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Provisional translation only



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Notice Concerning the Change of Master Lease and Property Management Company

Fukuoka REIT Corporation (FRC) announces that Fukuoka Realty Co., Ltd, the asset management company to which FRC entrusts the management of its assets, has decided to change the master lease and property management company (MLPM Company) for FRC's assets today as follows.

1. Overview of the change

The MLPM company for D-Wing Tower and Granfore Yakuin Minami will be changed as follows.

Before: Good Real Estate Inc.

After: Miyoshi Asset Management Co., Ltd.

Change date: March 1, 2026

2. Reasons for the change

The change in MLPM company is part of a review of the operational structure aimed at establishing a more stable management system and further improving management quality. Miyoshi Asset Management Co., Ltd., the new MLPM company, has a track record of managing 3 out of the 7 residential properties held by FRC. It will now be entrusted with an additional 2 properties.

3. Overview of the MLPM Company after the change

Name	Miyoshi Asset Management Co., Ltd.
Address	10-20, 3-Chome, Tenjin, Chuo-Ward, Fukuoka
Business description	Subleasing, Property Management, Real Estate Brokerage, Real Estate Investment Management, Real Estate Rehabilitation, Real Estate Specified Joint Enterprise
Management	President and CEO Kiyota Kasa
Amount of capital	100 million yen
Established	November, 1972
Relationships with FRC and FR	Not applicable

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.

*Fukuoka REIT Corporation's website is <https://www.fukuoka-reit.jp/en/index.html>