



Fukuoka REIT Corporation
1-2-25 Sumiyoshi, Hakata Ward, Fukuoka City
Etsuo Matsuyuki
CEO & Representative Director
(Securities Code: 8968)

Asset Management Company:
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Notice on Borrowing of Funds

Fukuoka REIT Corporation announces that it will conduct the borrowing of funds, as described below.

1. Borrowing of Funds

1) Reason for Borrowings

Refining on existing borrowings

2) Outline of Borrowings

Borrowing 1 (short-term debt)

1. Lender: The Bank of Fukuoka and Resona Bank
2. Amount: 400 million yen
3. Interest rate: Base interest rate (JBA 1-month Japanese Yen TIBOR) +0.35% (Note1)
4. Drawdown date: January 31, 2019
5. Borrowing method: Submit application based on commitment line agreement as of July 6, 2018
6. Repayment date: February 28, 2019
7. Repayment method: Lump-sum upon maturity
8. Description: No collateral, No guarantee

Borrowing 2 (short-term debt)

1. Lender: The Nishi-Nippon City Bank, Resona Bank, The Oita Bank, The Bank of Nagasaki,
and The Bank of Saga
2. Amount: 400 million yen
3. Interest rate: Base interest rate (JBA 1-month Japanese Yen TIBOR) +0.35% (Note1)
4. Drawdown date: January 31, 2019
5. Borrowing method: Submit application based on commitment line agreement as of February 26, 2018
6. Repayment date: February 28, 2019
7. Repayment method: Lump-sum upon maturity
8. Description: No collateral, No guarantee

Borrowing 3 (long-term debt)

1. Lender: MUFG Bank, Ltd.
2. Amount: 500 million yen
3. Interest rate: To be determined (Note2) / Fixed rate
4. Drawdown date: January 31, 2019
5. Borrowing method: Loan agreement concluded as of January 29, 2019
6. Repayment date: January 31, 2028
7. Repayment method: Lump-sum upon maturity
8. Description: No collateral, No guarantee

Borrowing 4 (long-term debt)

1. Lender: The Nishi-Nippon City Bank
2. Amount: 400 million yen
3. Interest rate: Base interest rate (JBA 3-month Japanese Yen TIBOR) +0.35% (Note3)
4. Drawdown date: January 31, 2019
5. Borrowing method: Loan agreement concluded as of January 29, 2019
6. Repayment date: January 31, 2029
7. Repayment method: Lump-sum upon maturity
8. Description: No collateral, No guarantee

Borrowing 5 (long-term debt)

1. Lender: The Bank of Fukuoka
2. Amount: 300 million yen
3. Interest rate: Base interest rate (JBA 3-month Japanese Yen TIBOR) +0.35% (Note3)
4. Drawdown date: January 31, 2019
5. Borrowing method: Loan agreement concluded as of January 29, 2019
6. Repayment date: January 31, 2029
7. Repayment method: Lump-sum upon maturity
8. Description: No collateral, No guarantee

Borrowing 6 (long-term debt)

1. Lender: Sumitomo Mitsui Banking Corporation
2. Amount: 500 million yen
3. Interest rate: To be determined (Note2) / Fixed rate
4. Drawdown date: January 31, 2019
5. Borrowing method: Loan agreement concluded as of January 29, 2019
6. Repayment date: January 31, 2029
7. Repayment method: Lump-sum upon maturity
8. Description: No collateral, No guarantee

(Note1) The applied base interest rate is the JBA 1-month 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.

<http://www.jbatibor.or.jp/rate/> (Japanese)

(Note2) Interest rate will be announced once determined.

(Note3) The applied base interest rate is the JBA 3-month Japanese Yen TIBOR two business days of every January, April, July, October ending on the principal repayment date. (If each interest payment day or the principal repayment day is a non-business day, then it will be due on the next business day.)

3) Outline of Refinancing

Refinancing 1

1. Lender: The Bank of Fukuoka and Resona Bank
2. Amount: 900 million yen
3. Repayment date: January 31, 2019
4. Repayment method: Lump-sum upon maturity
5. Description: No collateral, No guarantee

Refinancing 2

1. Lender: The Nishi-Nippon City Bank, Resona Bank, The Oita Bank, The Bank of Nagasaki, and The Bank of Saga
2. Amount: 1.1 billion yen
3. Repayment date: January 31, 2019
4. Repayment method: Lump-sum upon maturity
5. Description: No collateral, No guarantee

Refinancing 3

1. Lender: Sumitomo Mitsui Banking Corporation
2. Amount: 500 million yen
3. Repayment date: January 31, 2019
4. Repayment method: Lump-sum upon maturity
5. Description: No collateral, No guarantee

2. Status of Debt after Borrowing

(mm yen)

	Before borrowing	After borrowing	Change
Short-term debt (Note4)	2,000	800	(1,200)
Long-term debt	70,500	71,700	1,200
Of which, long-term debt payable due within one year	[4,700]	[4,700]	[0]
Total	72,500	72,500	0
Corporation Bonds	5,000	5,000	0
Interest-bearing debt	77,500	77,500	0

(Note4) The borrowings are used from committed credit line [13,000 mm yen]

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 28th Fiscal Period (submitted on November 29, 2018).

*This document was distributed to Kabuto Club (press club within the Tokyo Stock Exchange), Press Club for the Ministry of Land, Infrastructure, Transport and Tourism, Construction Trade Paper Press Club for the Ministry of Land, Infrastructure, Transport and Tourism, Fukuoka Economic Press Club, and Fukuoka Securities Finance Press Club.

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