

September 16, 2025

Provisional translation only



Fukuoka REIT Corporation
1-2-25 Sumiyoshi, Hakata Ward, Fukuoka City
Yukitaka Ohara
Executive Director
(Securities Code: 8968)

Asset Management Company:
Fukuoka Realty Co., Ltd.
1-2-25 Sumiyoshi, Hakata Ward, Fukuoka City
Yukitaka Ohara
President and CEO

Inquiries:
Hiroyuki Ayabe
Vice President Board of Directors and General Manager
Finance Department
TEL: +81-(0)92-272-3900

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/>