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### Notice Concerning Tenant Relocation (Lease Termination)

Fukuoka REIT Corporation (FRC) announces that tenants of Higashi Hie Business Center (the “Property”), one of its management assets, are scheduled for relocation (lease termination) as described below.

#### 1. Background for the Termination of the Lease

FRC received today the lease agreement termination notice from the tenants concerning the lease agreement described in “2. Overview of the Lease Agreement to be Terminated” below.

#### 2. Overview of the Lease Agreement to be Terminated

(1) Tenant name:	Not disclosed (Note1)
(2) Property name:	Higashi Hie Business Center
(3) Area of lease termination:	3,971.43 m <sup>2</sup>
(4) Ratio of area of lease termination to total leasable area of the Property:	29.17% (Note3)
(5) Ratio of area of lease termination to total leasable area of FRC’s portfolio:	0.69% (Note4)
(6) Monthly rent:	15 million yen (Note5)
(7) Security deposits, etc:	94 million yen (Note5)
(8) Date of termination notice received:	March 30, 2022
(9) Scheduled date of termination:	September 30, 2022

(Note1) The information is not disclosed because the permission of tenants has not been obtained. Those tenants that will terminate the lease agreements are the same corporate group.

(Note2) For (3) through (7) above, the figures are the total lease contracts to be terminated by the corporate group.

As for (8), the date indicates the date of receipt of notice for a tenant that occupies the majority of the planned cancellation area. The scheduled cancellation date is the date indicated in (9) for all tenants.

(Note3) Ratio of area of lease termination divided by leasable area of the Property (13,614.59 m<sup>2</sup>) as of February 28, 2022.

(Note4) Ratio of area of lease termination to total leasable area of FRC's portfolio (572,288.25 m<sup>2</sup>) as of February 28, 2022.

(Note5) Figures are rounded down to the nearest million yen.

### 3. Future Leasing Activities

The property is directly connected with Higashi-Hie Station on the Airport Subway Line, which is a station (two minutes) to JR Hakata Station and a station (three minutes) to Fukuoka Airport Station. In addition, there is the Hakata-eki Higashi ramp of the Fukuoka Urban Expressway nearby allowing for smooth access by car. In addition, the property boasts high grade facility specifications compared to existing office buildings in the surrounding area.

In the leasing process for succeeding tenants, we will promote the Property's strengths, such as its competitive rent range compared to newly constructed office buildings and its ability to secure a large amount of floor space. In light of the relatively strong office market in the Fukuoka metropolitan area, we will further conduct leasing activities toward securing succeeding tenants with favorable conditions while minimizing of vacancy period.

### 4. Outlook

Since the tenants' scheduled termination date is September 30, 2022, the lease termination had no impact on the forecast of performance for the fiscal period ended February 2022 (September 1, 2021 – February 28, 2022) and the fiscal period ending August 2022 (March 1, 2022 – August 31, 2022), announced in "Earnings Briefing for the Period Ended August 2021" dated October 15, 2021.

The forecast of performance for the fiscal period ended February 2023 (September 1, 2022 – February 28, 2023) will be announced in the "Earnings Briefing for the Period Ended February 28, 2022 (REIT)" dated April 14, 2022.

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