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Notice Concerning Acquisition of DBJ Green Building Certification

Fukuoka REIT Corporation (FRC) announces that it today reacquired DBJ Green Building Certification for five properties, Canal City Hakata (Canal City Hakata / Canal City Hakata • B), Park Place Oita, Canal City Business Center Building, Gofukumachi Business Center and Higashi Hie Business Center.

1. Properties that Acquired DBJ Green Building Certification and the Certification Rank

Property Name & Location	Certification Rank
Canal City Hakata 1 Sumiyoshi, Hakata Ward, Fukuoka City 	 DBJ Green Building 2024  Properties with the best class environmental & social awareness
Park Place Oita 2 Koen Dori Nishi, Oita City 	 DBJ Green Building 2024  Properties with exceptionally high environmental & social awareness

Canal City Business Center Building 1 Sumiyoshi, Hakata Ward, Fukuoka City 	 DBJ Green Building 2024 ∞ Properties with excellent environmental & social awareness
Gofukumachi Business Center Kami Gofukumachi, Hakata Ward, Fukuoka City 	 DBJ Green Building 2024 ∞ Properties with excellent environmental & social awareness
Higashi Hie Business Center 3 Higashi-hie, Hakata Ward, Fukuoka City 	 DBJ Green Building 2024 ∞ Properties with excellent environmental & social awareness

2. Points Recognized in the Certification

The following points were recognized upon receiving certification.

Canal City Hakata

- (1) The areas of Well-being, Community & Diversity and Partnership ranked above average as compared to other same rank assets.
- (2) Well-being is considered through the securing of charging space for EV vehicles and the implementation of share-cycle, leading to the enhancement of convenience and comfort for users of the facility. Community & Diversity is being considered through conducting announcements in various languages and development of greenery and water landscapes of Canal City's walking spaces in consideration of the diversity of its users and its surrounding areas.
- (3) Partnership is considered through the practice of energy and water savings in the backyard, the establishment of energy saving targets for the facility, long-term restoration plans and environmental policies relating to property management, as well as the disclosure of CO² related portfolio data, strengthening ties between property management and its stakeholders.

Park Place Oita

- (1) The areas of Partnership and Community & Diversity ranked above average as compared to other same rank assets.

- (2) Partnership is considered through the practice of energy and water savings in the backyard, the establishment of energy saving targets for the facility, long-term restoration plans and environmental policies relating to property management, as well as the disclosure of CO² related portfolio data, strengthening ties between property management and its stakeholders.
- (3) Community & Diversity is being considered through the installation of childcare facilities, elevators and washrooms that have adopted universal design, the greening of wall pillars of Magnolia Court, and the development of greenery and water landscapes in resting areas in consideration of the diversity of its users and its surrounding areas.

Canal City Business Center Building

- (1) The areas of Well-being, Partnership are highly ranked, while the areas of Community & Diversity and Resilience ranked above average as compared to other same rank assets.
- (2) Well-being is considered through the tenancy of cafes, convenience stores and laundromats, the installation of the powder room corner in the female washroom and more, leading to the enhancement of convenience for users of the facility.
- (3) Partnership is considered through the establishment of energy saving targets specific to the facility, environmental policies relating to property management, as well as the disclosure of CO² related portfolio data, strengthening ties between property management and its stakeholders.

Gofukumachi Business Center Building

- (1) The areas of Well-being ranked above average, while the areas of Partnership ranked well within average as compared to other same rank assets.
- (2) Well-being is considered through the tenancy of cafes, banks and laundromats, the installation of a refresh corner on every floor of the facility, the installation of a powder room corner in the female washroom and more, leading to the enhancement of convenience and comfort of users of the facility.
- (3) Partnership is considered through the establishment of energy saving targets specific to the facility, environmental policies relating to property management, as well as the disclosure of CO² related portfolio data, strengthening ties between property management and its stakeholders.

Higashi Hie Business Center

- (1) The areas of Well-being ranked above average, while the areas of Resilience ranked well within average as compared to other same rank assets.
- (2) Well-being is considered through the implementation of share-cycle, a refresh corner on every floor of the facility, the tenancy of a convenience store on the first floor, the installation of a powder room corner in the female washroom and more, leading to the enhancement of convenience and comfort of users of the facility.
- (3) Resilience is considered through the improvement of disaster prevention of the facility by securing future space for an emergency power generator for tenant use and through adopting a dual-circuit power receiving system.

3. Status of Acquisition of DBJ Green Building Certification

As of today, the status of acquisition of DBJ Green Building Certification is as follows.

Number of Owned Properties (Note1)	Number of Certified Properties	Certification Rate (Note2)
33	12	84.8%

(Note1) Excluding a property for which FRC owns only the land with leasehold interest.

(Note2) The certification rate is the ratio of the total floor area of certified properties to the total floor area of the number of properties owned.

4. Overview of DBJ Green Building Certification Program

The DBJ Green Building Certification System (the “System”) is a certification system developed by Development Bank of Japan (DBJ) in April 2011 to support buildings with environmental and social awareness (“Green Building”). It supports environmental and social initiatives by evaluating / certifying buildings that are socially and economically sought, based on comprehensive evaluation taking into account the subject building’s responses to various stakeholders including disaster preparedness and consideration to communities as well as its environmental performance. For detailed information on the System, please refer to the website below.

DBJ Green Building Certification Website: <http://igb.jp/en/index.html>

5. FRC’s initiatives going forward

FRC continues to collaborate with the property management (PM) company in daily operations for environmental and energy saving measures and efficient energy use at owned properties as Japan’s first region-specific REIT that contributes to urban creation and revitalization of the Fukuoka/Kyushu region.

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