Activia Properties Inc.

July 21, 2026

FOR IMMEDIATE RELEASE

Activia Properties Inc.
21-1 Dogenzaka 1-chome, Shibuya-ku, Tokyo
Manabu Kamikawara
Executive Director
(Code: 3279)

Asset Management Company
TLC REIT Management Inc.
Akira Kubo
President & CEO

Inquiries
Masataka Shimoyama
General Manager of Strategy Department,
Activia Management Division
(Tel: +81-3-6455-3377)

Notice of Partial Amendment to Financial Report for the Fiscal Period Ended May 31, 2026 (December 1, 2025 – May 31, 2026)

Activia Properties Inc. ("API") announces that it amended the part of "Financial Report for the Fiscal Period Ended May 31, 2026 (December 1, 2025 – May 31, 2026)" announced on July 16, 2026. Details are as follows (The corrections are underlined.):

1. Reason for Correction
   Due to inaccuracies in some of the numerical data contained in the original documentation.

2. Summary of Corrections
   In the table under " 3. Reference Information (2)Investment Assets iii)Other Investment Assets (A)Overview of Real Estate and Beneficial Interests in Real Estate Trust a.Overview of Assets Held (1)"

[Before correction]

Category	Property number (Note 1)	Property name	Acquisition price (Millions of yen) (Note 2)	Book value at end of period (Millions of yen) (Note 3)	Assessed value at end of period (Millions of yen) (Note 4)	Return price (Note 4)					Investment ratio (%) (Note 5)
						Direct capitalization method		DCF method			
						Price based on direct capitaliza-tion method (Millions of yen)	Direct capitaliza-tion rate (%)	Price based on DCF method (Millions of yen)	Discount rate (%)	Terminal capitaliza-tion rate (%)	
[Omitted]											
Urban Retail Properties	UR-19	Nest Hotel Naha Kumoji	5,490	5,711	5,770	5,870	4.3	5,670	4.1	4.5	0.0
[Omitted]											
Activia Account Properties	AA-2	icot Nakamozu (Note 9)	8,500	7,861	13,200	4,720	4.7	13,100	4.7/4.6	4.9	1.6
[Omitted]											
Subtotal			103,570	101,775	138,760	129,240	–	137,500	–	–	19.1
Total			542,171	536,502	661,891	661,711	–	654,019	–	–	100.0

[After correction]

Category	Property number (Note 1)	Property name	Acquisition price (Millions of yen) (Note 2)	Book value at end of period (Millions of yen) (Note 3)	Assessed value at end of period (Millions of yen) (Note 4)	Return price (Note 4)					Investment ratio (%) (Note 5)
						Direct capitalization method		DCF method			
						Price based on direct capitaliza-tion method (Millions of yen)	Direct capitaliza-tion rate (%)	Price based on DCF method (Millions of yen)	Discount rate (%)	Terminal capitaliza-tion rate (%)	
[Omitted]											
Urban Retail Properties	UR-19	Nest Hotel Naha Kumoji	5,490	5,711	5,770	5,870	4.3	5,670	4.1	4.5	1.0
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Activia Account Properties	AA-2	icot Nakamozu (Note 9)	8,500	7,861	13,200	13,500	4.7	13,100	4.7/4.6	4.9	1.6
[Omitted]											
Subtotal			103,570	101,775	138,760	124,520	–	137,500	–	–	19.1
Total			542,171	536,502	661,891	656,991	–	654,019	–	–	100.0

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