

August 28, 2025

Provisional translation only



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Notice on Disposition of Property (Completion of Disposition: Tenjin North Front Building)

Fukuoka REIT Corporation (FRC) announces that it has completed the disposition of the following property as announced in the “Notice on Disposition of Property (Trust beneficiary interest in domestic real estate)” dated August 28, 2024.

1. Overview of Disposition

- (1) Type of asset for disposition: Real estate trust beneficiary interest (22% quasi co-ownership interest ) (Note1)
- (2) Property name: Tenjin North Front Building (hereafter referred to as the “Property”)
- (3) Disposition price: 1,397 million yen (Note2)
- (4) Buyer: ORIX JREIT Inc.
- (5) Disposition date: August 28, 2025
- (6) Form of payment: The estimated disposition price is settled by receiving an amount calculated on the disposition date.

(Note1) Fukuoka Realty Co., Ltd. (FR), the asset management company to which FRC entrusts the management of its assets, decided to transfer the entire interest of 6,350 million yen in six times of co-ownership interest of its property on August 28, 2024, and this notice refers to the completion of the third disposition of 22% quasi co-ownership interest. The first disposition (5% quasi co-ownership interest) was completed on August 29, 2024, the second disposition (25% quasi co-ownership interest) was completed on February 27, 2025, the fourth disposition (16% quasi co-ownership interest) is scheduled on February 26, 2026, the fifth disposition (16% quasi co-ownership interest) is scheduled on August 27, 2026, and the sixth disposition (16% quasi co-ownership interest) is scheduled on February 25, 2027.

(Note2) Disposition price does not include disposition expenses, amounts equivalent to the settlement of the property taxes and city planning taxes, consumption taxes on the building and other expenses.

2. Others

Concerning risks related to repayments of this borrowing, etc., there are no material changes from the “Investment risks” disclosed in the latest Securities Report for the 41th Fiscal Period (submitted on May 29, 2025).

\*FRC's website is <https://www.fukuoka-reit.jp/en/index.html>