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Statement of use	Activia Properties REIT, Inc has reported with reference to the GRI Standards for the period from December 1, 2024 to November 30, 2025,and from April 1, 2025 to March 31, 2026 for the Asset Management Company.
GRI 1 used	GRI 1: Foundation 2021

Disclosure	Location or reason for omission	
GRI2: General Disclosures 2021		
1. The organization and its reporting practices		
2-1	Organizational details	Profile
2-1	Organizational details	API Structure
2-2	Entities included in the organization’s sustainability reporting	None
2-3	Reporting period, frequency and contact point	Sustainability information disclosure and GRI Index
2-3	Reporting period, frequency and contact point	Contact us
2-4	Restatements of information	
2-5	External assurance	ISO14001 certificated
2-5	External assurance	Third-party assurance statement
2. Activities and workers		
2-6	Activities, value chain and other business relationships	API Features
2-6	Activities, value chain and other business relationships	Profile
2-6	Activities, value chain and other business relationships	API Structure
2-7	Employees	【Asset Manager】 Key Employee Date
2-8	Workers who are not employees	【Asset Manager】 Key Employee Date
3. Governance		
2-9	Governance structure and composition	Management
2-9	Governance structure and composition	API Structure
2-9	Governance structure and composition	Our Structure to Promote Sustainability
2-9	Governance structure and composition	Governance Structure To Maximize Unitholder Value
2-10	Nomination and selection of the highest governance body	Articles of Incorporation (in Japanese)
2-11	Chair of the highest governance body	Articles of Incorporation (in Japanese)
2-12	Role of the highest governance body in overseeing the management of impacts	Our Structure to Promote Sustainability
2-12	Role of the highest governance body in overseeing the management of impacts	Materiality Identification
2-13	Delegation of responsibility for managing impacts	Our Structure to Promote Sustainability
2-14	Role of the highest governance body in sustainability reporting	Our Structure to Promote Sustainability
2-14	Role of the highest governance body in sustainability reporting	Governance Structure To Maximize Unitholder Value
2-15	Conflicts of interest	Report on Management Structure of the REIT Issuer (in Japanese)

Disclosure		Location or reason for omission	
2-16	Communication of critical concerns	https://www.activia-reit.co.jp/en/sustainability/index.html No critical concerns reported during the reporting period.	Our Structure to Promote Sustainability
2-17	Collective knowledge of the highest governance body	https://www.activia-reit.co.jp/en/sustainability/index.html	Our Structure to Promote Sustainability
2-18	Evaluation of the performance of the highest governance body	https://www.activia-reit.co.jp/en/sustainability/index.html	Sustainability Promotion Council
2-19	Remuneration policies	https://www.activia-reit.co.jp/ja/ir/library.html	Articles of Incorporation (in Japanese)
2-20	Process to determine remuneration	https://www.activia-reit.co.jp/ja/ir/library.html	Articles of Incorporation (in Japanese)
2-21	Annual total compensation ratio	Legally, the investment corporation does not have employees. The relevant information of the asset management company is not aggregated at this time.	
4. Strategy, policies and practices			
2-22	Statement on sustainable development strategy	https://www.activia-reit.co.jp/en/about/index.html	Message
2-23	Policy commitments	https://www.activia-reit.co.jp/en/features/index.html https://www.activia-reit.co.jp/en/sustainability/index.html https://tokyu-fudosan-hd-csr.disclosure.site/en/society/human-rights ※As a Group member, we share the Tokyu Fudosan Holdings Group Human Rights Policy.	API Features Our View on Sustainability Human Rights and Community (Tokyu Fudosan Holdings)
		https://www.activia-reit.co.jp/en/sustainability/environment.html	“Basic Policy on Sustainable Procurement”
2-24	Embedding policy commitments	https://www.activia-reit.co.jp/en/sustainability/index.html	Sustainability Promotion Council
2-25	Processes to remediate negative impacts	https://www.tokyu-trm.co.jp/en/sustainability/esg.html#c4	【Asset Manager】 Establishment of whistle-blowing system
2-26	Mechanisms for seeking advice and raising concerns	https://www.tokyu-trm.co.jp/en/sustainability/esg.html#c4	【Asset Manager】 Establishment of whistle-blowing system
		https://www.tokyu-fudosan-hd.co.jp/english/about/governance/compliance/	Establishment of Compliance Helpline (Tokyu Fudosan Holdings)
2-27	Compliance with laws and regulations	No violations during the reporting period	
2-28	Membership associations	https://www.activia-reit.co.jp/en/sustainability/initiative.html	International Initiatives, etc.
5. Stakeholder engagement			
2-29	Approach to stakeholder engagement	https://www.activia-reit.co.jp/en/sustainability/approach.html	API’s Initiatives
2-30	Collective bargaining agreements	100%	【Asset Manager】
GRI 3: Material Topics 2021			
3-1	Process to determine material topics	https://www.activia-reit.co.jp/en/sustainability/material.html	Materiality Identification
3-2	List of material topics	https://www.activia-reit.co.jp/en/sustainability/material.html	Materiality Identification
3-3	Management of material topics	https://www.activia-reit.co.jp/en/sustainability/material.html https://www.activia-reit.co.jp/en/sustainability/approach.html	Materiality Identification API's Initiatives
201: Economic Performance 2016			
201-2	Financial implications and other risks and opportunities due to climate change	https://www.activia-reit.co.jp/en/sustainability/environment.html#c5	Addressing Climate Change
205-2	Communication and training about anti-corruption policies and procedures	https://www.tokyu-trm.co.jp/en/sustainability/esg.html#c4 https://tokyu-fudosan-hd-csr.disclosure.site/en/themes/38 ※As a member of the Tokyu Land Holdings Group, we share the above policy	【Asset Manager】 Compliance Training Anti-corruption/Compliance (Tokyu Fudosan Holdings)

Disclosure		Location or reason for omission	
205-3	Confirmed incidents of corruption and actions taken	No incidents	
206: Anti-competitive Behavior 2016			
206-1	Legal actions for anti-competitive behavior, anti-trust, and monopoly practices	No incidents	
GRI 300: Environmental			
302: Energy 2016			
302-2	Energy consumption outside of the organization	https://www.activia-reit.co.jp/en/sustainability/report.html	「Sustainability Report2026」 p36 Environmental Performance
302-3	Energy intensity	https://www.activia-reit.co.jp/en/sustainability/report.html	「Sustainability Report2026」 p36 Environmental Performance
303: Water 2018			
303-3	Water withdrawal	https://www.activia-reit.co.jp/en/sustainability/report.html	「Sustainability Report2026」 p36 Environmental Performance
303-5	Water consumption	https://www.activia-reit.co.jp/en/sustainability/report.html	「Sustainability Report2026」 p36 Environmental Performance
305: Emissions 2016			
305-1	Direct (Scope 1) GHG emissions	https://www.activia-reit.co.jp/en/sustainability/report.html	「Sustainability Report2026」 p36 Environmental Performance
305-2	Energy indirect (Scope 2) GHG emissions	https://www.activia-reit.co.jp/en/sustainability/report.html	「Sustainability Report2026」 p36 Environmental Performance
305-4	GHG emissions intensity	https://www.activia-reit.co.jp/en/sustainability/report.html	「Sustainability Report2026」 p36 Environmental Performance
306: Effluents and Waste 2016			
306-2	Waste by type and disposal method	https://www.activia-reit.co.jp/en/sustainability/report.html	「Sustainability Report2026」 p36 Environmental Performance
307: Environmental Compliance 2016			
307-1	Non-compliance with environmental laws and regulations	No violations during the reporting period	
GRI 400: Social			
401-1	New employee hires and employee turnover	https://www.tokyu-trm.co.jp/en/sustainability/esg.html#c3	【Asset Manager】 New Hires
401-3	Parental leave	https://www.tokyu-trm.co.jp/en/sustainability/esg.html#c3	【Asset Manager】 Employees Taking Childcare Leave
403-2	Hazard identification, risk assessment, and incident investigation	https://www.tokyu-trm.co.jp/en/sustainability/esg.html#c3	【Asset Manager】 Health Committee
403-4	Worker participation, consultation, and communication on occupational health and safety	Employees also take part in the health committee disclosed below. https://www.tokyu-trm.co.jp/en/sustainability/esg.html#c3	【Asset Manager】 Health Committee
403-5	Worker training on occupational health and safety	Carrying out lectures by industrial doctors and planned classes related to harassment. https://www.tokyu-trm.co.jp/en/sustainability/esg.html#c3	【Asset Manager】 Various employee training programs Health Committee
403-6	Promotion of worker health	Carrying out stress checks and regular health checks. https://www.tokyu-trm.co.jp/en/sustainability/esg.html#c3	【Asset Manager】 Our Commitment Status of Work-Style Reform and Diversity Promotion
403-9	Work-related injuries	https://www.tokyu-trm.co.jp/en/sustainability/esg.html#c3	【Asset Manager】 Occupational Injuries and Fatalities
403-10	Work-related ill health	https://www.tokyu-trm.co.jp/en/sustainability/esg.html#c3	【Asset Manager】 Status of Work-Style Reform and Diversity Promotion

Disclosure		Location or reason for omission	
404: Training and Education 2016			
404-1	Average hours of training per year per employee	https://www.tokyu-trm.co.jp/en/sustainability/esg.html#c3	【Asset Manager】 Employee Development
404-2	Programs for upgrading employee skills and transition assistance programs	https://www.tokyu-trm.co.jp/en/sustainability/esg.html#c3 Both contracted employees and regular employees receive performance and career development reviews in the same structure, and aim to set the goals and communicate with superiors.	【Asset Manager】 Employee Development
404-3	Percentage of employees receiving regular performance and career development reviews	https://www.tokyu-trm.co.jp/en/sustainability/esg.html#c3	【Asset Manager】 Performance Evaluation Process
405: Diversity and Equal Opportunity 2016			
405-1	Diversity of governance bodies and employees	https://www.activia-reit.co.jp/en/about/management.html https://www.tokyu-trm.co.jp/en/sustainability/esg.html#c3	Management 【Asset Manager】 Key Employee Data Status of Work-Style Reform and Diversity Promotion
413 : Local Communities 2016			
413-1	Operations with local community engagement, impact assessments, and development programs Note: We report information on our properties in consideration of the purpose of this standard.	https://www.activia-reit.co.jp/en/sustainability/approach.html	API's Initiatives
GRI G4: Construction and Real Estate Sector Disclosures CRE			
CRE8	Type and number of sustainability certification, rating and labelling schemes for new construction, management, occupation and redevelopment	https://www.activia-reit.co.jp/en/sustainability/environment.html#c4	Environmental Certifications