

December 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) | Development Bank of Japan Inc., SBI Shinsei Bank, Limited, THE KITAKYUSHU BANK, Ltd., THE OITA BANK, LTD., THE KAGOSHIMA BANK, LTD., Hiroshima Bank, Ltd | 2.1 billion yen | To be announced (Note 2) Fixed interest rate | December 30, 2025 | Loan agreement concluded on December 25, 2025 | November 30, 2032 | Lump-sum upon maturity | No collateral, No guarantee |

(Note 1) Borrowings by green loan as refinancing of acquisition of Canal City Hakata • B.

(Note 2) Interest rate will be announced once determined.

3) Outline of refinancing

| Long term/Short term | Lender | Amount | Repayment date | Repayment method | Description | Disclosure date |
|----------------------|---|-----------------|-------------------|------------------------|-----------------------------|-------------------|
| Long-term debt | Development Bank of Japan Inc., THE OITA BANK,LTD., THE KAGOSHIMA BANK, LTD., THE KITAKYUSHU BANK, Ltd., The Eighteenth Bank, Limited, The Shinwa Bank, Ltd., Hiroshima Bank, Ltd | 2.1 billion yen | December 30, 2025 | Lump-sum upon maturity | No collateral, No guarantee | December 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 | [10,800] | [10,200] | [(600)] |
| 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 42nd Fiscal Period (submitted on November 27, 2025).

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