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Provisional translation only



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Notice Concerning Borrowing of Funds

Fukuoka REIT Corporation (FRC) announces that it will conduct the borrowing of funds as described below. The borrowing is a green loan (the “Green Loan”) to be taken out based on the green finance framework established by FRC. For more information of the green loan and the green finance framework, please refer to the press release “Notice Concerning Borrowing of Funds” dated June 21, 2022.

1. Borrowing of funds

- 1) Reason for borrowings
Refinancing on existing borrowing
- 2) Outline of borrowings

| Long term/Short term | Lender | Amount | Interest rate | Borrowing date | Borrowing method | Repayment date | Repayment method | Description |
|----------------------------|----------------------------------------------|-----------------------|-----------------------------------------------------------------------------------------|-----------------------|---------------------------------------------------------------|-------------------|------------------------------|--------------------------------|
| Long-term debt (Note 1) | Sumitomo Mitsui Trust Bank, Limited | 0.3 billion yen | Base interest rate (JBA 1- month Japanese Yen TIBOR) + 0.26% (Note 2) | September 30, 2025 | Loan agreement concluded on September 26, 2025 | March 31, 2033 | Lump-sum upon maturity | No collateral, No guarantee |

(Note 1) Borrowings by green loan as refinancing of acquisition of Higashi Hie Business Center.

(Note 2) The applied base interest rate is the JBA Japanese Yen TIBOR two business days before the borrowing date.

Moreover, JBA Japanese Yen TIBOR can be checked on the website of JBA TIBOR Administration.

(<https://www.jbatibor.or.jp/english/rate/>)

3) Outline of refinancing

| Long term/Short term | Lender | Amount | Repayment date | Repayment method | Description | Disclosure date |
|----------------------|-------------------------------------|-----------------|--------------------|------------------------|-----------------------------|--------------------|
| Long-term debt | Sumitomo Mitsui Trust Bank, Limited | 0.3 billion yen | September 30, 2025 | Lump-sum upon maturity | No collateral, No guarantee | September 20, 2016 |

2. Status of Debt after Borrowing

(mm yen)

| | Before borrowing | After borrowing | Change |
|------------------------------------------------------|------------------|-----------------|---------|
| Short-term debt | 0 | 0 | 0 |
| Long-term debt | 93,350 | 93,350 | 0 |
| Of which, long-term debt payable due within one year | [11,100] | [10,800] | [(300)] |
| Total | 93,350 | 93,350 | 0 |
| Investment corporation bonds | 3,000 | 3,000 | 0 |
| Total Interest-bearing debt | 96,350 | 96,350 | 0 |

3. 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 41st Fiscal Period (submitted on May 29, 2025).

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