Activia Properties Inc.

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FOR IMMEDIATE RELEASE

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Notice Concerning Borrowing of Funds

Activia Properties Inc. ("API") announces today that it has decided to borrow funds (the "Borrowing") . Details are as follows:

I. Borrowings(i)

1. Details of the borrowing

< Short-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.	10.002 billion yen	0.275% +Base rate (Note 2)	September 24, 2026	June 3, 2027	Borrowing based on the commitment line agreement dated June 10, 2026 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.	1.698 billion yen	0.275% +Base rate (Note 2)	September 24, 2026	June 3, 2027	Borrowing based on the commitment line agreement dated September 26, 2025 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) The interest payment will be made on the last day of October 2026 and the last day of each month 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.)
The base rate applicable to the period for the calculation of the interest payable on an interest payment date is the JBA one-month Japanese Yen TIBOR as of a date two business days prior to the interest payment date immediately preceding each interest payment date. (For the first interest payment, it will be on the drawdown date.) However, if the base rate applicable to the calculation period doesn't exist, the base rate will be the one corresponding to the period that will be calculated based on a method provided in the agreement. After this, API will not announce the interest rate decisions for the borrowing. For changes in the JBA Japanese Yen TIBOR, the base rate, please check the website of the JBA TIBOR Administration (http://www.jbatibor.or.jp/english).

2. Reasons for the borrowing

API will use the funds from the borrowing for a part of the purchase price and the related expenses of the real estate trust beneficiary interest in the anticipated property announced in "Notice of Acquisition of Domestic Real Estate Trust Beneficiary Interest and Lease Contract with New Tenant (A-FLAG KYOTO SHIJO)" released on June 24, 2026.

For the details of the anticipated property, please refer to "Notice of Acquisition of Domestic Real Estate Trust Beneficiary Interest and Lease Contract with New Tenant (A-FLAG KYOTO SHIJO)" released on June 24, 2026.

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

(1) Total amount
11.7 billion yen in total

(2) Specific purpose of use
A part of the purchase price and the related expenses of the real estate trust beneficiary interest in the anticipated property

(3) Scheduled date of disbursement
September 24, 2026

II. Borrowings(ii)

1. Details of the borrowing

< Long-term borrowings >

Lender	Loan amount	Interest rate	Drawdown date (plan)	Due date (Note 1)	Borrowing and repayment methods, security, and guarantee
Mizuho Trust & Banking Co., Ltd. Resona Bank, Limited. The Bank of Fukuoka, Ltd.	4.5 billion yen	0.195% +Base rate (Note 2)	September 29, 2026	September 29, 2032	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) The interest payment will be made on the last day of October 2026 and the last day of each month 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.)
The base rate applicable to the period for the calculation of the interest payable on an interest payment date is the JBA one-month Japanese Yen TIBOR as of a date two business days prior to the interest payment date immediately preceding each interest payment date. (For the first interest payment, it will be on the drawdown date.) However, if the base rate applicable to the calculation period doesn't exist, the base rate will be the one corresponding to the

period that will be calculated based on a method provided in the agreement. After this, API will not announce the interest rate decisions for the borrowing. For changes in the JBA Japanese Yen TIBOR, the base rate, please check the website of the JBA TIBOR Administration (http://www.jbatibor.or.jp/english).

2. Reasons for the borrowing

API will use the funds from the borrowings to redeem a long-term borrowing of 4.5 billion yen (the "Existing Long-term Borrowing") with a due date of September 29, 2026. For the details of the Existing Long-term Borrowings, please refer to "Notice Concerning Borrowing of Funds" released on March 22, 2024.

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

(1) Total amount
4.5 billion yen in total

(2) Specific purpose of use
Funds will be used to redeem the Existing Long-term Borrowing

(3) Scheduled date of disbursement
September 29, 2026

III. Status of borrowings payable, etc. after the Borrowing

1. Interest-bearing debt balance after the Borrowing

(In millions of yen)

	Before the Borrowing (As of September 14, 2026)	After the Borrowing (As of September 29, 2026)	Change
Short-term borrowings (Note)	1,998	13,698	11,700
Long-term borrowings to be repaid within one year	36,600	32,100	(4,500)
Long-term borrowings (Note)	207,450	211,950	4,500
Total amount of borrowings	246,048	257,748	11,700
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	264,748	276,448	11,700

(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 Borrowing

	Before the Borrowing (As of September 14, 2026)	After the Borrowing (As of September 29, 2026)	Change (point)
Long-term debt ratio (Note 1) (Note 4)	99.2%	95.0%	(4.2)

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)	85.0%	83.1%	(1.9)
Fixed interest ratio (Note 3) (Note 4)	82.1%	78.6%	(3.5)

(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.

IV. Other

Regarding the risks related to the repayment of the Borrowing, 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/