



Activia Properties Inc.

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FOR IMMEDIATE RELEASE

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### Notice Concerning Establishment of Internal Rules (Sustainability Policy) of the Asset Management Company

Activia Properties Inc. (“API”) hereby announces that TLC REIT Management (“TRM”), to which API entrusts its asset management, has established today a sustainability policy (the “Sustainability Policy”) which are incorporated into the internal rules of TRM. Details are as follows:

#### 1. Reason for Establishment of the Sustainability Policy

API shares the Sustainability vision of the Tokyu Fudosan Holdings Group, the sponsor group of TRM: “We will work on creating solutions for social issues through our business activities and in the process enhance the satisfaction of stakeholders.”

Even though TRM, along with API, has been already engaged in a wide range of initiatives that take the environment and society into account including acquisition of environmental certifications, we established anew the Sustainability Policy in line with the group’s vision, aiming to implement more proactively initiatives for the issues that we recognize, such as concerns for environment and society, and reinforcement of corporate governance, by stipulating as an internal set of rules of TRM our approach in which we contribute to sustainable development of the society.

#### 2. Details of the Sustainability Policy

##### ***Environmental Considerations***

We will consider energy efficiency, decarbonization, water efficiency, and waste reduction as four major items in investment operation, and promote our initiatives by reflecting these items to the measures.

### ***Efforts for Employees***

- (1) We will improve employees' sustainability knowledge, promote enlightenment activities for that purpose, implement capacity building to allow personnel to act professionally and become more productive, provide training for human resource development, and support the acquisition of qualifications.
- (2) We will promote efforts to improve the way employees work in light of the policies and practices of the entire group and by close internal sharing of information.

### ***Cooperation with External Stakeholders***

- (1) As a member of the local community, we will enhance relationships with customers, such as tenants and facility users, and the local community through improvements in disaster prevention and BCP measures, contributing to safety and security.
- (2) We will promote programs and procurement with environmental and social considerations through engagement with tenants and suppliers, including property management companies.
- (3) By means of the effective use of the expertise in real estate and other fields owned by the group's affiliates, we will be committed to improving customer satisfaction while continuing to create value through each investment corporation.

### ***Legal Compliance and Risk Management***

We will comply with environmental, social, and governance laws and regulations as well as pay close attention to and appropriately respond to legislative changes. For risk assessment upon real estate acquisition, we will work on risk management in an appropriate manner, taking into account environmental and social impacts.

### ***Information Disclosure***

We will strive to disclose information on our sustainability efforts to investors and other stakeholders.

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