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FOR IMMEDIATE RELEASE

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Notice Concerning the Conclusion of a Lease Agreement on Owned Property (icot Nakamozu)

In relation to icot Nakamozu (the “Property”), Activia Properties Inc. (“API”) announces that it has concluded today the lease agreement (the “Agreement”) below.

Details are as follows:

1. Overview of the Agreement

(1) Name of the tenant	KOHNAN SHOJI Co., Ltd.
(2) Type of the agreement	Fixed term
(3) Date of conclusion	August 16, 2024
(4) Term of the lease	July 12, 2027 to July 11, 2047
(5) Leased area	26,529.03 m ²
(6) Ratio of leased area to total leasable area of the Property	94.4%(Note 1)
(7) Ratio of leased area to total leasable area of API’s portfolio	6.0%(Note 2)
(8) Monthly rent	-(Note 3)
(9) Tenant leasehold and security deposits	-(Note 3)

(Note 1) Calculated based on the total leasable area of the Property at the end of July 2024 (28,098.02 m²).

(Note 2) Calculated based on the estimated total leasable area of the API’s portfolio at the end of July 2024 (443,836.19m²).

(Note 3) Not disclosed because the tenant approval is not obtained.

2. Background of the conclusion of the Agreement

With more than 2 years left before expiration of the current fixed-term building lease with Kohnan Shoji Co., Ltd. (“Kohnan Shoji”), we received from Kohnan Shoji a notice of intention to renew the lease agreement due to renegotiations with their sublessee. We received proposals from multiple operators including Kohnan Shoji regarding the operation of this property to verify the validity of agreement terms and, after a comparison, were able to agree to terms that surpass the current level of rent and decided to enter into a lease agreement with Kohnan Shoji starting July 12, 2027.

3. Outlook

Due to the conclusion of the Agreement, there will be no impact on the API's management performance for the fiscal period ending November 30, 2024 (the 26th fiscal period, from June 1, 2024 to November 30, 2024) and the fiscal period ending May 31, 2025 (the 27th fiscal period, from December 1, 2024 to May 31, 2025).

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