

September 19, 2023

Provisional translation only



Fukuoka REIT Corporation
1-2-25 Sumiyoshi, Hakata Ward, Fukuoka City
Zenji Koike
Executive Director
(Securities Code: 8968)

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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.

1. Borrowing of funds

1) Reason for borrowing
Refinancing on existing borrowing

2) Outline of borrowing

Borrowing 1 (short-term debt)

- | | |
|----------------------|---|
| 1. Lender: | The Nishi-Nippon City Bank, Ltd., Resona Bank, Limited, The Oita Bank, Ltd., The Bank of Nagasaki, Ltd., The Bank of Saga, Ltd. |
| 2. Amount: | 2.0 billion yen |
| 3. Interest rate: | Base interest rate (JBA 1-month Japanese Yen TIBOR) + 0.35% (Note 1) |
| 4. Borrowing date: | September 29, 2023 |
| 5. Borrowing method: | Submitted loan application form based on commitment line contract as of February 28, 2023. |
| 6. Repayment date: | October 31, 2023 |
| 7. Repayment method: | Lump-sum upon maturity |
| 8. Description: | No collateral, No guarantee |

Borrowing 2 (short-term debt)

- | | |
|----------------------|--|
| 1. Lender: | The Bank of Fukuoka Ltd., Resona Bank, Limited |
| 2. Amount: | 3.5 billion yen |
| 3. Interest rate: | Base interest rate (JBA 1-month Japanese Yen TIBOR) + 0.35% (Note1) |
| 4. Borrowing date: | September 29, 2023 |
| 5. Borrowing method: | Submitted loan application form based on commitment line contract change agreement as of July 31, 2023 |
| 6. Repayment date: | October 31, 2023 |
| 7. Repayment method: | Lump-sum upon maturity |
| 8. Description: | No collateral, No guarantee |

(Note 1) 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/english/rate/>

3) Outline of refinancing

Refinancing 1 (short-term debt)

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|----------------------|--|
| 1. Lender: | The Nishi-Nippon City Bank, Ltd., Resona Bank, Limited, The Oita Bank, Ltd., The Bank of Nagasaki, Ltd., The Bank of Saga, Ltd |
| 2. Amount: | 6.9 billion yen |
| 3. Interest rate: | Base interest rate (JBA 1-month Japanese Yen TIBOR) + 0.35% |
| 4. Borrowing date: | September 1, 2023 |
| 5. Borrowing method: | Submitted loan application form based on commitment line contract as of February 28, 2023. |
| 6. Repayment date: | September 29, 2023 |
| 7. Repayment method: | Lump-sum upon maturity |
| 8. Description: | No collateral, No guarantee |

Refinancing 2 (short-term debt)

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|----------------------|--|
| 1. Lender: | The Bank of Fukuoka Ltd., Resona Bank, Limited |
| 2. Amount: | 5.5 billion yen |
| 3. Interest rate: | Base interest rate (JBA 1-month Japanese Yen TIBOR) + 0.35% |
| 4. Borrowing date: | September 1, 2023 |
| 5. Borrowing method: | Submitted loan application form based on commitment line contract as of July 31, 2023. |
| 6. Repayment date: | September 29, 2023 |
| 7. Repayment method: | Lump-sum upon maturity |
| 8. Description: | No collateral, No guarantee |

2. Status of Debt after Borrowing

	(mm yen)		
	Before borrowing	After borrowing	Change
Short-term debt (Note2)	12,400	12,400	0
Long-term debt	81,450	81,450	0
Of which, long-term debt payable due within one year	[5,200]	[5,200]	[0]
Total	94,250	94,250	0
Investment corporation bonds	5,000	5,000	0
Total Interest-bearing debt	98,850	98,850	0

(Note2) The borrowings are used from committed credit line [13,000 mm yen]

The borrowings of short-term debt are included in the above although the difference of 6.9 billion yen between this loan and the loan to be refinanced is scheduled on September 29, 2023. More details will be announced later on.

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 37th Fiscal Period (submitted on May 30, 2023).

*FRC’s website is [Fukuoka REIT Corporation \(fukuoka-reit.jp\)](http://www.fukuoka-reit.jp)