



Activia Properties Inc.

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FOR IMMEDIATE RELEASE

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Notice Concerning the Change of Primary Tenant (Termination of a part of Contract)

Activia Properties Inc. (hereinafter referred to as the “Investment Corporation”) announces to change the primary tenant on OSAKI WIZTOWER. Details are provided as follows.

1. Background of the Change

As Tokyu Land Corporation will enter into contracts with new tenants for a part of the leased area of OSAKI WIZTOWER on May 31, 2015, a part of the two-year fixed term lease contract (hereinafter referred to as the “Original Agreement”) concluded between Tokyu Land Corporation as the master lessee and Nippo Corporation as the tenant will terminate on May 30, 2015.

2. Overview of the Change

(1) Tenant name:	Nippo Corporation
(2) Property name:	OSAKI WIZTOWER
(3) Type of contract	The two-year fixed term lease contract
(4) Date of termination	May 30, 2015
(5) Monthly rent	- (Note 1)
(6) Security deposit	- (Note 1)
(7) Leased area	5,906.42 m ² (Note 2) (Note 3)
(8) Percentage of leased area to total leased area of our portfolio	1.9% (Note 3)
(9) Area of termination	4,108.10 m ²

(Note 1) Not disclosed because the tenant approval was not obtained.

(Note 2) Leased area based on the Original Agreement was 7,193.28 m². The Original Agreement for 1,286.86 m² has terminated once Tokyu Land Corporation entered into contracts with other new tenants on April 1, 2015 and May 1, 2015.

(Note 3) After the change, leased area will be 1,798.32 m² and percentage of leased area to total leased area of our portfolio will be 0.6%.

3. Outlook

As to the management performance of the Investment Corporation for the fiscal period ending May 2015 (The 7th fiscal period, from December 1, 2014 to May 31, 2015) and November 2015 (The 8th fiscal period, from June 1, 2015 to November 30, 2015), the impacts are not significant.

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