

Fukuoka REIT Corporation
[SUMMARY] EARNINGS BRIEFING FOR THE PERIOD ENDED AUGUST 2026

(Figures rounded down to nearest mm yen)

1. Overview of the period ended August 2026 (March 1, 2026 to August 31, 2026)

(1) Performance (% shows percentage change from previous period)

	Operating revenues		Operating income		Ordinary income		Profit	
	mm of yen	%	mm of yen	%	mm of yen	%	mm of yen	%
Period ended August 2026	10,898	0.7	4,463	(0.5)	3,932	(1.8)	3,931	(1.8)
Period ended February 2026	10,822	0.3	4,487	(0.9)	4,006	(1.2)	4,005	(1.2)

	Profit per unit (yen)	Return on net assets (%)	Ratio of ordinary income to total assets (%)	Ratio of ordinary income to operating revenues (%)
Period ended August 2026	4,525	3.5	1.7	36.1
Period ended February 2026	4,610	3.5	1.8	37.0

(2) Dividends

	Dividend per unit (excl. dividend in excess of earnings)(yen)	Total dividend (excl. dividend in excess of earnings) (mm yen)	Dividend in excess of earnings per unit(yen)	Total dividend in excess of earnings (mm yen)	Dividend per unit (incl. dividend in excess of earnings) (yen)	Total dividend (incl. dividend in excess of earnings) (mm yen)	Payout ratio (%)	Ratio of dividend to net assets (%)
Period ended August 2026	4,075	3,540	—	—	4,075	3,540	90.1	3.1
Period ended February 2026	4,151	3,606	—	—	4,151	3,606	90.0	3.2

(Note 1) Dividend per unit for the fiscal period ended August 2026 is calculated based on the amount obtained by deducting 391 million yen as provision of reserve for tax purpose reduction entry from unappropriated retained earnings for the fiscal period. (Note 2) Dividend per unit for the fiscal period ended February 2026 is calculated based on the amount obtained by deducting 399 million yen as provision of reserve for tax purpose reduction entry from unappropriated retained earnings for the fiscal period.

(3) Financial condition

	Total assets (mm yen)	Net assets (mm yen)	Ratio of net assets to total assets (%)	Net assets per unit (yen)
Period ended August 2026	227,404	114,052	50.2	131,273
Period ended February 2026	227,423	113,727	50.0	130,898

(4) Cash flows condition

	Cash flows from operating activities (mm yen)	Cash flows from investing activities (mm yen)	Cash flows from financing activities (mm yen)	Balance of cash and cash equivalents at end of period (mm yen)
Period ended August 2026	4,851	(1,649)	(3,606)	9,490
Period ended February 2026	5,817	(130)	(3,650)	9,895

2. Forecast for the period ending February, 2027 (September 1, 2026 to February 28, 2027) and the period ending August 2027

(March 1, 2027 to August 31, 2027) (% shows percentage change from previous period)

	Operating revenues		Operating income		Ordinary income		Profit		Dividend per unit (excl. dividend in excess of earnings) (yen)	Dividend in excess of earnings per unit (yen)
	mm of yen	%	mm of yen	%	mm of yen	%	mm of yen	%		
Period ending February 2027	10,885	(0.1)	4,489	0.6	3,901	(0.8)	3,900	(0.8)	4,040	—
Period ending August 2027	10,773	(1.0)	4,280	(4.6)	3,519	(9.8)	3,518	(9.8)	4,050	—

(Reference) Estimated profit per unit is 4,489 yen for the period ending February 2027 and 4,050 yen for the period ending August 2027.

(Note) Dividend per unit for the period ending February 2027 is calculated assuming that 390 million yen will be deducted from profit as provision of reserve for tax purpose reduction entry.

Please contact below with any inquiries you may have on this report.

Fukuoka Realty Co., Ltd. / TEL: +81-92-272-3900 FAX: +81-92-272-3950 Email: info@fr-net.co.jp

This document is a summary of the Japanese financial report as of October 20, 2026