



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

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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)	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/>