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FOR IMMEDIATE RELEASE

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Notice Concerning Pricing for Issuance of New Investment Units and Secondary Offering

Activia Properties Inc. ("API") announces that a resolution was passed at the board of directors meeting held today concerning the offer price and the distribution price for the issuance of new investment units and secondary offering of investment units, which were resolved at the board of directors meeting held on November 14, 2016. Details are as follows.

1. Issuance of new investment units through public offering

(1)	Number of investment units to be offered	61,040 units Domestic Primary Offering: 31,540 units International Offering: 29,500 units
(2)	Amount to be paid in per unit (issue price per unit)	468,283 yen per unit
(3)	Total amount to be paid in (total issue price)	28,583,994,320 yen
(4)	Amount to be offered per unit (offer price per unit)	483,326 yen per unit
(5)	Total amount to be offered (total offer price)	29,502,219,040 yen
(6)	Subscription period (Domestic Primary Offering)	November 22, 2016 (Tuesday) to November 24, 2016 (Thursday)
(7)	Payment date	December 1, 2016 (Thursday)
(8)	Delivery date	December 2, 2016 (Friday)

(Note) The underwriters will purchase and underwrite the units at the amount to be paid in per unit (issue price per unit) and offer at the amount to be offered per unit (offer price per unit).

Disclaimer: This press release is an announcement by Activia Properties Inc. concerning pricing for issuance of new investment units and secondary offering, 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 (if any), 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.

2. Secondary Offering of investment units (Secondary Offering through the over-allotment)

(1)	Number of investment units to be distributed	4,520 units
(2)	Distribution price per unit	483,326 yen per unit
(3)	Total amount of distribution price	2,184,633,520 yen
(4)	Subscription period	November 22, 2016 (Tuesday) to November 24, 2016 (Thursday)
(5)	Delivery date	December 2, 2016 (Friday)

3. Issuance of new investment units by way of third-party allotment

(1)	Amount to be paid in per unit (issue price per unit)	468,283 yen per unit
(2)	Total amount to be paid in (total issue price) (maximum)	2,116,639,160 yen
(3)	Subscription period (subscription date)	December 14, 2016 (Wednesday)
(4)	Payment date	December 15, 2016 (Thursday)

(Note) Investment units for which no applications have been filed during the subscription period (subscription date) stated above under (3) shall not be issued.

<Reference>

1. Basis for calculating the offer price and the distribution price per unit

(1)	Reference date of calculation and price	November 21, 2016 (Monday)	502,000 yen
(2)	Discount rate (Note)	2.0%	

(Note) Discount rate is applied to the figure determined by the following formula: the closing price on the reference date of calculation as reported on the Tokyo Stock Exchange, Inc. minus the forecasted distributions per unit of 8,810 yen for the fiscal period ending November 30, 2016.

2. Syndicate Cover Transaction period

November 25, 2016 (Friday) to December 8, 2016 (Thursday)

3. Use of expenditure of funds to be procured

The net proceeds of 30,700,633,480 yen (maximum) from the offerings and the over-allotment options will be used to pay part of the purchase price (Note) of the anticipated properties as announced in "Notice of Acquisition of Asset (A-FLAG KOTTO DORI)" released on October 5, 2016 and "Notice of Acquisition of Assets and Lease Contract with New Tenants, etc." on November 14, 2016. Furthermore, any remaining proceeds will be held as cash on hand, deposited at a financial institution until used for partial repayment of borrowings or payment for property acquisitions in the future.

(Note) The anticipated purchase price (the total purchase and sale price stated in the agreement of trust beneficiary interest) is 32,250 million yen, excluding consumption tax, local consumption tax, sales commission and other expenses. The amount is rounded down to the nearest million yen.

*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 API: http://www.activia-reit.co.jp/english

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