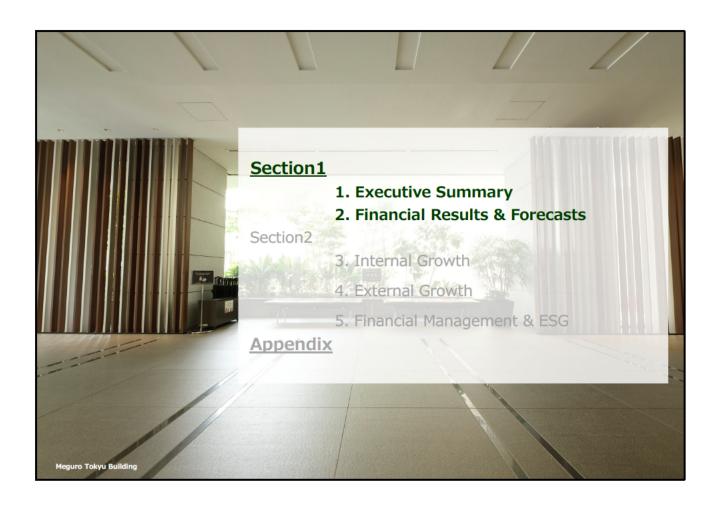


Thank you very much for watching this video. I am now going to present the financial results of Activia Properties Inc. for the fiscal period that ended in November 2021 or the 20th fiscal period. My name is Nobuhide Kashiwagi and I am the Executive Director of Activia Properties Inc. and the Managing Director, Chief Division Officer of Activia Management Division at TLC REIT Management Inc.

Now, let me start the presentation from page 3.

1



1. Executive Summary  Executive Summary  3		
<ul> <li>DPU for FP20 ended Nov. 2021 exceeded the forecast due to sound management despite ongoing pandemic</li> <li>For FP22 ending Nov. 2022 and beyond, DPU will be kept at ¥9,200 or above, thanks to capital gains and/or other measures, despite major tenant departures</li> </ul>		
Results· Forecasts	Actual DPU for FP20 ended Nov. 2021	¥9,360 (up ¥10 vs. previous forecast)
	Forecast DPU for FP21 ending May 2022	¥9,325 (up ¥2 vs. previous forecast)
	Forecast DPU for FP22 ending Nov. 2022	¥9,210 (newly introduced)
External Growth · Asset Disposition	<ul> <li>Acquired 4 assets and disposed of 1 asset, utilizing our sponsor's support in connection with a follow-on PO. As a result, profitability of the portfolio improved</li> </ul>	
Office	<ul> <li>Occupancy and rent were under pressure as market vacancy rose with prolonged pandemic</li> <li>Continued leasing strategy prioritizing either rent growth or high occupancy depending on the characteristics of each leasing area</li> </ul>	
Retail	<ul> <li>Tenant sales recovery is still at midpoint despite returning traffic to the city area. The number of rent concession requests turned calm.</li> <li>Achieved tenant replacement without downtime for the street-level areas at our flagship property. Secured stability for hotel assets as we made long-term agreements with operators</li> </ul>	
Finance	• Issued ¥3.9 bn green bond and deepened green finance initiatives	
ESG	Newly established ESG KPIs to guide and enhance our efforts towards ESG	
Strategy Towards new growth	<ul> <li>[Office] Focus on occupancy improvement for struggling assets. Focus on rent growth if such opportunities are identified among non-struggling assets.</li> <li>[Retail] Secure stability amid the expectation of substantial economic recovery</li> <li>[External Growth] Continue asset replacement, aiming to improve profitability and stability of the portfolio in the mid to long term by utilizing our sponsor support. For the time being, capital gains should also help deliver stable DPU.</li> <li>[Finance Management/ESG] Continue sustainable finance practice / Promote ESG efforts with appropriate KPIs</li> </ul>	

I will talk about the results for the period that ended in November 2021. Also, I would like to provide management message about DPU level for the period ending in November 2022 and upcoming periods beyond.

DPU for the last period ended in November 2021 was 9,360 yen. Although we originally planned to conduct cash distribution in excess of earnings in our forecast, we did not have to do so, as the healthy management grew the distributable earnings well enough to exceed the forecast.

DPU for the period ending in May 2022 and the next period ending in November 2022 are now expected to be 9,325 yen and 9,210 yen, respectively.

Although our revenue is anticipated to decline due to departures of major tenants, we are determined to keep DPU level at 9,200 yen or higher. This shall be achieved by utilizing unrealized gains in our portfolio.

During the course of the 20th period, we acquired four properties and disposed of one property by way of follow-on public offering. As a result of this action, we improved portfolio profitability and reduced our LTV level, which would provide future asset acquisition capabilities.

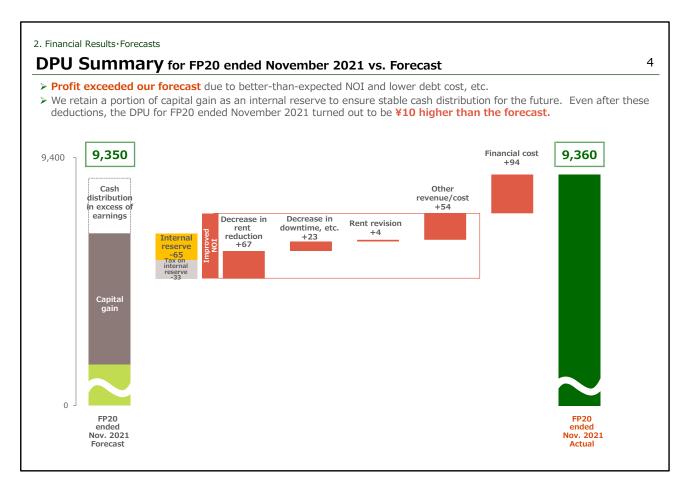
With regards to the office, we are experiencing slower-than-expected market recovery, because of prolonging pandemic, which is negatively impacting our leasing activities. Although there are some cases of upward rent revisions, I must say the overall situation such as occupancy rate and rent levels are under pressure, as the market vacancy rate stays at higher level.

With regards to the retail properties, we are experiencing traffic recovery particularly after the state of emergency was lifted. However, our tenant turnover is still below pre-pandemic level. Nevertheless, at our flagship retail properties, we secured some new contracts, and successfully renewed lease agreements with existing tenants. This is a proof that our strategy to focus on high-quality buildings at good location is paying off.

We have deepened green finance initiative by issuing the fourth green bonds. We also newly established ESG KPIs to enhance our ESG efforts.

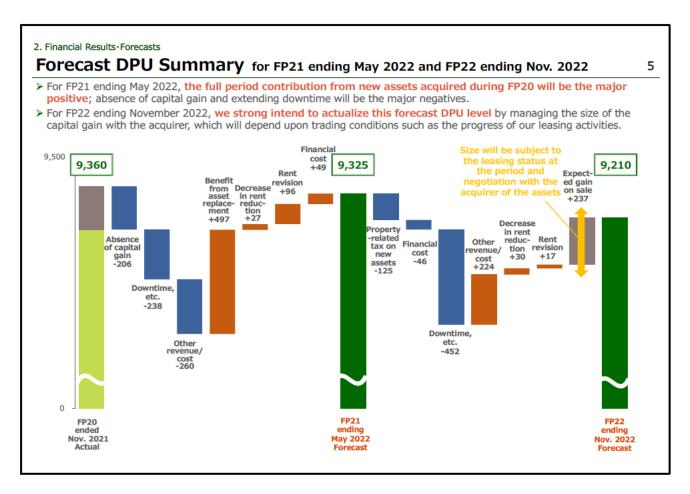
I will touch upon business strategy. For the office, we focus on occupancy for the struggling assets. Also, we try to raise rents whenever such opportunities are identified. For retail, securing stability should be a higher priority for the time being. Of course, we should always look ahead for the substantial economic recovery at post pandemic time.

For the external growth, we will continue to conduct asset replacements that would improve profitability and stability of the portfolio, utilizing our sponsor support. Also, for the time being we will actively use unrealized gain to deliver stable DPU. We will continue our sustainable finance such as additional green bond issuance. We will further work on ESG with appropriate KPIs.



Let's make a review for the last period that ended in November 2021. Anticipated negative impacts from the pandemic such as rent reductions and downtime turned out to be smaller than the original expectation. Also, thanks to a certain level of upward rent revision, overall NOI resulted in better than the forecast. Financial cost was also smaller than the anticipation. As a result, the profit from the operation turned out to be nearly 100 yen higher than the forecast and we did not have to use 134 yen of cash distribution in excess of earnings, which we had prepared in advance.

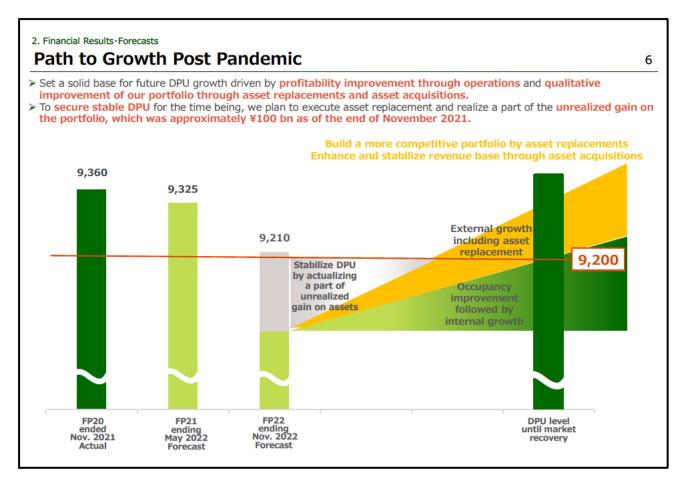
In addition to that, we decided to retain a part of the capital gain from the disposition of Tokyu Plaza Akasaka. This is for the mid-to long-term stability of DPU for Activia. As a result of this, DPU for the last period was 9,360 yen.



On page 5, please find the factors to drive DPUs for the periods ending in May and November this year.

We have upwardly finetuned DPU expectation for May 2022 from the previous forecast. For this period, the negative factors include a lack of one-time capital gain from Tokyu Plaza Akasaka, an extension of downtime associated to the tenant replacements. Positive factors include a full period contribution from new assets acquired at the time of public offering, a benefit from asset replacement, rent revisions, and a reduction of finance cost such as equity issuance cost which happened during the last period.

For the next period that will be ending in November 2022, as I said earlier, we are going to maintain the level of 9,200 yen in DPU. We assume the vacating floors at Shiodome Building will not be backfilled during the course of the period. We are, however, considering disposition of one or some properties and this related capital gain will push up the DPU at or above 9,200 yen level. Specific negotiation had already started. For this specific disposition, which could be a part of asset replacements, we will disclose once the negotiation finalized. For the finalization of the negotiation, we need to make a proper assessment of the progress of Shiodome backfilling. Depending upon the progress, we may or may not dispose of the assets in phases possibly spreading over multiple fiscal periods.



Last August, we conducted a public offering as a starting point for further growth of Activia from the viewpoint of both external growth and internal growth in line with our investment guidance.

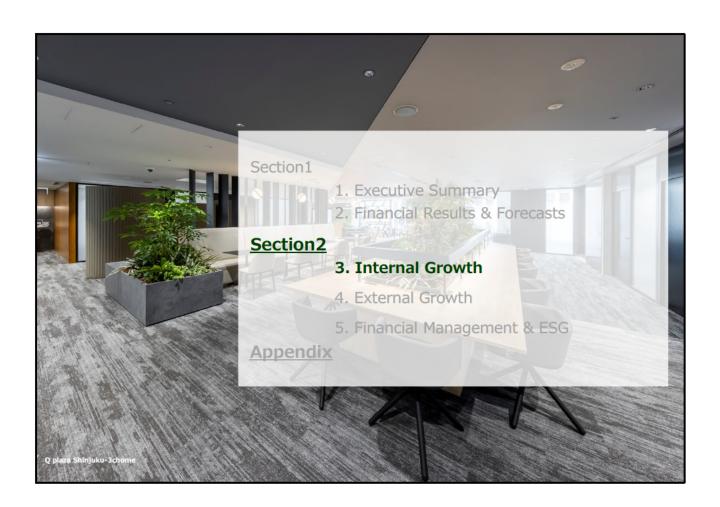
Until the substantial recovery of the rental market, our growth drivers should be asset replacements and asset acquisitions, that is, external growth. We will continue to improve portfolio quality and set a solid base so that the renewed portfolio would fully enjoy the market recovery at later stage. These actions would certainly lead to unitholders' value enhancement.

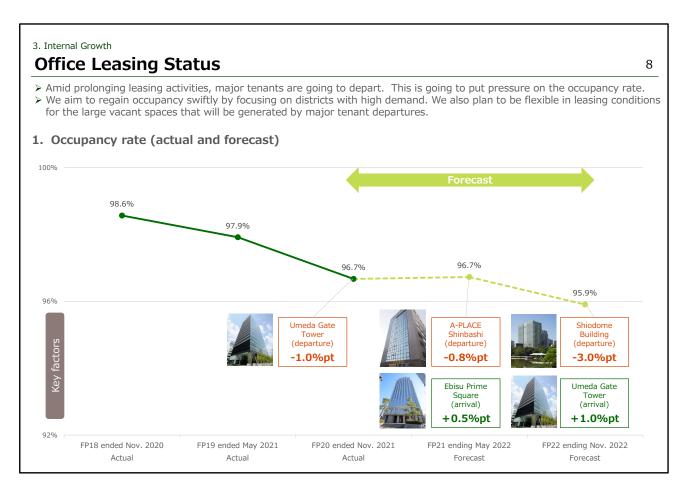
At the time of public offering, we communicated to the capital market that DPU, after deduction of property tax for the new assets, for May 2022 would be 9,197 yen. This figure did not factor in large-scale tenant departures, which is scheduled to happen this year. However, we would like to recognize this level as our stabilized DPU. Therefore, going forward, we would like to achieve and exceed this DPU level by backfilling the vacating spaces, as well as improving portfolio profitability through asset replacements.

In addition, we believe a resumption of sales-linked rent, particularly from the hotel operators, to come along with an economic recovery, should provide additional DPU uplifting factor in the future.

Having said that, we need to be modest in making profit forecast assumptions such as occupancy rate for the time being. We may have to experience DPU purely derived from our rental revenue to be possibly below 9,200-yen level. However, under such circumstances, we will utilize capital gains from asset replacements in order to keep paying stable DPU level to our unitholders, until the rental market recovers.

Please move over to page 8.





The office market is changing. Many office managers are beginning to redefine the office space as an important communication venue among employees, although they will adopt new working style to a certain extent.

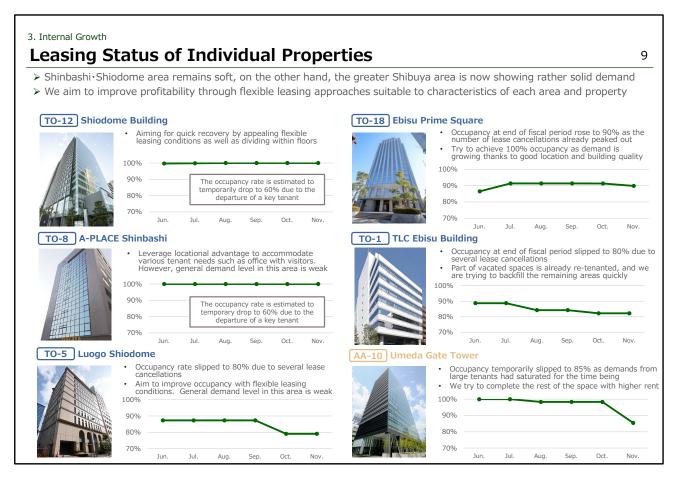
Unlike at the time of global financial crisis of 2007-2008, when many companies decided to focus only on cost reduction and relocated to cheap and inconvenient locations, nowadays their actions are different. First, they make assessments as to how much office spaces are really needed for their own operations, based upon true utilization rates. Second, based upon such assessments, they tend to partially cancel the leasing contracts. By doing this, they are keeping the quality and location of the office space.

From this perspective, the office managers will still stick to the high-quality office buildings located in the prime area, as such places will provide convenient commuting access, and comfortable working environment for their employee. Therefore, the demand will still be at prime location, high-quality buildings, although the rent levels will have to be affected by the market trends.

The other point I should mention here is ongoing variation in supply / demand situation by districts. Shibuya and Ebisu are beginning to recover, and the area occupancy is already improving. On the other hand, Minato-ward, including Shimbashi and Shiodome, is generally struggling.

We believe our office buildings will be eventually selected from the office managers as they will continue to seek for better location & high-quality buildings. However, as long as the market vacancy is high, our leasing activity is likely to require longer lead time than usual. Plus, since some key tenants are about to depart, our overall occupancy rate will be under pressure.

Now, I would like to explain some individual assets. Please move on to the next page.



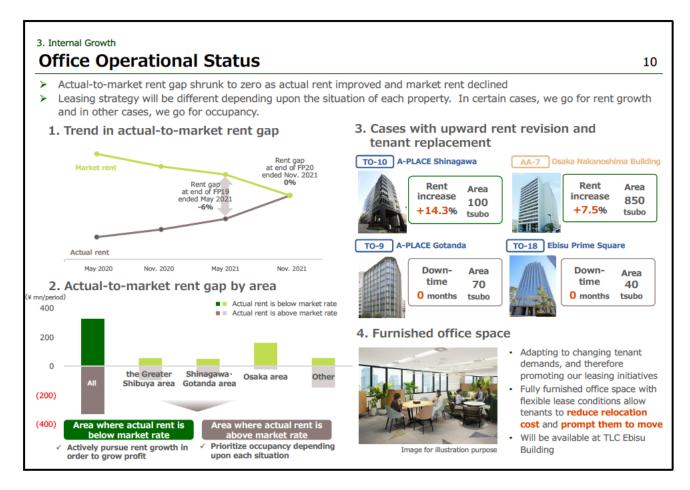
On your left, there are properties located in Shimbashi and Shiodome area. The demand / supply situation in this district is not ideal. In both Shiodome Building and A-PLACE Shinbashi, key tenants are leaving us. Given soft market situation, we now assume, in our profit forecast, longer downtime for these buildings and the occupancy will drop down to nearly 60% temporarily.

That said, we already received multiple number of inquiries and arranged previews to them. This building offers 1,000 tsubo of pillarless floor size, and we are ready to be flexible such as potentially dividing a floor to multiple number of tenants. We would like to appeal to the prospective tenants about convenience of this building being very close to the train station as well as future area maturity as some new projects are going to be completed. By doing so, we would like to backfill the space as soon as possible.

With regard to A-PLACE Shinbashi and Luogo Shiodome, we are experiencing intensified level of competition even from districts relatively far away from this vicinity. Although we will try to backfill the empty spaces quickly, given the current difficult situation, we do not rule out the possibility to dispose of these assets as a part of asset replacements.

On the other hand, Ebisu Prime Square and TLC Ebisu Building on your right-hand side, are showing recovery. In fact, among our Tokyo Office portfolio, the occupancy in these two buildings dropped at relatively early stage of this cycle, as the underlying Shibuya and Ebisu market became weaker. However, since the market is now recovering, and we observe that the office demand is now returning to some landmark buildings in Shibuya and Ebisu area. that is why the occupancy is on the way of recovery for these two buildings.

Lastly, on Umeda Gate Tower. Although we will experience a temporary dip in occupancy, we think we can backfill the space even with rent increase, as the previous tenant was under rented. Umeda Gate Tower is a high-quality building with good location. So, we are sure to find next tenants.

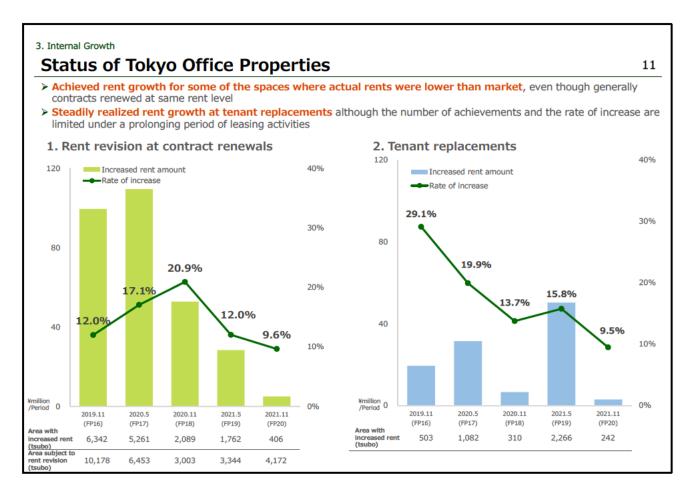


At our office portfolio, actual-to-market rent gap became zero as of the end of November 2021, as we raised actual rents and the market rent dropped.

On to the left bottom, we disclose rent gap by area as well. For the areas where the actual rent is below market, we will continue our efforts to raise rents. On the other hand, we would like to treat tenants carefully on a case-by-case basis for the areas where the actual rent is already above the market level. Particular attention will be paid to some areas where we may possibly face difficulties in finding succeeding tenants.

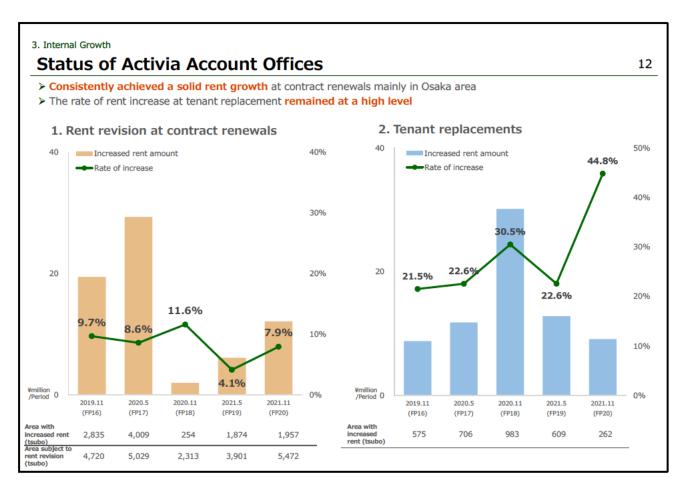
Please take a look at right top. We are showing some examples of successful rent gap filling exercise. As you can see, at A-PLACE Shinagawa as well as at Osaka Nakanoshima Building, we were able to raise rent as the tenants used to be under rented.

On the right bottom, section 4 presents our newly introducing pre-furnished office space. In this scheme, we prearrange furniture and equipment in advance. By doing so, the prospective tenants will be released from the burden of relatively large-scale one-time charges such as relocation cost and start-up cost. When that happens, our locational and qualitative advantages will be very well highlighted, which will lead to a new demand in our view. We are starting this partially at TLC Ebisu Building from this fiscal period.



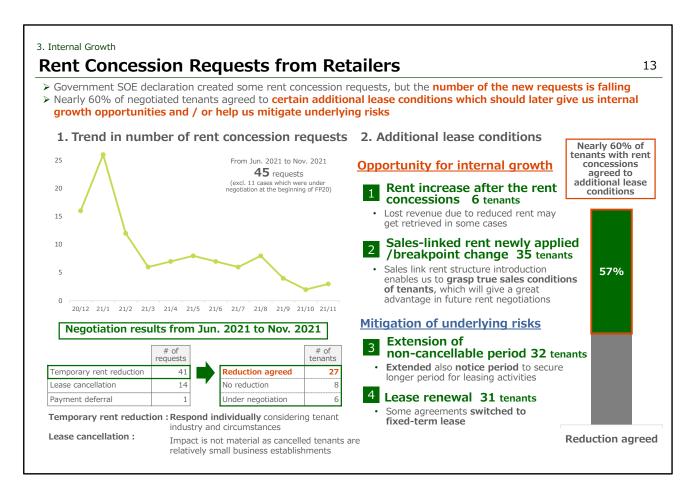
This is a situation on Tokyo Office Properties. Although in many cases of contract renewals, the rent levels remain unchanged, there are a certain number of cases where we had successfully raised rents, as the previous contracts were under rented.

With regard to the tenant replacements, although the number of cases and the magnitude of the accretion is becoming smaller, as we have to spend longer time to find tenants, we are still creating additional value at the occasion of tenant replacements.



Here is an update about Activia Account offices. In contrast to Tokyo Office, the situation is quite solid. Both in case of contract renewals and tenant replacements, we are achieving rent growth. This is particularly strong in Osaka office properties.

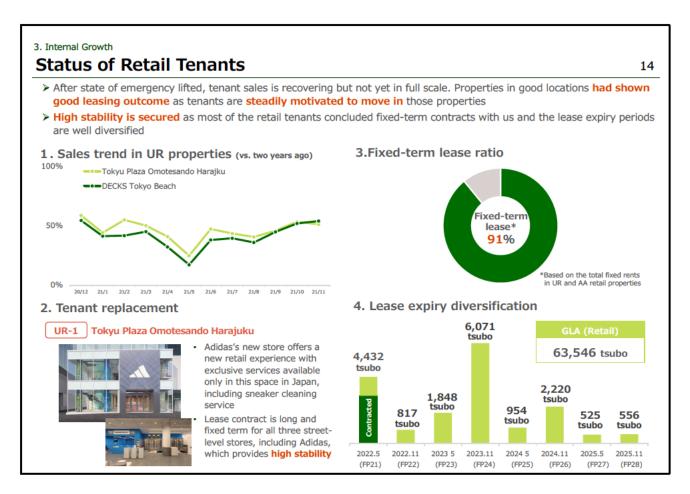
Please go to page 13.



Please allow me to switch gears to the retail properties from page 13.

This is a snapshot summary of rent concession requests from retailers and the results of the negotiations. As you can see clearly on the left line chart, the number of new requests is falling down. During the course of the last period ended in November, we agreed temporally rent cut with 27 tenants.

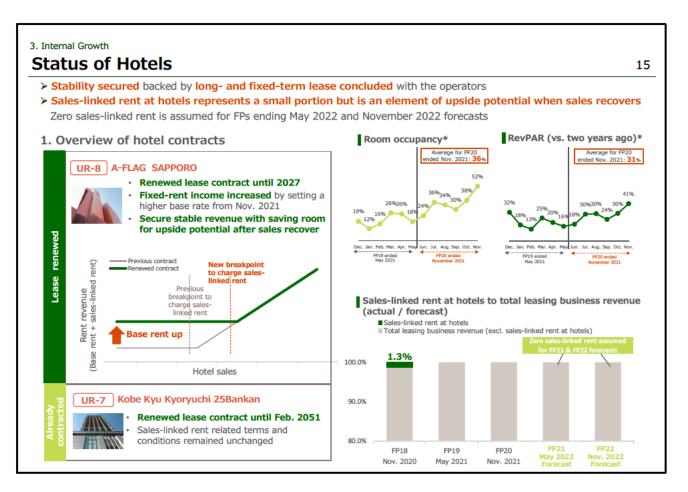
Please move over to the right-hand side. We believe we had deepened our relationship with the tenants by making bespoke reaction on every rent concession request. We did not just discuss about the rent level. We also took this opportunity to further understand the tenant situation and shared future outlook. As a result of the detailed discussion, we obtained additional lease conditions such as rent increase after the one-time concessions or lease renewals. These additional lease conditions are going to ensure growth and stability of our portfolio.



This is a description of our tenant situation.

On your left top, sales trends of Tokyu Plaza Omotesando Harajuku and DECKS Tokyo Beach are highlighted. As you can see, they are recovering from August, but not yet up to the full-scale recovery.

However, the traffic to the city center is now growing, particularly after the end of the state of emergency in early October. Also, as you can see on your left bottom, we newly welcomed Adidas flagship shop at our Tokyu Plaza Omotesando Harajuku street level. We expect the new Adidas shop, which offers unique retail experience to the Japanese consumers, would become a strong follow wind to boost up the top line at this property.



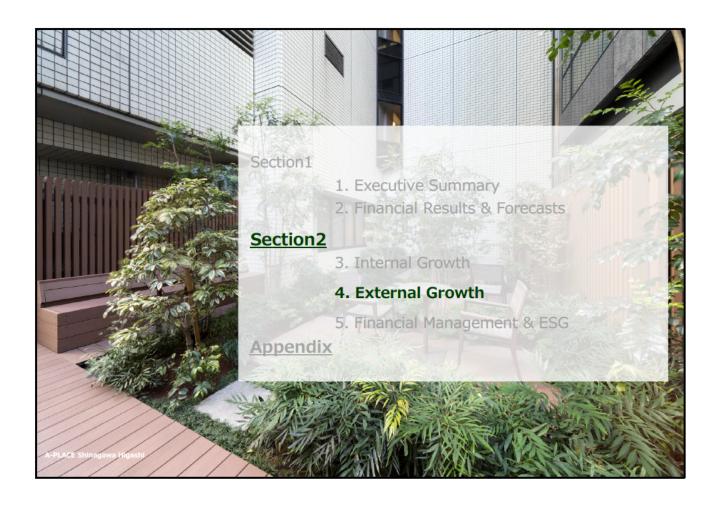
Left-hand side of the page shows an overview of hotel contracts. We have already secured long- and fixed-term contracts with the operators. Therefore, income from hotels should be quite stable for us.

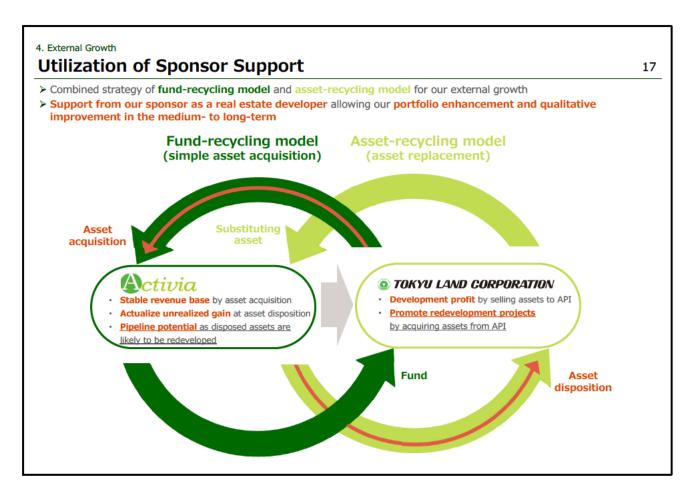
At A-FLAG SAPPORO, we extended the contract with Tokyu Hotels to the end of March 2027 and also changed terms and conditions. Specifically, the breakpoint for the sales-linked rent was raised and absolute level of base rent was also raised. We have secured stability and growth potential at the same time. At Kobe Kyu Kyoryuchi 25Bankan, we renewed the existing contract to a very long-term lease structure. Therefore, our expected cash flow is very well protected in Kobe.

On the right-top, there are data series on room occupancy and RevPAR. Both are steadily improving from October, when the state of emergency lifted. But the room occupancy only recovered to around 50% at the end of the period, and RevPAR rose to only slightly higher than 40% to the corresponding figure in 2019. However, in Kobe, we are observing a steady recovery ever since last summer as certain number of wedding banquets are returning. As a result, in some months, Kobe performance was above 2019 level. Therefore, depending upon how much Omicron variant would impact Japan in the future, Kobe performance is recovering close to the breakpoint to the sales-linked rent.

For your information, in our profit forecast assumptions, we have not factored in any sales-linked rent from hotels in the periods ending in May 2022 and in November 2022.

Please go to page 17.





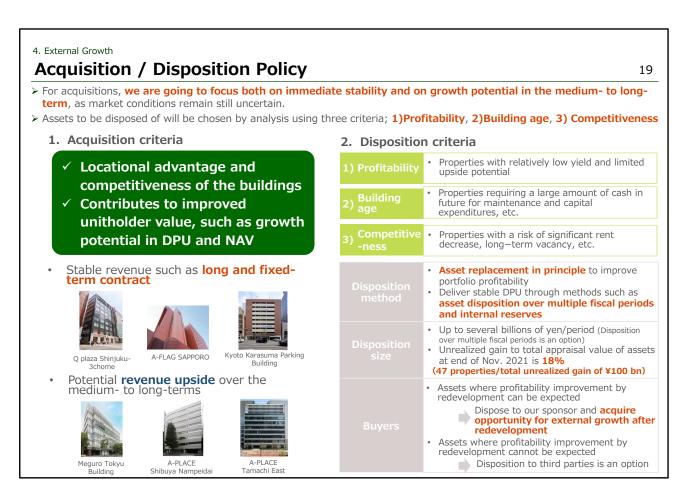
Three property acquisition in connection with public offering in August should be defined as a fund-recycling model. On the other hand, an acquisition of A-PLACE Tamachi East in October should be defined as our first case of asset-recycling model, through the asset replacement with our sponsor, to which we disposed of Tokyu Plaza Akasaka. In case of the asset recycling model, we can enrich our pipeline as our sponsor would possibly redevelop the assets we sold. This would ensure our chance to acquire high-quality properties.

We will continue to actively propose variety of cases to our sponsor so that we can grow externally. Depending upon the market environment, we will use both models to ultimately improve the unitholder value of Activia.

We intend to further enhance stability and profitability of our portfolio by these types of acquisitions and asset replacements.



We conducted public offering last August, for the first time in almost in three years. Utilizing our sponsor support, we acquired four office properties, which would stabilize our profit base and would eventually grow our profit. We acquired one property located in a prime area with long-term fixed price contract. Therefore, this property should be viewed as a very stable asset. On the other hand, we acquired three properties located at focused investment areas including the greater Shibuya area. By combining these four assets, we improved our portfolio quality.



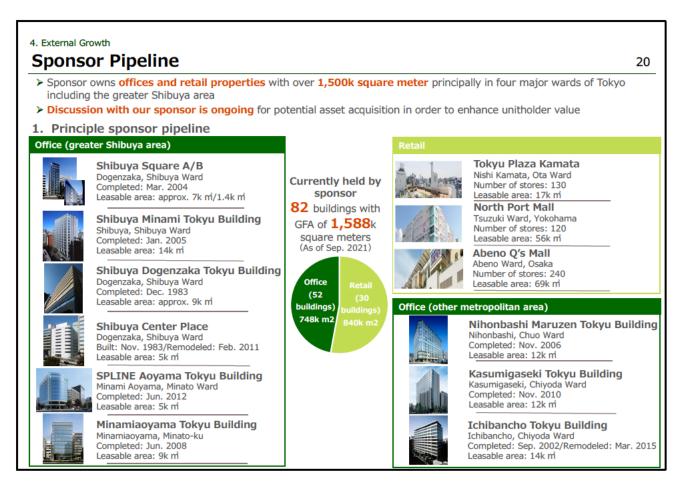
I would like to talk about acquisition and disposition policy.

I will start from acquisition.

We will continue to acquire assets with locational advantages and competitiveness in buildings, which should naturally enhance our DPU and NAV. In other words, we want to acquire the types of assets we have recently acquired. Specifically, we want to purchase stable buildings with long-term fixed rent contracts like Q plaza Shinjuku-3chome or stable buildings for the time being as many prospective tenants would like to relocate in order to improve office location, at the same time, buildings with growth potential in the mid- to long-term perspective, such as Meguro Tokyu Building or A-PLACE Shibuya Nampeidai.

On the other hand, as for the disposition, we will continue to have three criteria, namely profitability, building age and competitiveness. By divesting assets, we would like to improve portfolio quality.

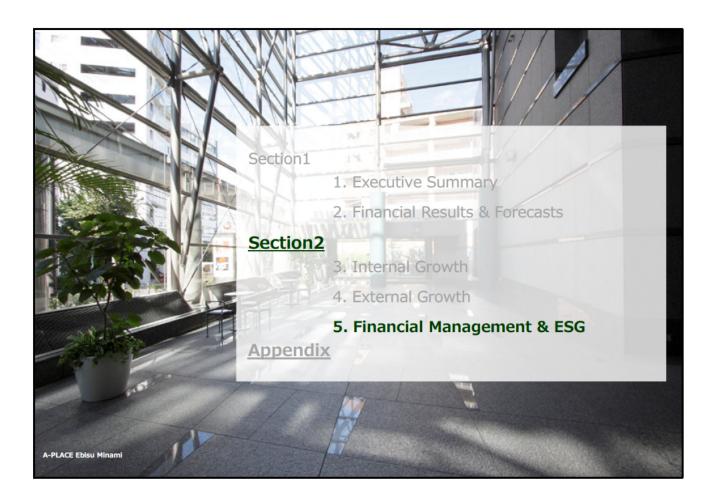
For the dispositions, we tend to make two groups. First group is a number of properties that our sponsor can possibly redevelop in the future. The other group is the ones where our sponsor is unlikely to conduct redevelopment. For the first group, we discuss very closely with our sponsor. For the second group, we will be open to third-party companies as potential buyers.

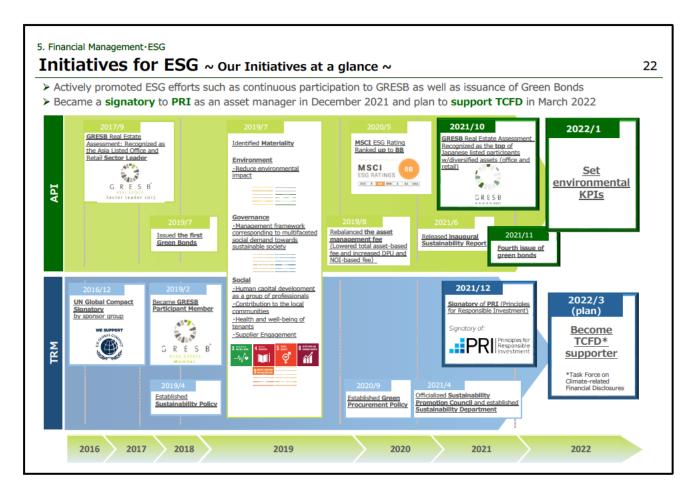


Since the portfolios of Activia and its sponsor are geographically quite similar, we believe that all the assets either owned or developed by the sponsor are basically investable by Activia. There are a number of high-quality properties at the sponsor including the office properties and retail properties.

We exchange information with our sponsor from time to time, particularly on our external growth strategy. We will try to continue to acquire properties from our sponsor after careful negotiations. We basically would like to acquire office for growth and retail for stability.

Please go to page 22.





From page 22, I would like to touch upon our ESG initiatives.

Please take a look at this chronology and future plans.

Attention to ESG has been growing year by year. At API and TRM, we have been making efforts to this agenda, such as participation to external assessment organizations or certifications such as GRESB. In 2019, we identified our Materiality to promote the ESG activities.

Going forward, we plan to execute even more proactively. We have already become a signatory to PRI in December last year. We are also planning to be a supporter of TCFD in March 2022. In order to further strengthen our efforts, we are in a process to set our own environmental KPIs.

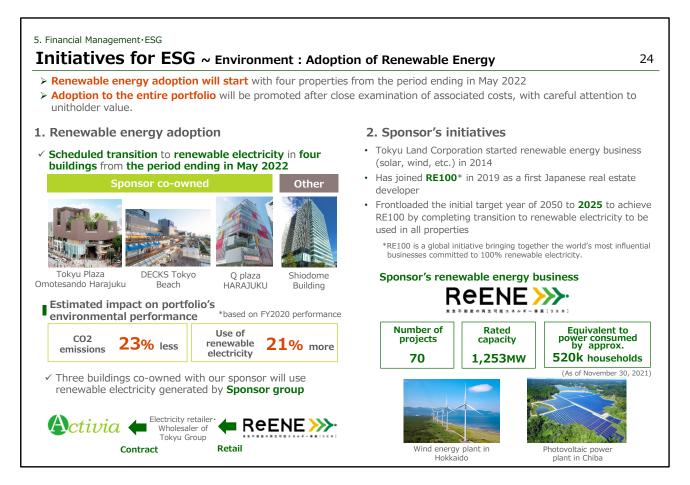
5. Financial Management · ESG Initiatives for ESG ~ Environment: Setting KPIs ~ 23 > Set KPIs to translate our environmental policy aligned with our Materiality into concrete initiatives > Accelerate and deepen initiatives to achieve performance targets Materiality **Policy KPI Renewable Energy Procurement** Response to climate Accelerate procurement of renewable energy environmental impact change (Plan to set up the KPI by July 2022 after cost estimation) Relevant SDGs Energy use: Medium- to long-term target of 1% average annual reduction in energy use intensity Energy-related CO2 emissions: ·Reduce CO2 emissions through renewable energy 7.3 By 2030, double the global rate of improvement in energy efficiency **Portfolio Greening** Medium- to long-term target of 1% annual average reduction in greenhouse gas emissions intensity 12.5 By 2030, substantially •70% or more green-certified assets by 2030 reduce waste generation through prevention, reduction, recycling and reuse PΕ •Promote green leases for 100% of new contracts 12.8 By 2030, ensure that Water conservation: Medium- to long-term target of 0.5% average annual reduction in water use intensity people everywhere have the relevant information and **Sustainable Finance** awareness for sustainable development and lifestyles in harmony with nature Waste generation: •100% green bonds for new issues of investment Medium- to long-term target of 0.5% average corporation bonds\* annual reduction in waste intensity ·Consider diversification of sustainable finance methods \* Based on the issuance within current framework

As specific measures based upon our Materiality, I would like to refer to our KPI setting such as procurement of renewable energy, portfolio greening as well as sustainable finance. We have decided to set up the specific target figures in order to reduce environmental impact. By doing so, we believe we can speed up and sophisticate our activities toward this important goal.

First, we plan to introduce KPI for renewable energy procurement by July this year. We will do this after carefully verifying the associated costs on all the properties we own. As a starting point, we have already decided to introduce renewable energy on three of our buildings which we co-own with our sponsor as well as Shiodome Building. I will specifically talk about this progress in the next slide.

Second, we have our desire to further green our portfolio. We will raise green-certified asset ratio from 65% currently to 70% by 2030. Also, we are making all the new tenancy agreements to be green lease. By doing this, together with our office and retail tenants, we can further promote ESG activities.

Third, we continue to promote sustainable financing. In the future, basically all the investment corporation bonds we issue will be green bonds. Furthermore, we plan to seek for new sustainable financing methods, other than just green bonds.



In this page, I would like to talk about introduction of renewable energy.

As you can see on your left, we decided to convert electricity to 100% renewable energy at the three buildings we co-own with the Sponsor and at Shiodome building.

According to the estimates, thanks to this introduction, CO2 emissions of the entire portfolio will be reduced by 23% and our renewable electricity exposure in consumed energy will increase by 21%. In terms of cost, there will be some cost increase by this conversion. Therefore, for the broad-based introduction, we would like to carefully estimate the magnitude of cost increase and make a final decision as to how we are going to introduce renewable energy sources.

For your information, we have highlighted our sponsor's initiatives on the right-hand side including its power generation business. We would like to continue to work with our sponsor to further promote our ESG activities.



We have been consistently working upon environmental certifications. As a result of this, we were awarded the five-star rating from GRESB again. This marks our fourth consecutive year of the highest rating by GRESB. On the right, we have exemplified some of our efforts in order to reduce environmental impact conducted individually on each asset basis.

#### 5. Financial Management · ESG

## Initiatives for ESG ~ Social ~

S (Social)

#### API's Materiality (core issues)

- Human capital development
   Contribution to local community
- Contribution to local community
  Health and well-being of tenants
- Supplier engagement
- 11 ::::::

### Related SDG targets (to 2030)

- 11.3 Enhance inclusive and sustainable urbanization and capacity for participatory, integrated and sustainable human settlement planning and management in all countries
- 12.8 Ensure that people everywhere have the relevant information and awareness for sustainable development and lifestyles in harmony with nature

#### 1. For local communities

## Donation through regional revitalization support tax system by our asset manager

- Made a second donation following last year to the fundraising program to support medical staff and to set up medical infrastructure in Hokkaido where A-FLAG SAPPORO is located
- Contributed to regional communities through donation



#### 2. For investors

#### J-REIT glossary on API website

 Glossaries for J-REITs in general and API-specific vocabularies are posted on our website (Japanese only)



### 3. Measures taken at properties

# Perks for tenant employees working in API's office properties

- Various perks for tenant employees such as discount coupon for our sponsor group's commercial facilities and hotels
- Tenants can enhance employee benefits which represents an opportunity for API to be tenants' first choice



26

Shared bicycles (Tokyu Plaza Omotesando Harajuku, Q plaza SHINSAIBASHI, Q plaza HARAJUKU, A-PLACE Shibuya Konnoh)

- For an electric bicycle-sharing program, docking stations are installed at four properties
- Support a sustainable public transportation



#### Food trucks (A-PLACE Aoyama)

- Demand for food takeout on the rise during COVID-19
- Contributes to improved tenant satisfaction, as there are few restaurants in the neighborhood

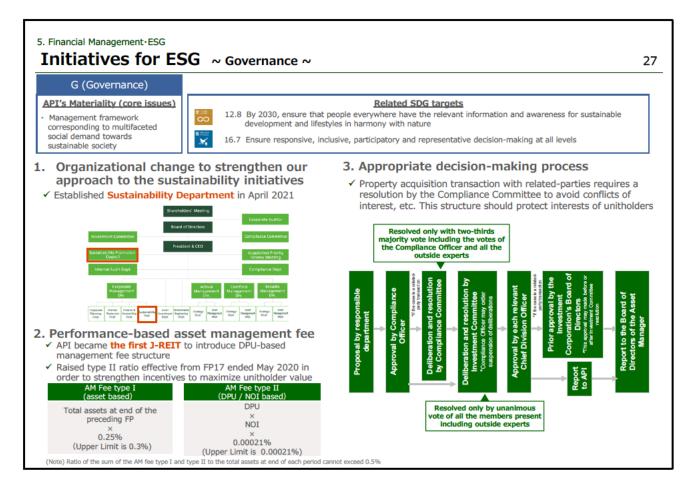


Please allow me to highlight our social initiatives on page 26.

First, following the first donation we made in 2020, we donated again last December. Just like the previous time, we have used regional revitalization support tax system in order to provide regional contributions.

Please take a look at left bottom. We have created J-REIT glossary on our website, responding to some retail and regional investors requests.

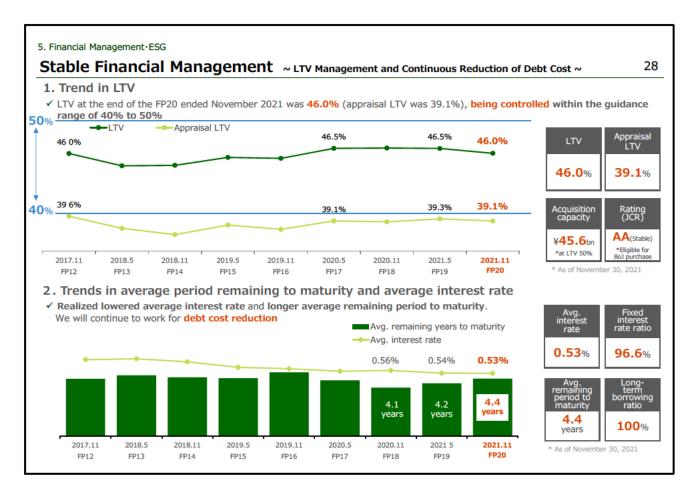
Also, on your right, we have taken some measures to improve tenant satisfactions. Specifically, we have designed a new perk system for the employees of our tenants, which should improve their communication level and satisfaction. We have also arranged food trucks in one of our properties. Again, this enhanced tenant satisfaction level.



This slide is about our corporate governance.

Newly established Sustainability Department in taking initiative on this and we are consistently working to further improve and sophisticate our corporate governance.

Please turn to page 28.

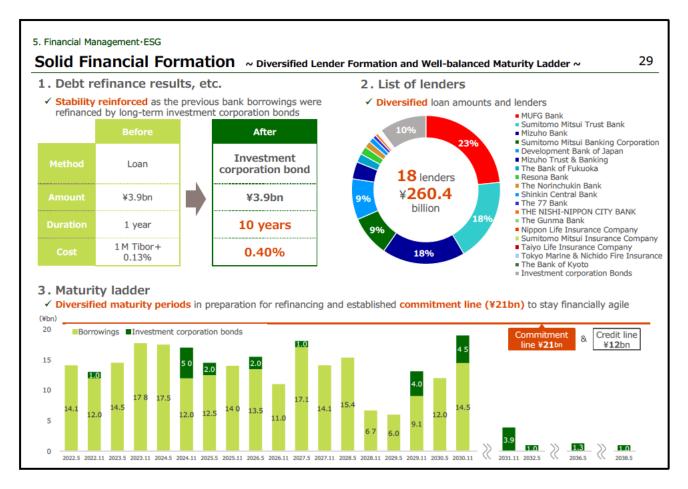


I want to move to financial management.

The LTV at the end of November 2021 was 46.0%, with appraisal LTV being 39.1%. The theoretical acquisition capacity up to our upper limit of 50% is 45.6 billion yen. Credit rating from JCR stays at AA with stable outlook. We are continuously eligible for BOJ purchase program.

Please take a look at bottom half of the slide.

The average remaining years to maturity at the end of November last year was 4.4 years, with borrowing cost at 0.53%. We are keeping our duration around 4 to 5 years and are still working to reduce our debt cost further.



Left top is a description of our most recent refinance during the last period ended in November 2021.

We issued green bonds last November. All the participating investors agreed to disclose their names as investors to these green bonds, showing supports to our environmental efforts. As a result of this, we were able to extend the duration with low cost. This refinance also worked to extend the overall duration and further diversify the maturity periods. Our balance sheet had further stabilized.

Right top is a list of our lenders. We are currently borrowing 260.4 billion yen from 18 different financial institutions. With this solid lender formation, we will continue our healthy dialogue and keep our solid financial management.

My last point on this page is the maturity ladder. Not just being diversified, we have established 21 billion yen of commitment line, so that we can possibly handle abrupt needs for financing.

It has been nine years ever since our IPO. Thanks to your support, we were able to finish our 20th fiscal period. Taking this opportunity, I would like to thank you very much for your continuous support to Activia.

COVID-19 is unfortunately still with us. But vaccinations are already widely penetrated in Japan. We believe that there will be a substantial economic recovery in the future. For the time being, we decided to conduct asset replacements in order to improve the portfolio competitiveness. We are currently focusing upon building up our base for the DPU growth in the future. For the short-term, we plan to utilize capital gains derived from asset replacements in order to stably pay out DPU. After that, we would like to achieve sustainable unitholder value creation, without capital gains.

This concludes my presentation.

Thank you very much.

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