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FOR IMMEDIATE RELEASE

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Notice Concerning Investment Unit Split, Amendment of Articles of Incorporation and Revisions of Forecasted Cash Distribution per Unit

Activia Properties Inc. (“API”) announces that it resolved at the board of directors meeting held today, to split its investment units and amend its articles of incorporation as follows.

In addition, API has decided to revise its forecasts of cash distribution per unit for the period ending November 30, 2015 (from June 1, 2015 to November 30, 2015) and the period ending May 31, 2016 (from December 1, 2015 to May 31, 2016), which were originally announced in July 10, 2015, as follows.

1. Purpose of Split

API will implement the split in order to create an environment that enables investors to purchase the investment units more easily by reducing the investment unit price, which would broaden API’s investor base and improve the liquidity of API’s investment units.

2. Overview of Split

(1) Method of Split

API will implement a two-for-one split of the investment units held by unitholders stated or recorded on the registry of unitholders as of September 30, 2015 as the record date.

(2) Number of Investment Units to be increased through the Split, etc.

1) Total number of investment units issued and outstanding before split	:	277,132 units
2) Number of investment units to be increased through split	:	277,132 units
3) Total number of investment units issued and outstanding after split	:	554,264 units
4) Total number of authorized investment units after split	:	4,000,000 units

(3) Schedule of Split

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|---|---|------------------------------|
| 1) Date of public announcement of record date | : | September 11, 2015 (planned) |
| 2) Record date | : | September 30, 2015 |
| 3) Effective date | : | October 1, 2015 |

3. Amendment of the Articles of Incorporation

(1) Rationale of Amendment

API will amend Article 6, Paragraph 1 of its Articles of Incorporation to the effect that the total number of authorized investment units will be increased in accordance with the split ratio based on the provisions of Article 184, Paragraph 2 of the Companies Act, which is applied mutatis mutandis pursuant to Article 81-3, Paragraph 2 of the Act on Investment Trusts and Investment Corporations.

(2) Details of Amendment

Details of the amendment are as follows.

(The underlined parts are changed)	
Before	After
Article 6 (Total Number of Authorized Investment Units) 1. The total number of API's authorized investment units is <u>2,000,000 units</u> .	Article 6 (Total Number of Authorized Investment Units) 1. The total number of API's authorized investment units is <u>4,000,000 units</u> .

(3) Schedule of Amendment

Effective date of amendment October 1, 2015

4. Revisions of Forecasted Cash Distribution per Unit

In connection with the two-for-one investment unit split, API will revise its forecasted cash distribution per unit for the fiscal period ending November 30, 2015 (from June 1, 2015 to November 30, 2015), which was announced on July 10, 2015, from ¥17,195 to ¥8,597 in proportion to the split ratio. The revisions of the forecasted cash distributions are due to the increase in the total number of issued and outstanding investment units after the split, and there are no substantial changes to API's forecasted operational conditions and the actual forecasted cash distributions.

Also, API will revise the forecasted cash distribution for the fiscal period ending May 31, 2016 (from December 1, 2015 to May 31, 2016) from ¥16,625 to ¥8,312.

Revision of Forecasted Cash Distribution for the Fiscal Period ending November 30, 2015
(from June 1, 2015 to November 30, 2015)

	Operating Revenue (million yen)	Operating Income (million yen)	Ordinary Income (million yen)	Net Income (million yen)	Cash Distribution per unit (excluding distribution in excess of earnings) (yen)	Distribution in excess of earning per unit (yen)	Total number of issued and outstanding investment units at the end of period (units)
Previous Forecast (A)	9,633	5,399	4,766	4,765	17,195	—	277,132
Revised Forecast (B)	as above	as above	as above	as above	8,597	—	554,264
Amount of Increase/Decrease (B-A)	—	—	—	—	Δ8,598	—	277,132
Rate of Increase/Decrease	—	—	—	—	Δ50.0%	—	100.0%

Revision of Forecasted Cash Distribution for the Fiscal Period ending May 31, 2015
(from December 1, 2015 to May 31, 2016)

	Operating Revenue (million yen)	Operating Income (million yen)	Ordinary Income (million yen)	Net Income (million yen)	Cash Distribution per unit (excluding distribution in excess of earnings) (yen)	Cash Distribution in excess of earning per unit (yen)	Total number of issued and outstanding investment units at the end of period (units)
Previous Forecast (A)	9,411	5,282	4,608	4,607	16,625	—	277,132
Revised Forecast (B)	as above	as above	as above	as above	8,312	—	554,264
Amount of Increase/Decrease (B-A)	—	—	—	—	Δ8,313	—	277,132
Rate of Increase/Decrease	—	—	—	—	Δ50.0%	—	100.0%

(Note 1) The forecasts above have been calculated based on certain assumptions as of today. Therefore, actual operating revenue, operating income, ordinary income, net income and cash distribution per unit may differ due to acquisitions and/or sales of assets, etc., trends in the real estate market and any other changes in API's operational environment. In addition, the above forecasts do not guarantee the amount of cash distribution.

(Note 2) Amounts less than a single unit are rounded down and percentages are rounded off to one decimal place.

*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>