Activia Properties Inc.

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FOR IMMEDIATE RELEASE

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Notice Concerning Change in Tenants (icot Mizonokuchi)

Activia Properties Inc. ("API") announces a change in tenants of icot Mizonokuchi (the "Property") due to the expiration of fixed-term lease contract with a current tenant.

Details are as follows:

1. Overview of the change (the "Change")

	Current tenant	New tenant
(1) Name of tenant	Room's-Taishodo	EDION Corporation
(2) Type of contract	Fixed-term building lease contract	Fixed-term building contract
(3) Date of conclusion of contract	January 5, 2018	February 10, 2023
(4) Lease term	From July 25, 2018 to July 24, 2023	From July 25, 2023 to July 24, 2043
(5) Leased area	14,032.05 m^2	14,032.05 m^2
(6) Percentage to total leasable area of the Property	100.0% (Note 1)	100.0% (Note 1)
(7) Percentage to total leasable area of API's portfolio	3.3% (Note 2)	3.3% (Note 2)
(8) Monthly rent	- (Note 3)	- (Note 3)
(9) Tenant leasehold and security deposits	- (Note 3)	- (Note 3)

(Note 1) Calculated based on the total leasable area of the Property as of the end of November 2022 (14,032.05 m^2).

(Note 2) Calculated based on the total leasable area of API's portfolio as of the end of November 2022 (425,476.30 m^2).

(Note 3) Not disclosed because the tenant approvals were not obtained.

2. Background of the Change

Upon expiration of the fixed-term building lease contract with the current tenant, Room's-Taishodo, we decided to enter into a new fixed-term building lease contract with EDION Corporation, based on our determination that the contract will contribute to stabilization and improvement of API's revenue from operations, after comparing the contract terms and conditions with several other candidates.

API has determined that the above tenant satisfies the criteria for the selection of tenants stated in the "Report on the Management Structure and System of the Issuer of Real Estate Investment Trust Units and Related Parties" submitted on August 30, 2022 by TLC REIT Management Inc., the Asset Manager to which API entrusts its asset management.

3. Outlook

As the Change is planned to be made on July 25, 2023, there will be no impact on the API's management performance for the fiscal period ending May 31, 2023 (the 23rd period, from December 1, 2022 to May 31, 2023). As to the fiscal period ending November 30, 2023 (the 24th period, from June 1, 2023 to November 30, 2023), the impact on API's management performance will be minimal.

*Website of API: https://www.activia-reit.co.jp/en/