Activia Properties Inc.

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FOR IMMEDIATE RELEASE

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Notice Concerning Partial Early Repayment of Funds

Activia Properties Inc. ("API") announces today that it has decided to make partial early repayment of funds (the "Early Repayment"). Details are as follows.

1. Early Repayment of funds

(1) Details of the funds to be repaid

Lender	Loan amount	Repayment amount	Loan amount after repayment	Interest rate	Drawdown date	Due date	Scheduled date of early repayment
Sumitomo Mitsui Trust Bank, Limited Mizuho Bank, Ltd. MUFG Bank, Ltd.	10.002 billion yen	3.102 billion yen	6.9 billion yen	0.275% + Base rate (floating rate)	September 24, 2026	June 3, 2027	November 30, 2026
Sumitomo Mitsui Trust Bank, Limited Mizuho Bank, Ltd. MUFG Bank, Ltd.	1.698 billion yen	1.698 billion yen	-	0.275% + Base rate (floating rate)	September 24, 2026	June 3, 2027	November 30, 2026

(Note) For details of the above borrowings, please refer to the "Notice Concerning Borrowings of Funds" announced on September 14 2026.

(2) Funds for repayment

Part of the proceeds from the anticipated disposition of the real estate trust beneficially interest announced in "Notice Concerning Disposition of Domestic Real Estate Trust Beneficiary Interest (Kobe Kyu Kyoryuchi 25Bankan)" released on January 16, 2026 will be appropriated. For the details of the property to be disposed, please refer to "Notice Concerning Disposition of Domestic Real Estate Trust Beneficiary Interest (Kobe Kyu Kyoryuchi 25Bankan)" released on January 16, 2026 and "Notice of Change of Acquirer for the Transfer of Domestic Real Estate Trust Beneficiary Interest (Kobe Kyu Kyoryuchi 25Bankan)" released on May 28, 2026.

2. Status of borrowings, etc. after the Early Repayment

(1) Interest-bearing debt after the Early Repayment

(In millions of yen)

	Before the Early Repayment (As of November 11, 2026)	After the Early Repayment (As of November 30, 2026)	Change
Short-term borrowings (Note)	13,698	8,898	(4,800)
Long-term borrowings to be repaid within one year	33,600	33,600	0
Long-term borrowings (Note)	210,450	210,450	0
Total amount of borrowings	257,748	252,948	(4,800)
Investment corporation bonds to be redeemed within one year	1,000	1,000	0
Investment corporation bonds	17,700	17,700	0
Total amount of borrowings and investment corporation bonds	276,448	271,648	(4,800)

(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 Early Repayment

	Before the Early Repayment (As of November 11, 2026)	After the Early Repayment (As of November 30, 2026)	Change (point)
Long-term borrowing ratio (Note 1) (Note 4)	95.0%	96.7%	1.7
Long-term borrowing ratio (excluding the long-term borrowings to be repaid and investment corporation bonds to be redeemed within one year)(Note 2) (Note 4)	82.5%	84.0%	1.5
Fixed interest ratio (Note 3) (Note 4)	78.6%	80.0%	1.4

(Note 1) Long-term borrowing ratio is the ratio of the outstanding long-term borrowings (including the portion of 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 borrowing 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.

3. Other

Regarding the risks related to the early repayment of funds, there are no significant changes in the "Investment Risk" section of the securities report submitted on August 27, 2026.

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