



Fukuoka REIT Corporation
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Yukitaka Ohara
Executive Director
(Securities Code: 8968)

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Fukuoka REIT Corporation Concludes Agreement to Purchase New Property

Fukuoka REIT Corporation (FRC) announces that Fukuoka Realty Co., Ltd, the asset management company to which FRC entrusts the management of its assets, decided to acquire the following domestic real estate today.

1. Summary of Acquisition

Property name	Use	Location	Acquisition price (planned) (Note 1)	Acquisition date (planned)	Seller	Sales Agent
LOGICITY Kumamoto Mifune	Parking	Outside, 538-1 Nishiki, Kinokura, Kamimashiki-gun Mifune-machi, Kumamoto	100 million yen	February 27, 2026	Not disclosed (Note 2)	Not present

(Note 1) The acquisition price (planned) does not include acquisition expenses, amounts equivalent to the settlement of property taxes and city planning taxes, consumption taxes on the building and other expenses.

(Note 2) The name of the seller is not disclosed as no consent to disclosure has been obtained from the seller. The asset will be acquired from a domestic business company.

2. Reason for Acquisition

FRC invests in a diverse range of properties, including retail facilities, office buildings, and others (hotels, residential properties, logistics facilities, public facilities, etc.) in the Fukuoka and Kyushu regions as its main investment target area. Since the revision of the management guidelines in 2019, FRC has been actively considering investments in office buildings and others (hotels, residences, logistics facilities, public facilities, etc.) other than retail facilities, and this acquisition is in accordance with that investment policy. The Property to be acquired (hereafter, the “Property”) is land adjacent to LOGICITY Kumamoto Mifune, a property already owned by FRC, and the decision has been made to acquire it for use as a parking lot for tenant employees of LOGICITY Kumamoto Mifune.

At LOGICITY Kumamoto Mifune, improved occupancy is expected due to the on-going major tenant relocations, and the on-site parking lot alone may be insufficient due to increased parking demand. Acquiring the Property and operating it as an integrated parking lot is expected to improve tenant convenience and stabilize facility operations.

In addition, while the Property is expected to generate a certain amount of revenue when operated as a parking

lot, the Property can also be utilized in various ways, including conversion to other uses.

3. Details of Property for Acquisition

(1) Overview of Acquisition

1) Asset to be acquired:	Real estate
2) Property name:	LOGICITY Kumamoto Mifune
3) Acquisition price (planned):	100 million yen
4) Appraisal value ^(Note) :	121 million yen (as of February 1, 2026)
5) Acquisition date (planned):	February 27, 2026
6) Seller:	Not disclosed
7) Funding:	Cash on hand
8) Payment method:	Lump-sum payment upon delivery

(Note) Appraisal value is rounded down to the nearest whole unit.

(2) Overview of Asset to be Acquired

Property name	LOGICITY Kumamoto Mifune	
Asset to be acquired	Real estate	
Acquisition price (planned)	100 million yen	
Location (address)	Outside, 538-1 Nishiki, Kinokura, Kamimashiki-gun Mifune-machi, Kumamoto	
Land	Area	4,665.00 m ²
	Use	Parking
	Floor area ratio	70%
	Building coverage	200%
	Type of ownership	Ownership
Soil Contamination Risk Assessor	Tokio Marine dR Co., Ltd.	
Appraisal value	121 million yen (as of February 1, 2026) ^(Note 1)	
Appraiser	Tanizawa Sogo Appraisal Co., Ltd.	
Collateral	None	
PM Company	Not disclosed ^(Note 2)	
Special note	None	

*Lot numbers, areas, etc., are all recorded as indicated in the registry.

(Note 1) Appraisal value is rounded down to the nearest whole unit.

(Note 2) The name of the PM Company is not disclosed as no consent to disclosure has been obtained. The PM Company is the same as that of LOGICITY Kumamoto Mifune.

(3) Profile of Previous Owner

The profile of the seller is not disclosed as no consent to disclosure has been obtained. The seller, which is a domestic general business company, has no capital, personnel or business relationship to note with FRC and the asset management company or the affiliates or affiliated companies of FRC and the asset management company. Each seller and the affiliates or affiliated companies of each seller do not fall within the scope of related parties of FRC and the asset management company.

(4) Condition of property acquirer

The acquisition of the property will not be made from any party that has a special interest relationship with FRC or the asset management company.

(5) Sales Agent Profile

Not applicable

(6) Form of Payment

FRC is scheduled to pay the acquisition fee in full on the Conclusion of agreement date (February 27, 2026) with cash on hand.

(7) Acquisition Schedule

February 25, 2026	Decision of acquisition
February 27, 2026	Conclusion of agreement (scheduled)
February 27, 2026	Payment (scheduled)
February 27, 2026	Delivery of the property (scheduled)

4. Outlook

There are no changes to FRC's operating forecast for the fiscal period ending February 2026 (September 1, 2025 – February 28, 2026) and for the fiscal period ending August 2027 (March 1, 2026 – August 31, 2026), which were announced in the "Earnings Briefing for the Period Ended August 2025" dated October 17, 2025.

5. Overview of Appraisal Report

Property name	LOGICITY Kumamoto Mifune South Side Parking ^(Note)	
Appraisal Value	121,800 thousand yen	
Appraiser	The Tanizawa Sogo Appraisal Co., Ltd.	
Pricing date	February 1, 2026	
-	Figures	Reasons, etc.
Value indicated by the sales comparison approach	121,800 thousand yen	-
Value indicated by the DCF method (based on the residual land method)	121,200 thousand yen	Assuming the construction and leasing of a single-story steel-frame office and warehouse building, which is considered the highest and best use of the subject property, the residual land method was applied.

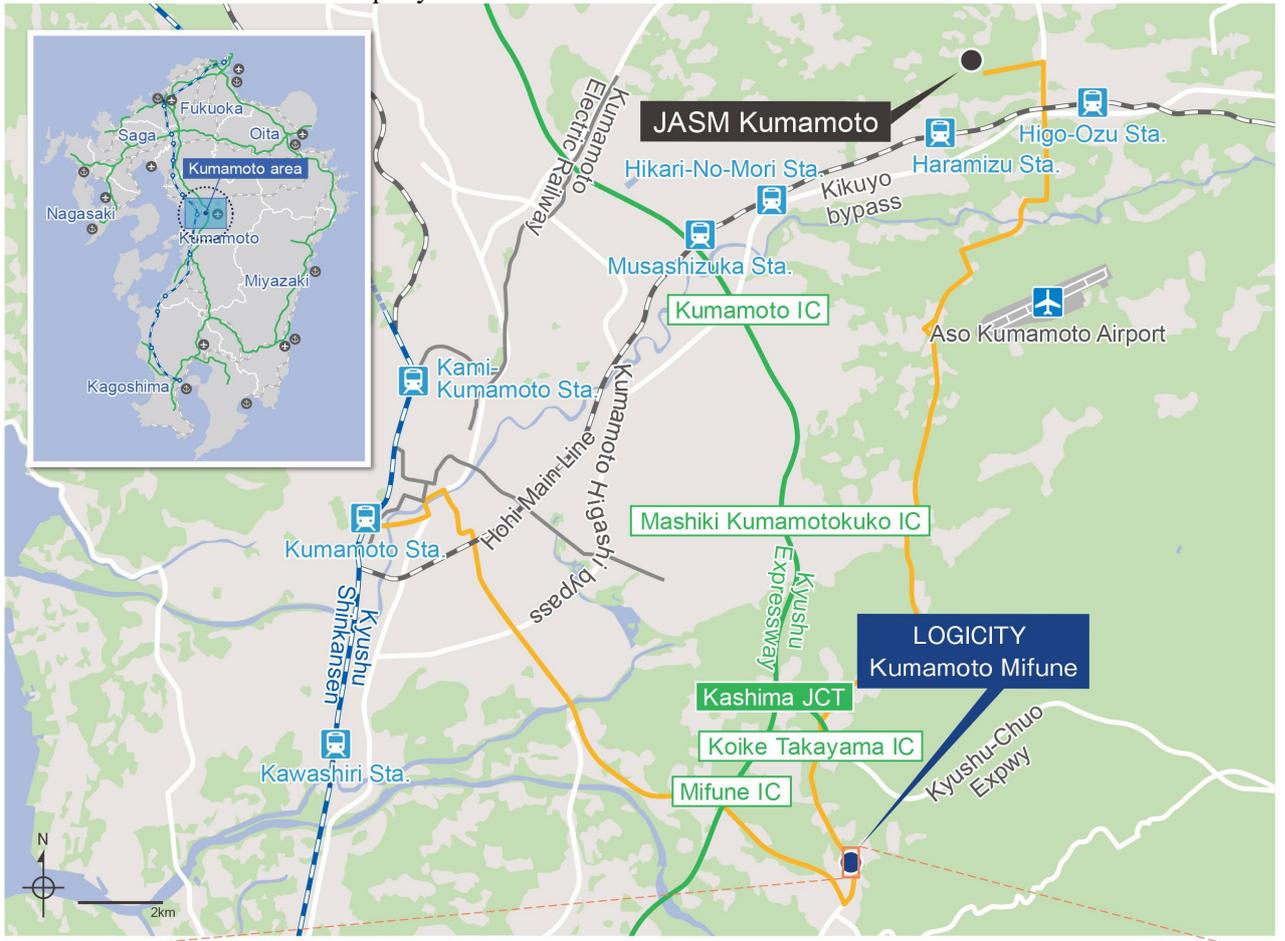
(Note) The appraisal only covers the evaluation of the Property.

*Fukuoka REIT Corporation's website is <http://www.fukuoka-reit.jp/eng/>

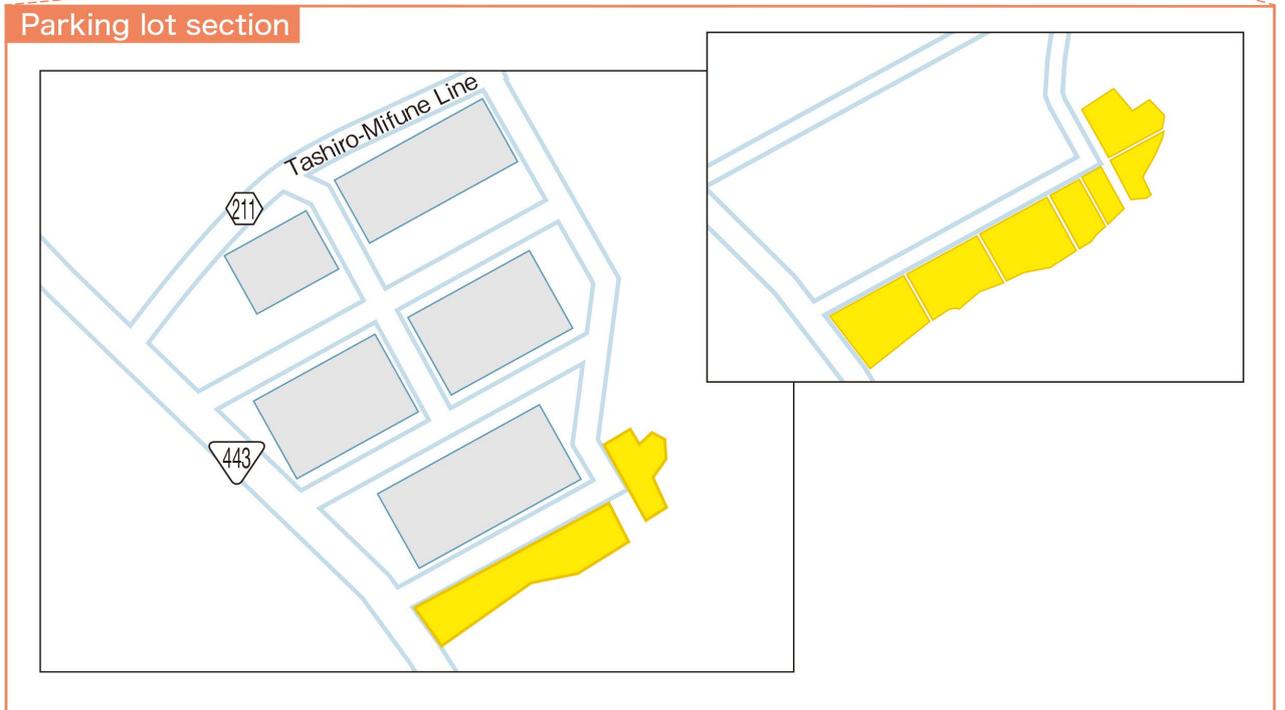
(Attachments)

- Reference 1: Location of the Property
- Reference 2: Map of FRC's Portfolio
- Reference 3: FRC Portfolio List

Reference 1: Location of the Property

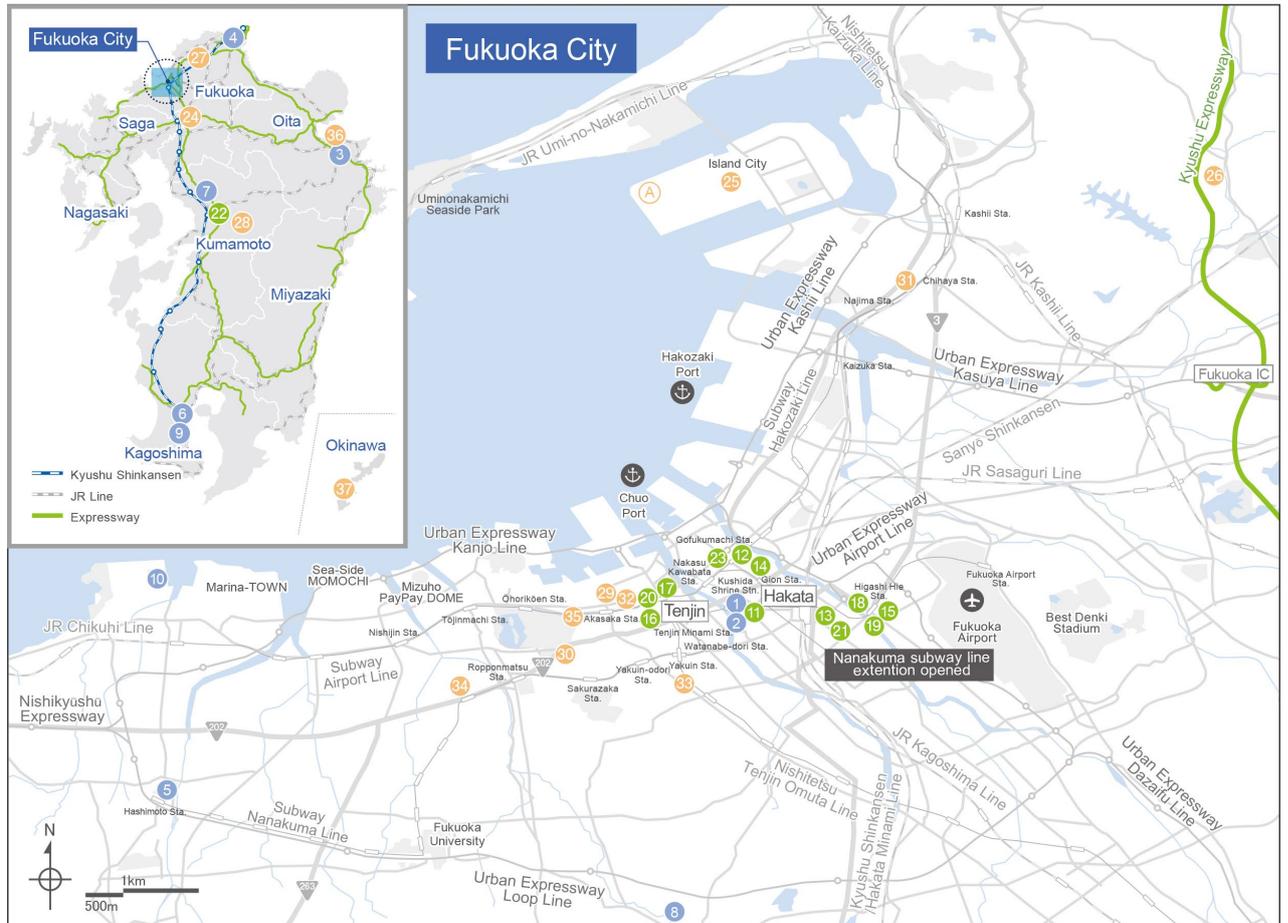


Parking lot section



Reference 2: Map of FRC's Portfolio

- | | | | | |
|---|---|--|---|--|
| <p>1 Canal City Hakata
 ■Address : 1-chome, Sumiyoshi, Hakata Ward, Fukuoka City
 ■Acquisition date : Nov. 9, 2004
 ■Acquisition price : 32 bn yen</p> | <p>2 Canal City Hakata・B
 ■Address : 1-chome, Sumiyoshi, Hakata Ward, Fukuoka City
 ■Acquisition date : Mar. 2, 2011
 ■Acquisition price : 21 bn yen</p> | <p>3 Park Place Oita
 ■Address : 2-chome, Koen Dori Nishi, Oita City
 ■Acquisition date : Nov. 9, 2004 / May 28, 2015
 Sept. 1, 2016 / Jul. 6, 2018
 Jul. 1, 2020
 ■Acquisition price : 19.6 bn yen</p> | <p>4 SunLive City Kokura
 ■Address : 2-chome, Kami Kuzuhara, Kokura Minami Ward, Kitakyushu City
 ■Acquisition date : Jul. 1, 2005
 ■Acquisition price : 6.6 bn yen</p> | <p>5 Konoha Mall Hashimoto
 ■Address : 2-chome, Hashimoto, Nishi Ward, Fukuoka City
 ■Acquisition date : Mar. 1, 2018
 ■Acquisition price : 10 bn yen</p> |
| <p>6 Square Mall Kagoshima Usuki
 ■Address : 2-chome, Usuki, Kagoshima City
 ■Acquisition date : Sept. 28, 2006
 ■Acquisition price : 5.3 bn yen</p> | <p>7 Kumamoto Intercommunity SC
 ■Address : 1-chome, Kozono, Higashi Ward, Kumamoto City
 ■Acquisition date : Nov. 30, 2006
 ■Acquisition price : 2.4 bn yen</p> | <p>8 Hanahata SC
 ■Address : 4-chome, Hanahata, Minami Ward, Fukuoka City
 ■Acquisition date : Sept. 3, 2007
 ■Acquisition price : 1.1 bn yen</p> | <p>9 K's Denki Kagoshima
 ■Address : Tokai-cho, Kagoshima City
 ■Acquisition date : Mar. 27, 2008
 ■Acquisition price : 3.5 bn yen</p> | <p>11 Canal City Business Center Building
 ■Address : 2-chome, Sumiyoshi, Hakata Ward, Fukuoka City
 ■Acquisition date : Feb. 1, 2013
 ■Acquisition price : 14.6 bn yen</p> |
| <p>12 Gofukumachi Business Center
 ■Address : Kami Gofukumachi, Hakata Ward, Fukuoka City
 ■Acquisition date : Nov. 9, 2004
 ■Acquisition price : 11.2 bn yen</p> | <p>13 Sanix Hakata Building
 ■Address : 2-chome, Hakataekihigashi, Hakata Ward, Fukuoka City
 ■Acquisition date : Sept. 30, 2005
 ■Acquisition price : 4.4 bn yen</p> | <p>14 Taihaku Street Business Center
 ■Address : Himekatamachi, Hakata Ward, Fukuoka City
 ■Acquisition date : Mar. 16, 2006
 ■Acquisition price : 7 bn yen</p> | <p>15 Higashi Hie Business Center
 ■Address : 3-chome, Higashi-hie, Hakata Ward, Fukuoka City
 ■Acquisition date : Mar. 13, 2009
 ■Acquisition price : 5.9 bn yen</p> | <p>16 Tenjin Nishi-Dori Center Building
 ■Address : 2-chome, Tenjin, Chuo Ward, Fukuoka City
 ■Acquisition date : Feb. 1, 2013
 ■Acquisition price : 2.6 bn yen</p> |
| <p>17 Tenjin North Front Building
 ■Address : 4-chome, Chuo Ward, Fukuoka City
 ■Acquisition date : Mar. 28, 2013
 ■Acquisition price : 0.896 bn yen</p> | <p>18 Higashi Hie Business Center II
 ■Address : 1-chome, Higashi-hie, Hakata Ward, Fukuoka City
 ■Acquisition date : Mar. 1, 2018
 ■Acquisition price : 4.2 bn yen</p> | <p>19 Higashi Hie Business Center III
 ■Address : 4-chome, Higashi-hie, Hakata Ward, Fukuoka City
 ■Acquisition date : May 29, 2020
 ■Acquisition price : 3.2 bn yen</p> | <p>20 Tenjin Sumitomo Life FJ Business Center (Land with leasehold interest)
 ■Address : 2-chome, Tenjin, Chuo Ward, Fukuoka City
 ■Acquisition date : June 1, 2021
 ■Acquisition price : 7.7 bn yen</p> | <p>21 Hakata Chikushi-Dori Center Building
 ■Address : 2-chome, Hakataekiminami, Hakata Ward, Fukuoka City
 ■Acquisition date : May 29, 2022
 ■Acquisition price : 4.3 bn yen</p> |
| <p>22 Kumamoto East Front Building
 ■Address : 1-chome, Shin'yashiki, Kumamoto Chuo Ward, Kumamoto
 ■Acquisition date : Mar. 28, 2023
 ■Acquisition price : 1.4 bn yen</p> | <p>23 Hakata FD Business Center
 ■Address : Tsunabamachi, Hakata Ward, Fukuoka City
 ■Acquisition date : Sept. 1, 2018
 ■Acquisition price : 14.1 bn yen</p> | <p>24 Tosu Logistics Center
 ■Address : Himekatama-cho, Tosu City, Saga
 ■Acquisition date : Mar. 28, 2014
 ■Acquisition price : 1.2 bn yen</p> | <p>25 LOGICITY Minato Kashi
 ■Address : 2-chome, Minatokashi, Higashi Ward, Fukuoka City
 ■Acquisition date : Mar. 27, 2015
 ■Acquisition price : 8.1 bn yen</p> | <p>26 LOGICITY Hisayama
 ■Address : Hisayama-machi, Kasuya-gun, Fukuoka City
 ■Acquisition date : June 1, 2017
 ■Acquisition price : 5.6 bn yen</p> |
| <p>27 LOGICITY Wakamiya
 ■Address : Shimoaruki, Miyawaka City
 ■Acquisition date : June 30, 2020
 ■Acquisition price : 1.7 bn yen</p> | <p>28 LOGICITY Kumamoto Mifune NEW
 ■Address : Mifune-machi, Kamimashiki-gun, Kumamoto
 ■Acquisition date : Mar. 27, 2025
 ■Acquisition price : 11.1 bn yen
 ■Additional land acquisition: Feb. 27, 2026 (scheduled)
 ■Additional acquisition price: 0.1 bn yen (scheduled)</p> | <p>29 Amex Akasakamon Tower
 ■Address : 2-chome, Maizuru, Chuo Ward, Fukuoka City
 ■Acquisition date : Sept. 1, 2006
 ■Acquisition price : 2 bn yen</p> | <p>30 City House Keyaki Dori
 ■Address : 2-chome, Kego, Chuo Ward, Fukuoka City
 ■Acquisition date : Dec. 20, 2007
 ■Acquisition price : 1.1 bn yen</p> | <p>31 Aqualia Chihaya
 ■Address : Hisayama-machi, Kasuya-gun, Higashi Ward, Fukuoka City
 ■Acquisition date : Mar. 1, 2012
 ■Acquisition price : 1.2 bn yen</p> |
| <p>32 D-Wing Tower
 ■Address : 2-chome, Daimyo, Chuo Ward, Fukuoka City
 ■Acquisition date : Mar. 1, 2013
 ■Acquisition price : 2.8 bn yen</p> | <p>33 Granfore Yakuin Minami
 ■Address : 1-chome, Hirao, Chuo Ward, Fukuoka City
 ■Acquisition date : Nov. 4, 2014
 ■Acquisition price : 1.1 bn yen</p> | <p>34 Axion Befu-Ekima Premium
 ■Address : 3-chome, Befu, Jonan Ward, Fukuoka City
 ■Acquisition date : Apr. 27, 2023
 ■Acquisition price : 1.5 bn yen</p> | <p>35 Axion Otemon Premium
 ■Address : 2-chome, Otemon, Chuo Ward, Fukuoka City
 ■Acquisition date : Mar. 28, 2025
 ■Acquisition price : 1.8 bn yen</p> | <p>36 Hotel FORZA Oita
 ■Address : 1-chome, Chuo-machi, Oita City
 ■Acquisition date : Mar. 1, 2013
 ■Acquisition price : 1.5 bn yen</p> |
| <p>37 Tissage Hotel Naha
 ■Address : 2-chome, Nishi, Naha City
 ■Acquisition date : Dec. 7, 2018
 ■Acquisition price : 2.8 bn yen</p> | <p>Island City Minato Bay related site (Land with leasehold interest)(tentative)(*)
 ■Address : 3-chome, Minatokashi, Higashi Ward, Fukuoka City
 ■Acquisition date : Mar. 2029(scheduled)
 ■Acquisition price : 8 bn yen(scheduled)</p> | <p>10 Marinao City Fukuoka (Marina Side Building) (Land with leasehold interest)(*)
 ■Address : 2-chome, Odo, Nishi Ward, Fukuoka City
 ■Acquisition date : May 1, 2015
 ■Acquisition price : 4.4 bn yen</p> | <p>■ Retail ■ Office buildings ■ Others</p> <p>(*) Figures rounded down to nearest 100mm yen
 (**) Scheduled to be acquired on March 31, 2029
 (***) Sold on Sept. 2, 2024 regarding the building portion</p> | |



Reference 3: FRC Portfolio List

Use	Property Name	Acquisition Date (Scheduled)	Acquisition Price (Scheduled) (mm yen) ^(Note 1)	Investment Ratio ^(Note 2)
Retail	Canal City Hakata	Nov. 9, 2004	32,000	13.8%
	Canal City Hakata ・ B	Mar. 2, 2011	21,060	9.2%
	Park Place Oita	Nov. 9, 2004	19,610	8.5%
	SunLive City Kokura	Jul. 1, 2005	6,633	2.9%
	Konoha Mall Hashimoto	Mar. 1, 2018	10,000	4.3%
	Square Mall Kagoshima Usuki	Sep. 28, 2006	5,300	2.3%
	Kumamoto Intercommunity SC	Nov. 30, 2006	2,400	1.0%
	Hanahata SC	Sep. 3, 2007	1,130	0.5%
	K's Denki Kagoshima	Mar. 27, 2008	3,550	1.5%
	Marinoa City Fukuoka (Marina Side Building) (Land with leasehold interest)	May 1, 2015	4,457	1.9%
Office buildings	Canal City Business Center Building	Nov. 9, 2004	14,600	6.3%
	Gofukumachi Business Center	Nov. 9, 2004	11,200	4.8%
	Sanix Hakata Building	Sep. 30, 2005	4,400	1.9%
	Taihaku Street Business Center	Mar. 16, 2006	7,000	3.0%
	Higashi Hie Business Center	Mar. 13, 2009	5,900	2.6%
	Tenjin Nishi-Dori Center Building	Feb. 1, 2013	2,600	1.1%
	Tenjin North Front Building ^(Note 3)	Mar. 28, 2013	896	0.4%
	Higashi Hie Business Center II	Mar. 1, 2018	4,230	1.8%
	Higashi Hie Business Center III	May 29, 2020	3,290	1.4%
	Tenjin Sumitomo Life FJ Business Center (Land with leasehold interest)	Jun.1, 2021	7,700	3.3%
	Hakata Chikushi-Dori Center Building	Mar. 1, 2022	4,320	1.9%
	Kumamoto East Front Building	Mar. 28, 2023	1,450	0.6%
	Hakata FD Business Center	Sep. 1, 2023	14,100	6.1%
	Others	Amex Akasakamon Tower	Sep. 1, 2006	2,060
City House Keyaki Dori		Dec. 20, 2007	1,111	0.5%
Aqualia Chihaya		Mar. 1, 2012	1,280	0.6%
D-Wing Tower		Mar. 1, 2013	2,800	1.2%
Granfore Yakuin Minami		Nov. 4, 2014	1,100	0.5%
Axion Befu-Eximae Premium		Apr. 27, 2023	1,525	0.7%
Axion Otemon Premium		Mar. 28, 2025	1,800	0.8%
Hotel FORZA Oita		Mar. 1, 2013	1,530	0.7%
Tissage Hotel Naha		Dec. 7, 2018	2,835	1.2%
Tosu Logistics Center		Mar. 28, 2014	1,250	0.5%
LOGICITY Minato Kashii		Mar. 27, 2015	8,150	3.5%
LOGICITY Hisayama		Jun. 1, 2017	5,050	2.2%
LOGICITY Wakamiya		Jun. 30, 2020	1,700	0.7%
LOGICITY Kumamoto Mifune ^(Note 4)		Mar. 27, 2025 February 27, 2026 (Additional Land Acquisition)	11,225	4.9%
Total of all properties		—	231,242	100.0%

(Note 1) All figures in the acquisition price column indicate the acquisition price written in the sales agreement between FRC and the seller, and exclude charges, taxes and other expenses.

(Note 2) The ratio is rounded off to one decimal places.

(Note 3) On August 29, 2024, February 27, 2025, and August 29, 2025, the transfer of 52% of the quasi-shared interest in the trust beneficiary interest in Tenjin North Front Building was completed. Furthermore, the transfer of 16% of the quasi-shared interest will take place on February 26, 2026. The acquisition price assumes that the above acquisitions have been executed.

(Note 4) Following its initial acquisition on March 27, 2025, LOGICITY Kumamoto Mifune is scheduled to acquire an additional portion of land on February 27, 2026. Accordingly, the "Acquisition Price (Scheduled)" and "Investment Ratio" for the Property is a total of both the initial acquisition and the additional acquisition.