

FOR IMMEDIATE RELEASE

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Notice Concerning Borrowings of Funds

Activia Properties Inc. (“API”) announces today that it decided to borrow funds (the “Borrowings”).
Details are as follows:

1. Details of the borrowings

< Long-term borrowings >

Lender	Loan amount	Interest rate	Drawdown date (plan)	Due date (Note 1)	Borrowing and repayment methods, security, and guarantee
Sumitomo Mitsui Trust Bank, Limited Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Development Bank of Japan Inc.	1.6 billion yen	To be determined (Fixed rate) (Note 2) (Note 3)	January 11, 2022	January 11, 2030	Borrowing based on a borrowing agreement with the lenders shown at left as the creditor, lump-sum repayment, unsecured, and unguaranteed
Sumitomo Mitsui Trust Bank, Limited Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Development Bank of Japan Inc.	9.2 billion yen	To be determined (Fixed rate) (Note 2) (Note 3)	January 11, 2022	January 11, 2031	Borrowing based on a borrowing agreement with the lenders shown at left as the creditor, lump-sum repayment, unsecured, and unguaranteed

(Note 1) If the due date is a non-business day, it shall be the following business day. If such day falls in the following month, it shall be the immediately preceding business day.

(Note 2) Interest rate of the borrowing will be announced upon the determination.

(Note 3) The interest payment will be made on the last day of July 2022 and the last days of January and July in each year thereafter as well as on the due date of the principal. (If an interest payment date is a non-business day, it shall be the following business day. If such day falls in the following month, it shall be the immediately preceding business day.)

2. Reasons for the borrowings

API will use the funds from the Borrowings to increase cash on hand that will decrease due to redeem a long-term borrowing of 1.6 billion yen (the "Existing Long-term Borrowing①") with a due date of December 28, 2021, and redeem long-term borrowings of 9.2 billion yen (the "Existing Long-term Borrowings②") with a due date of January 11, 2022. For the details of the Existing Long-term Borrowing ①, please refer to "Notice Concerning Borrowings of Funds" released on December 25, 2017, and for the details of the Existing Long-term Borrowings②, please refer to "Notice Concerning Borrowing of Funds" released on December 10, 2014 and "Notice Concerning Borrowings of Funds" released on December 24, 2019.

3. Amount, use and schedule of disbursement of funds to be raised

(1) Total amount

10.8 billion yen in total

(2) Specific purpose of use

Funds will be used to increase cash on hand that will decrease due to redeem the Existing Long-term Borrowing① and redeem the Existing Long-term Borrowings②

(3) Scheduled date of disbursement

January 11, 2022

4. Status of borrowings payable, etc. after the Borrowings

(1) Interest-bearing debt balance after the Borrowings

(In millions of yen)

	Before the Borrowings (As of December 22, 2021)	After the Borrowings (As of January 11, 2022)	Change
Short-term borrowings (Note)	0	0	0
Long-term borrowings to be repaid within one year	26,100	17,800	(8,300)
Long-term borrowings (Note)	207,550	215,850	8,300
Total amount of borrowings	233,650	233,650	0
Investment corporation bonds to be redeemed within one year	1,000	1,000	0
Investment corporation bonds	25,700	25,700	0
Total amount of borrowings and investment corporation bonds	260,350	260,350	0

(Note) Short-term borrowings refer to borrowings with a maturity period of one year or less, and long-term borrowings refer to borrowings with a maturity period of more than one year.

(2) Basic financing information after the Borrowings

	Before the Borrowings (As of December 22, 2021)	After the Borrowings (As of January 11, 2022)	Change (point)
Long-term debt ratio (Note 1) (Note 4)	100.0%	100.0%	0.0
Long-term debt ratio (excluding the long-term borrowings to be repaid and investment corporation bonds to be redeemed within one year) (Note 2) (Note 4)	89.6%	92.8%	3.2
Fixed interest ratio (Note 3) (Note 4)	96.6%	98.3%	1.6

(Note 1) Long-term debt ratio is the ratio of the outstanding long-term borrowings (including the long-term borrowings to be repaid within one year) and investment corporation bonds (including the investment corporation bonds to be redeemed within one year) to the total of outstanding interest-bearing debt.

(Note 2) Long-term debt ratio (excluding the long-term borrowings to be repaid and investment corporation bonds to be redeemed within one year) is the ratio of the outstanding long-term borrowings (excluding the long-term borrowings to be repaid within one year) and investment corporation bonds (excluding the investment corporation bonds to be redeemed within one year) to the total of outstanding interest-bearing debt.

(Note 3) Fixed interest ratio is the ratio of the total of outstanding interest-bearing debt with fixed interest rates to the total of outstanding interest-bearing debt. The total of outstanding interest-bearing debt with fixed interest rates includes debts whose interest rates were converted into fixed interest rates by interest rate swap agreements.

(Note 4) Figures are rounded to the first decimal place.

5. Other

Regarding the risks related to the repayment of the Borrowings, there are no significant changes in the “Investment Risk” section of the securities registration statement submitted on August 24, 2021.

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