

April 15, 2015

FOR IMMEDIATE RELEASE

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

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

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

Notice Concerning Early Repayment of Funds

Activia Properties Inc. (hereinafter referred to as the “Investment Corporation”) announces that it decided to make early repayment of funds today. Details are as follows.

1. Early Repayment of Funds

(1) Details of the funds to be repaid

Financial institution	Borrowing amount	Interest rate	Drawdown date	Due date	Borrowing and repayment methods, security, and guarantee
Sumitomo Mitsui Trust Bank, Limited	4 billion yen	0.14% + Base rate	January 9, 2015	April 30, 2015	Borrowing based on a loan agreement with the lender shown at left as the creditor, lump-sum repayment, unsecured, and unguaranteed

(Note) Break-funding costs upon this prepayment will occur. However the impact of these costs on the Investment Corporation is minimal.

(2) Amount to be repaid before maturity (principal)

4 billion yen

(3) Scheduled date of repayment before maturity

April 22, 2015

(4) Funds for repayment

All of the net proceeds from the issue of the Investment Corporation 2nd unsecured bonds (with pari passu conditions among specified investment corporation bonds) and the Investment Corporation 3rd unsecured bonds (with pari passu conditions among specified investment corporation bonds) which will be paid on April 21, 2015 and cash on hand. For further details, please refer to the “Notice Concerning Issuance of Investment Corporation Bonds” announced as of today.

2. Status of borrowings, etc. after the early repayment

(1) Interest-bearing debt after the early repayment

(in millions of yen)

	Before the early repayment (April 15, 2015)	After the early repayment (April 22, 2015)	Change
Short-term borrowings payable (Note)	4,000	0	Δ4,000
Long-term borrowings to be repaid within a year	19,000	19,000	0
Long-term borrowings payable (Note)	100,100	100,100	0
Total borrowings payable	123,100	119,100	Δ4,000
Investment corporation bonds	4,000	8,000	4,000
Total borrowings payable and investment corporation bonds	127,100	127,100	0
Other interest-bearing debt	0	0	0
Total interest-bearing debt	127,100	127,100	0

(Note) Short-term borrowings payable refer to the borrowings with a maturity period of one year or less, and long-term borrowings payable refer to the borrowings with a maturity period of more than one year.

(2) Basic financing information after the early repayment

	Before the early repayment (April 15, 2015)	After the early repayment (April 22, 2015)	Change (point)
Long-term borrowing ratio (Note 1) (Note 4)	96.9%	100.0%	3.1%
Long-term borrowing ratio (excluding long-term borrowings to be repaid within a year) (Note 2) (Note 4)	81.9%	85.1%	3.1%
Fixed interest ratio (Note 3) (Note 4)	81.9%	85.1%	3.1%

(Note 1) Long-term borrowing ratio is the ratio of the outstanding long-term borrowings including the portion of long-term borrowings to be repaid within a year and investment corporation bonds to the total of outstanding interest-bearing debt.

(Note 2) Long-term borrowing ratio (excluding long-term borrowings to be repaid within a year) is the ratio of the outstanding long-term borrowings (excluding the portion of long-term borrowings to be repaid within a year) and investment corporation bonds to the total of outstanding interest-bearing debt.

(Note 3) Fixed interest ratio is the ratio of the total of outstanding interest-bearing debt of fixed interest ratio to the total of outstanding interest-bearing debt and calculated after fixing the interest rate by interest rate swap agreement.

(Note 4) Figures are rounded to the first decimal place.

3. Other

There are no significant changes in the “Investment Risk” section of the securities report submitted on February 26, 2015, in relation to the risks related to the repayment of the borrowing.

*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>