties as well as increasing their efficiency of energy use.

(Attachment)

OSAKI WIZTOWER



Land Area: 7,171.46 m² (total) (Note)
 Gross Floor Area: 54,363.84 m² (total) (Note)
 Completion: January 2014
 Floors: B2/24F (office building) (Note)



(Note) The figures are the total of the complex facility, “OSAKI WIZCITY”, consisted with offices, residences, retails, and other. The Investment Corporation acquired 4-11th floors of the office building, “OSAKI WIZTOWER”.

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

<Reference> Other DBJ Green Building certified properties

Property name	Location	Certification level	Certification date
A-PLACE Ikebukuro	16-22 Minami Ikebukuro 1-chome, Toshima-ku, Tokyo	★★★	Mar. 29, 2013
A-PLACE Kanayama	14-18 Kanayama 1-chome, Naka-ku, Nagoya City, Aichi	★★★	Mar. 29, 2013
A-PLACE Yoyogi	23-15 Sendagaya 5-chome, Shibuya-ku, Tokyo	★★	Nov. 1, 2013
A-PLACE Gotanda	27-3, Nishigotanda 2-chome, Shinagawa-ku, Tokyo	★★★	May 29, 2014

(Note 1) Property name of Kanayama Center Place, Yoyogi Place, and Gotanda Front was changed to A-PLACE Kanayama, A-PLACE Yoyogi, and A-PLACE Gotanda, respectively, on November 1, 2014.

(Note 2) DBJ has changed the logo system of “Platinum, Gold, Silver, Bronze, and Certified” to “★ (stars)” from 2014. Following this change, “A-PLACE Ikebukuro”, “A-PLACE Kanayama”, and “A-PLACE Gotanda” were changed to “3 stars” from “Silver”, and “A-PLACE Yoyogi” was changed to “2 stars” from “Bronze”.