

January 6, 2015

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 Number of
New Investment Units to be Issued through Third-Party Allotment

Activia Properties Inc. (hereinafter referred to as the “Investment Corporation”) announces that it has received a notice that the allottee is fully exercising its option to purchase all of the Investment Corporation’s new investment units originally scheduled to be issued through the third-party allotment, that was approved at the board of directors meetings held on November 27, 2014 and December 10, 2014, concurrently with the issuance of new investment units through the public offering and the secondary offering of investment units (secondary offering in connection with the over-allotment). Details are as follows.

- | | |
|---|---|
| (1) Number of investment units to be issued | 2,020 units
(number of investment units scheduled to be issued: 2,020 units) |
| (2) Total amount to be paid in (issue price per unit) | 1,915,063,020 yen
(948,051 yen per unit) |
| (3) Subscription period (subscription deadline) | January 7, 2015 (Wednesday) |
| (4) Payment date | January 8, 2015 (Thursday) |
| (5) Allottee | A domestic underwriter |

Disclaimer: This press release is an announcement by Activia Properties Inc. concerning the determination of the number of new investment units to be issued through third-party allotment, and has not been prepared for the purpose of solicitation for investment. Investors are asked to ensure that they read the prospectus for the issuance of new investment units, as well as any amendments thereto, prepared by Activia Properties Inc. before they invest and that they make decisions on investment at their own discretion.

In addition, this press release does not constitute an offer of securities in the United States of America. The securities referred to above have not been, and will not be, registered under the United States Securities Act of 1933, as amended (the “Securities Act”). The securities may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. The securities referred to above will not be publicly offered or sold in the United States.

<Reference>

1. The issuance of new investment units through the third-party allotment was approved concurrently with the issuance of new investment units through the public offering and the secondary offering of investment units (secondary offering over-allotment) at the meetings of the board of directors held on November 27, 2014 and December 10, 2014.

For details of the third-party allotment, please refer to the “Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units” announced on November 27, 2014 and “Notice Concerning Determination of the Issue and Offer Prices of Investment Units” announced on December 10, 2014.

2. Change in number of investment units issued and outstanding as a result of the third-party allotment

Total number of investment units issued and outstanding at present	275,112 units
Increase in number of investment units to be issued through the third-party allotment	2,020 units
Total number of investment units issued and outstanding after the third-party allotment	277,132 units

3. Use of funds to be procured

The net proceeds received upon the exercise of the over-allotment option, 1,915,063,020 yen, which will be combined with the proceeds of 22,800,626,550 yen from the public offering of the new investment units that was approved on the same date as the third-party allotment, will be used to pay part of the acquisition price^(Note) of the anticipated properties to be acquired (refer to the article 2 section 1 in the Act on Investment Trusts and Investment Corporations) that this Investment Corporation plans to make as described on “Notice of Acquisition of Assets and Lease Contract with New Tenants” on November 27, 2014.

(Note) The anticipated acquisition price (the total purchase and sale price stated in the agreement of trust beneficiary interest with condition precedent) is 40,970 million yen, excluding tax, local consumption tax, sales commission and other expenses.

*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 an announcement by Activia Properties Inc. concerning the determination of the number of new investment units to be issued through third-party allotment, and has not been prepared for the purpose of solicitation for investment. Investors are asked to ensure that they read the prospectus for the issuance of new investment units, as well as any amendments thereto, prepared by Activia Properties Inc. before they invest and that they make decisions on investment at their own discretion.

In addition, this press release does not constitute an offer of securities in the United States of America. The securities referred to above have not been, and will not be, registered under the United States Securities Act of 1933, as amended (the “Securities Act”). The securities may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. The securities referred to above will not be publicly offered or sold in the United States.