Fukuoka REIT Corporation

Overview of the 42nd fiscal period performance [8968] March 1st, 2025～August 31st, 2025

Hello, everyone. I'm Ohara of Fukuoka Realty. Thank you very much for joining us for the performance overview briefing of Fukuoka REIT Corporation despite your busy schedule today.

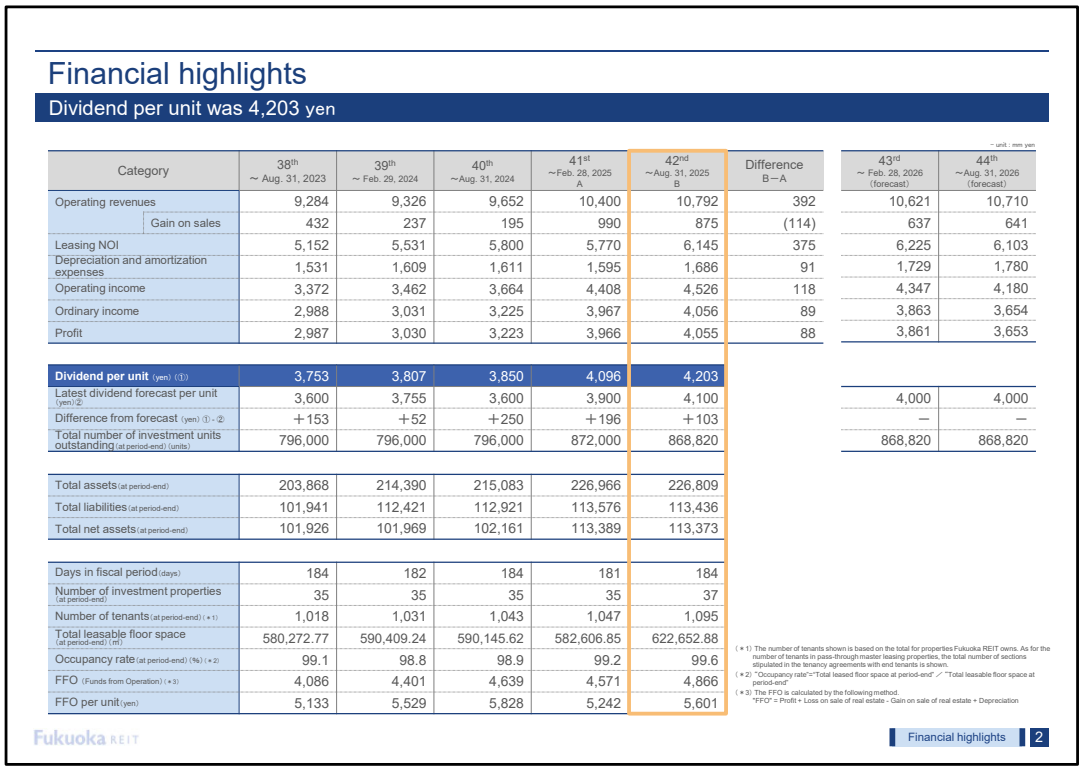
I'll explain the performance of the 42nd fiscal period from March 1st to August 31st 2025 of Fukuoka REIT Corporation.

I'll explain based on the presentation material.

Fukuoka REIT Corporation

Overview of the 42nd fiscal period performance [Security code 8968] March 1st, 2025 ～ August 31st, 2025

* Regarding rounding of amounts, percentage, and ratios:unless otherwise noted, in these materials, monetary amounts are rounded down to the nearest whole unit, and percentages and ratios are rounded off to one decimal places.
* Tsubo values were calculated by converting the area into its tsubo equivalent and then rounding the value down to the nearest whole number.
* Tenjin Nishi-Dori Business Center (Land) was renamed Tenjin Sumitomo Life FJ Business Center (Land) on October 17, 2025.



Financial highlights

Dividend per unit was 4,203 yen

– unit : mm yen

Category	38th ~ Aug. 31, 2023	39th ~ Feb. 29, 2024	40th ~Aug. 31, 2024	41st ~Feb. 28, 2025 A	42nd ~Aug. 31, 2025 B	Difference B−A	43rd ~ Feb. 28, 2026 (forecast)	44th ~Aug. 31, 2026 (forecast)
Operating revenues	9,284	9,326	9,652	10,400	10,792	392	10,621	10,710
Gain on sales	432	237	195	990	875	(114)	637	641
Leasing NOI	5,152	5,531	5,800	5,770	6,145	375	6,225	6,103
Depreciation and amortization expenses	1,531	1,609	1,611	1,595	1,686	91	1,729	1,780
Operating income	3,372	3,462	3,664	4,408	4,526	118	4,347	4,180
Ordinary income	2,988	3,031	3,225	3,967	4,056	89	3,863	3,654
Profit	2,987	3,030	3,223	3,966	4,055	88	3,861	3,653
Dividend per unit (yen) (①)	3,753	3,807	3,850	4,096	4,203			
Latest dividend forecast per unit (yen)②	3,600	3,755	3,600	3,900	4,100		4,000	4,000
Difference from forecast (yen) ① - ②	+153	+52	+250	+196	+103		–	–
Total number of investment units outstanding (at period-end) (units)	796,000	796,000	796,000	872,000	868,820		868,820	868,820
Total assets (at period-end)	203,868	214,390	215,083	226,966	226,809			
Total liabilities (at period-end)	101,941	112,421	112,921	113,576	113,436			
Total net assets (at period-end)	101,926	101,969	102,161	113,389	113,373			
Days in fiscal period (days)	184	182	184	181	184			
Number of investment properties (at period-end)	35	35	35	35	37			
Number of tenants (at period-end) (※1)	1,018	1,031	1,043	1,047	1,095			
Total leasable floor space (at period-end) (㎡)	580,272.77	590,409.24	590,145.62	582,606.85	622,652.88			
Occupancy rate (at period-end) (%) (※2)	99.1	98.8	98.9	99.2	99.6			
FFO (Funds from Operation) (※3)	4,086	4,401	4,639	4,571	4,866			
FFO per unit (yen)	5,133	5,529	5,828	5,242	5,601			

(※1) The number of tenants shown is based on the total for properties Fukuoka REIT owns. As for the number of tenants in pass-through master leasing properties, the total number of sections stipulated in the tenancy agreements with end tenants is shown.
(※2) "Occupancy rate"="Total leased floor space at period-end" ／ "Total leasable floor space at period-end"
(※3) The FFO is calculated by the following method.
"FFO" = Profit + Loss on sale of real estate - Gain on sale of real estate + Depreciation

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Financial highlights 2

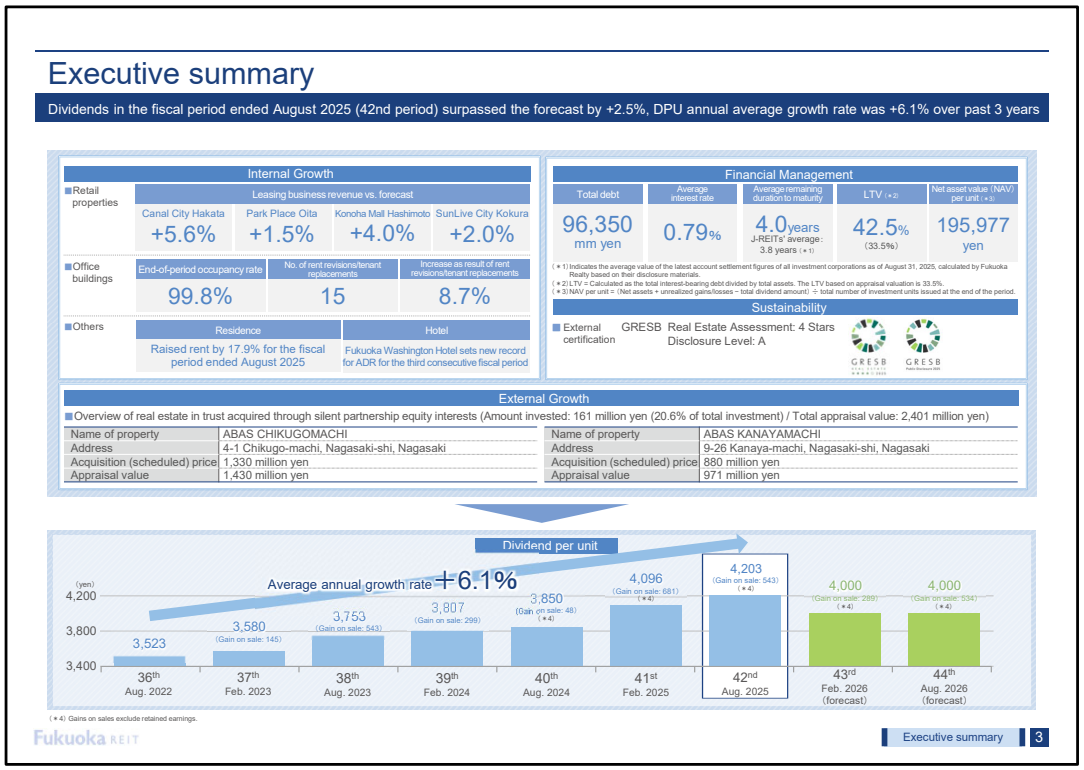
Page 2 shows financial highlights.

In the 42nd fiscal period, operating revenues were 10 billion 792 million yen, up 392 million yen period on period. Ordinary income was 4 billion 56 million yen, up 89 million yen period on period.

Dividend per unit was 4 thousand 203 yen, which was 103 yen higher than forecast. It was up 2.6% period on period and surpassed the forecast by 2.5%. Dividend sets new record for five consecutive periods.

The number of investment properties increased from 35 to 37 as we acquired two properties in March this year, a logistic center in Kumamoto called LOGICITY Kumamoto Mifune and a rental condominium in central Fukuoka called Axion Otemon Premium.

As shown on the right, in the 43rd and the 44th periods, DPU is forecasted to be 4 thousand yen respectively.



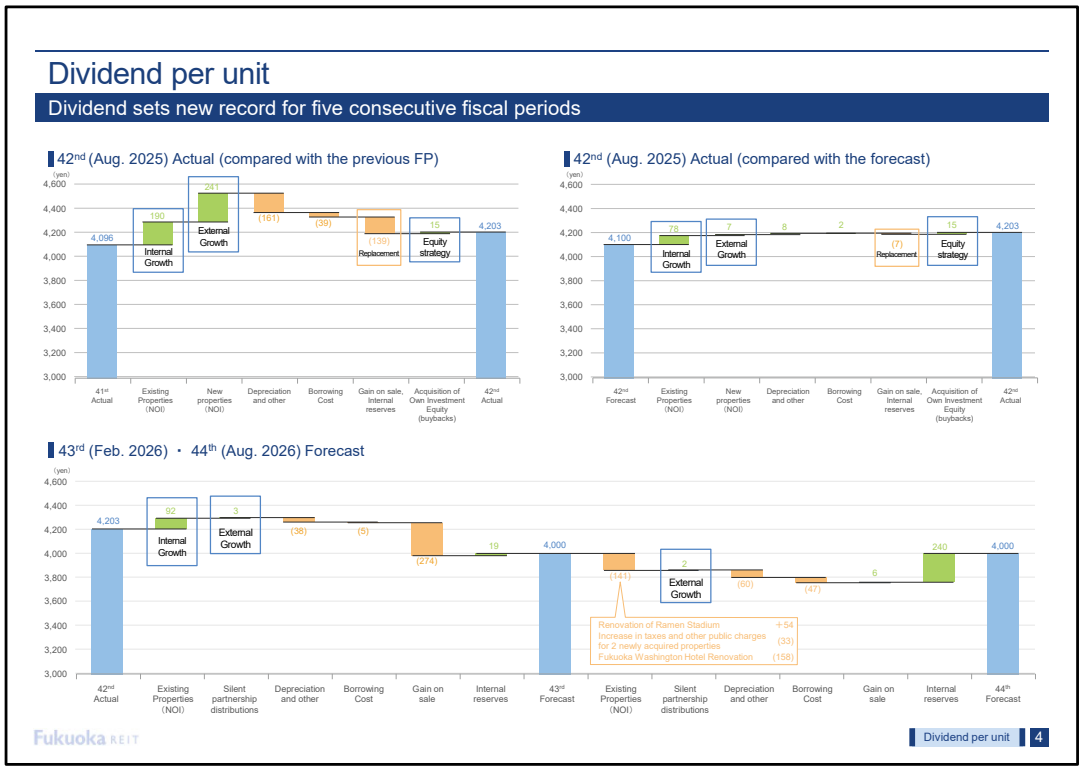
Next, page 3 shows executive summary of results for the 42nd period.

The source for the record-high DPU of 4 thousand 203 yen was internal growth indicated on the top left. All of the 4 retail properties we call Active Retail with sales-linked rent including Canal City Hakata, Park Place Oita, Konoha Mall Hashimoto and SunLive City Kokura exceeded the forecast as you see here.

Also, for office buildings, while maintaining high occupancy rate, end-of-period occupancy rate of 99.8%, we realized 15 rent increases and increase as a result of rent revisions was as high as 8.7%.
Others including residences and hotels also showed high growth. This growth is the source of our dividends.

As for the next key point, external growth, we acquired silent partnership equity interests, leveraging SPC. We invested 161 million yen, 20.6% of total investment in two rental condominium buildings in Nagasaki city.

As a result, average annual growth rate of DPU as high as 6.1% has been maintained as you see on the bottom table showing DPU for the past three years.



Next, page 4 shows dividend per unit.

Results for the period ended August 2025 are compared with the previous period and the forecast at the top of the page. Forecast for the periods ending February 2026 and August 2026 are shown at the bottom.

First, please look at the results compared with the previous period on the top left.
The second bar in orange from the right says minus 139 yen from replacement. It is due to a decrease in gain on sale from disposition divided into 6 periods. However, we were able to show growth offsetting this minus 139 yen.

The growth came from 190 yen, internal growth of existing properties and 241 yen, external growth of new properties. As a result, DPU reached record-high of 4 thousand 203 yen.

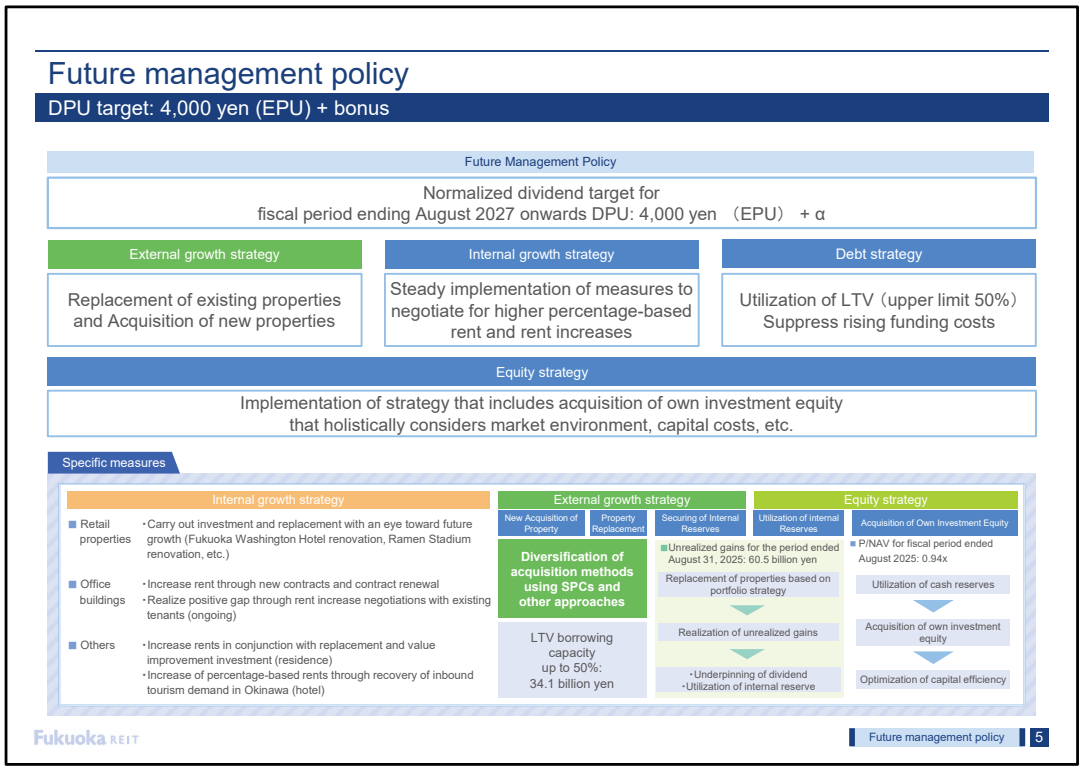
At the bottom, forecasts for the 43rd and the 44th periods are indicated.

For the forecast for the 43rd period, the result of 4 thousand 203 yen in the 42nd period is the starting point. Plus 92 yen will be from internal growth. Contribution from KUOHKA of Canal City Hakata which opened on July 18th will be significant.

On the other hand, gain on sale will continue to decrease and minus 274 yen is expected in the 43rd period. DPU forecast announced this time for the 43rd period is 4 thousand yen.

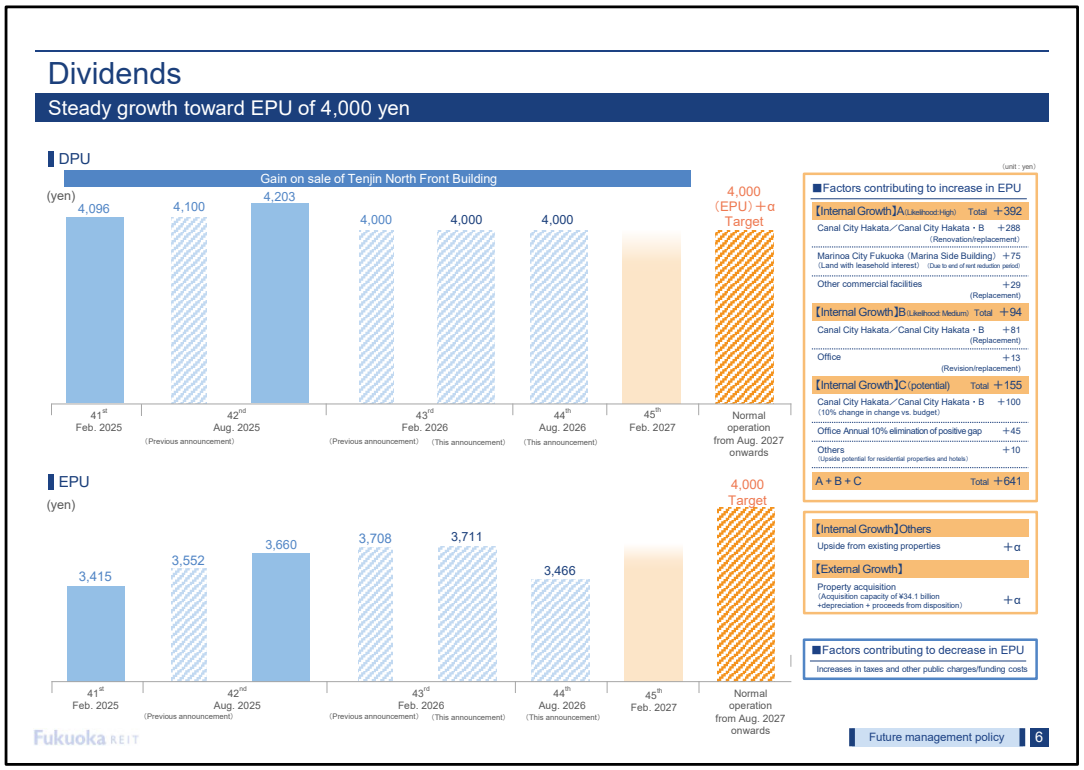
Next, forecast for the 44th period we announced for the first time. In the 44th period, we intend to make various investments for further growth of Canal City Hakata. While there is gain on sale, by proactively propping up Canal City Hakata, we want to look to its future.

Due to this, NOI of existing properties will be minus 141 yen. As you see in the yellow box, we'd like to renovate Washington Hotel first. Minus 158 yen will be from this.
On the other hand, by partially using gain on sale reserved as internal reserves, we will maintain DPU at 4 thousand yen.



Page 5 shows future management policy.

We haven't changed the management policy we announced in the previous period. That means we aim at normalized DPU target for the period ending August 2027 onwards of 4 thousand yen plus something. We haven't changed what we should do to achieve this target, either. But what we implemented for the first time is described in green. We acquired properties using SPC for external growth strategy.



Please go to page 6 for dividends.

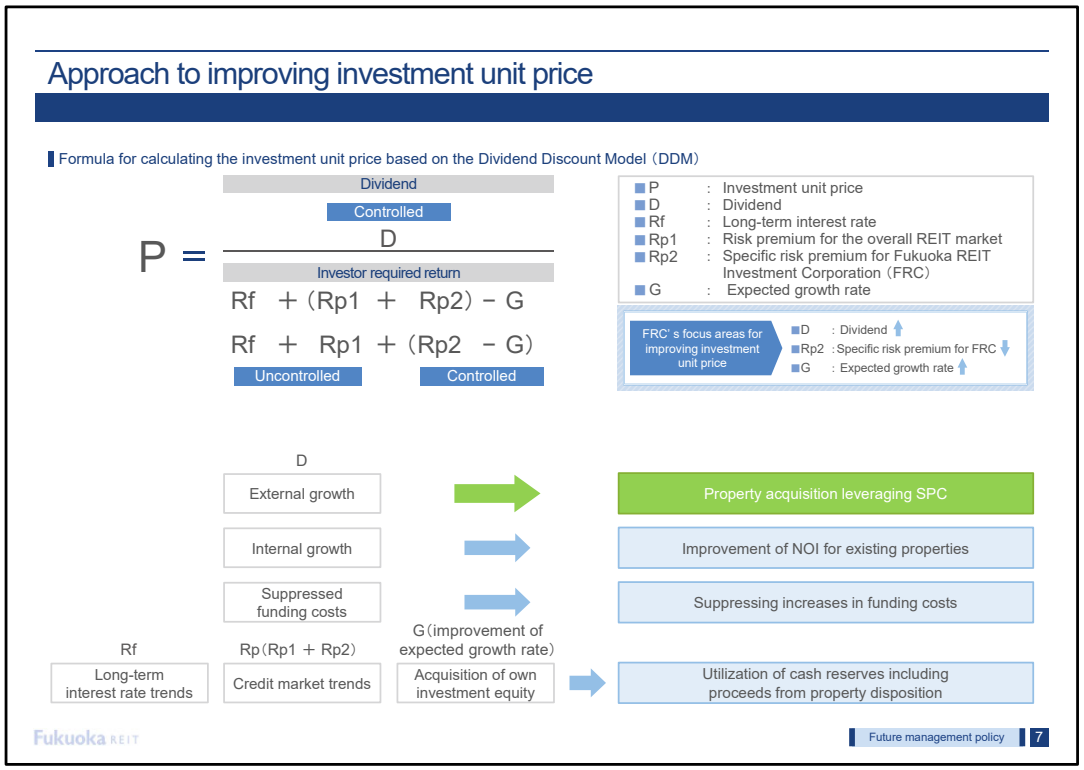
The road map towards 4 thousand yen is described.
DPU is shown at the top and EPU at the bottom. As I said earlier, renovation of Washington Hotel for further growth of Canal City Hakata will be negative temporarily. We will secure DPU of 4 thousand yen. However, EPU will be down slightly to 3 thousand 466 yen.

Toward 4 thousand yen, the remaining is 530 yen. The factors are described in the orange square on the right.

For internal growth, plus 392 yen will be from A, factors with high likelihood. Washington Hotel I mentioned earlier will turn positive after renovation and restart of operation. After development of land with leasehold interest of Marinoa City Fukuoka is completed, land rent will increase based on the lease agreement.
Other retail properties are also described. 392 yen will be from what we almost agreed with tenants.

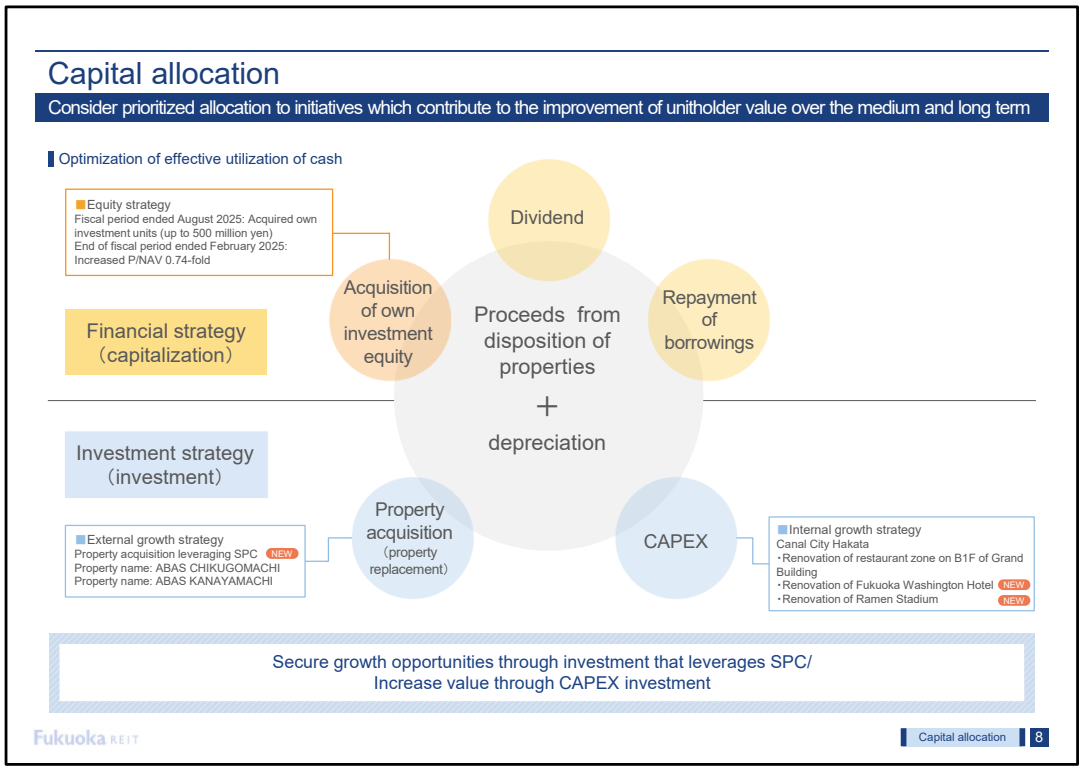
Plus 94 yen will be from B, factors with medium likelihood on which we are moving toward an agreement. Approximately plus 80 yen will be from Canal City Hakata with tenant replacement which is close to reaching an agreement. Also for office buildings, we almost agreed on rent increase although we need to work out details such as timing, methods and range of rent increase. About 13 yen will be from office buildings. In total, 94 yen will be from B.

The total of A and B is 486 yen. We'd like to make up the remaining 48 yen with C, potential internal growth.
Although there are factors contributing to decease in EPU shown below that, we'd like to achieve plus 4 thousand yen by compensating for them.



Next, approach to improving investment unit price on page 7.

As we described the last time, Rp2, specific risk premium for Fukuoka REIT Corporation is very positive. We think the potential of Fukuoka and the Kyushu region is highly appreciated. We will continue to make efforts to pay dividend efficiently to unitholders.



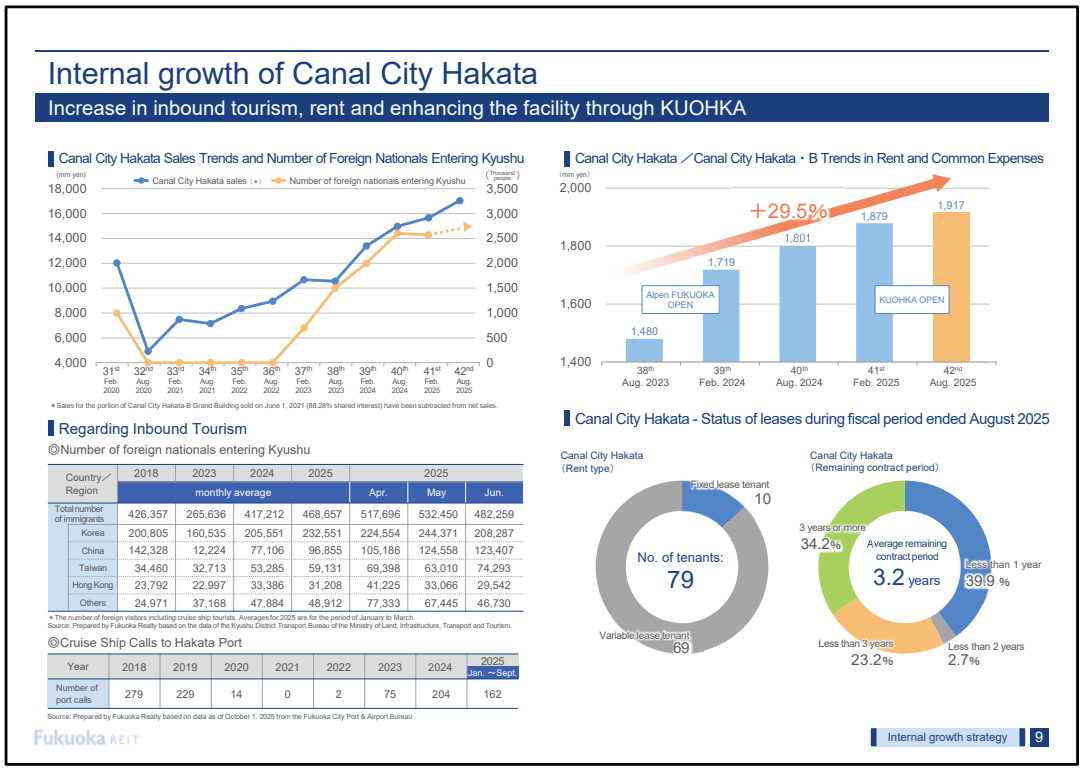
Page 8 shows capital allocation.

Regarding proceeds from disposition of properties and depreciation described in the middle circle and how to distribute cash, we will consider prioritized allocation to initiatives which contribute to the improvement of unitholder value over the medium and long term.

Specifically, for internal growth strategy shown in the circle on the bottom right, in the 42nd period, we allocated cash preferentially to KUOHKA, renovated restaurant zone on the first basement level of Grand Building of Canal City Hakata, renovation of Washington Hotel and renovation of Ramen Stadium.
Besides, as described on the bottom left, we acquired two rental condominium buildings in Nagasaki, leveraging SPC for 161 million yen.

Going forward, depreciation will be roughly 1.7 to 1.8 billion yen. The portion equivalent to book value gained through property acquisition is expected to be about 300 to 400 million yen. We assume cash kept at hand will be about 2 to 2.1 billion yen. We will consider how to utilize

cash. For example, I think one of the options is to acquire property one by one by leveraging SPC. Including such an option, we will make efforts to enhance investment value.



Page 9 is about internal growth of Canal City Hakata.

After overcoming the prophecy of Tsunami on July 5th, inbound tourism remains strong. As you see in the graph on the bottom left, we have an impression that Chinese inbound tourists are gradually coming back.

Partly due to such an effect, as shown in the graph on the top right, rents at Canal City Hakata are steadily growing. While growth of Canal City Hakata is continuing, we will make various improvements.

Future vision for Canal City Hakata（1）

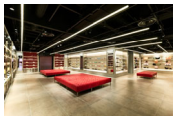
Sustainable initiatives to increase facility value

Overview of KUOHKA

Name of property	Canal City Hakata・B
Renovation Area	Restaurant zone on B1F of Grand Building
Facility Name	CANAL Gourmet Street「KUOHKA」
Total investment (＊)	1,841 million yen
NOI yield (planned)	8.5%
No. of Stores	21
Renovated Area	Approx. 1,200 tsubo
Opening Date	July 18, 2025
Occupancy Rate	100%

Overview of the Onitsuka Tiger renovation

Name of property	Canal City Hakata・B
Lessee	Onitsuka Tiger
Renovation contents	Relocation and expansion aimed at increasing inbound-related sales
Area	144.28 tsubo (expanded from previous 26.5 tsubo)
Opening Date	September 26, 2025



Overview of renovation of Fukuoka Washington Hotel

Name of property	Canal City Hakata
Lessee	Fukuoka Washington Hotel
Renovation contents	Renovation of guestroom and lobby interior and furnishings
Total investment (planned) (＊)	1,399 million yen
NOI yield (planned)	10.7%
Renovation Period (planned) Total Building Closure Period (planned)	From Apr. 1, 2026 to Oct. 31, 2026 From Apr. 1, 2026 to Aug. 31, 2026

Overview of Ramen Stadium renovation

Name of property	Canal City Hakata
Renovation Area	Ramen Stadium
Total investment (planned) (＊)	442 million yen
No. of Stores	8
Opening Date (planned)	Spring of 2026

(＊) The total investment amount includes expenses.

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Internal growth strategy 10

Page 10 is regarding future vision for Canal City Hakata (1). Initiatives we implemented in the 42nd period are shown.

KUOHKA described on the top left opened smoothly as scheduled on July 18th with total investment of 1 billion 841 million yen at NOI yield of 8.5%. As for Onitsuka Tiger renovation, area expanded from 26 tsubo to 144 tsubo. It was relocated toward the entrance of Canal City to aim at increasing inbound-related sales. We think it is quite effective to attract inbound tourists. It opened on September 26th with expanded area. Below that, there is description about renovation of Washington Hotel and Ramen Stadium renovation that I mentioned earlier.

Future vision for Canal City Hakata (2)

Boosting accessibility through improvement of connectivity with surrounding area

* Fukuoka Jisho Co., Ltd. is responsible for the operation of the East Building and Canal City Theater and for renovation under the Park-PFI program. THEATER010 is operated by Zero-Ten Inc.

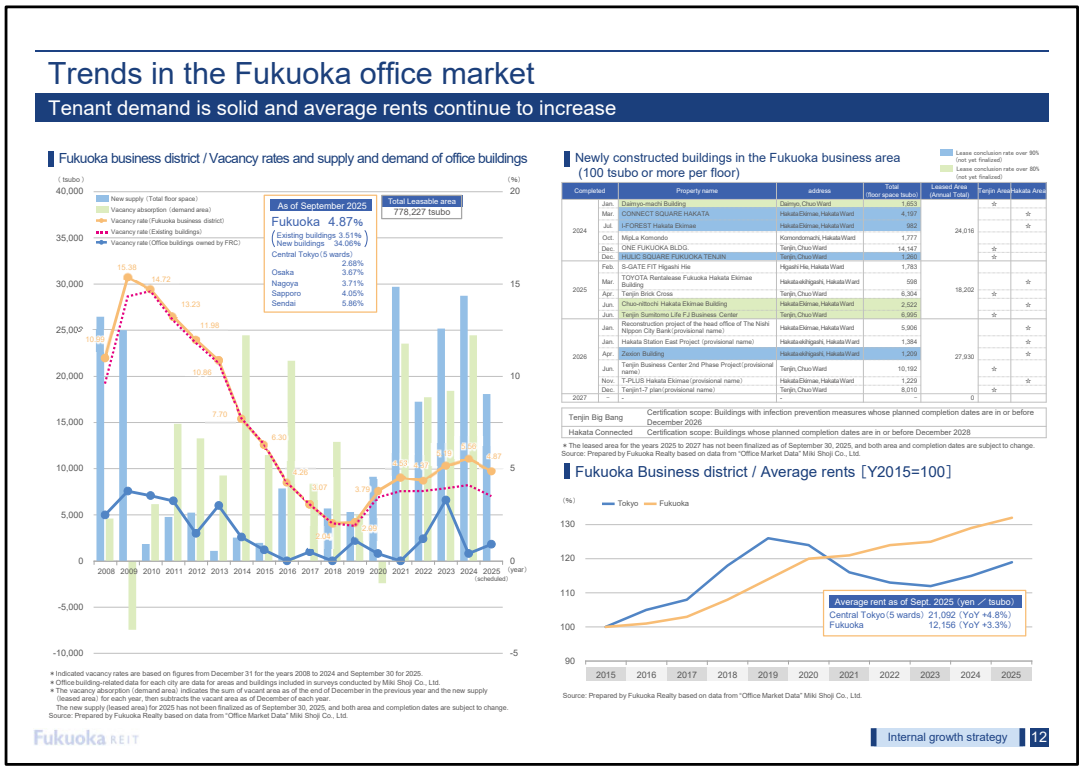
Next, on page 11, I will talk about how we view Canal City Hakata as a whole.

A flow of many people is a flow from Hakata station centering around Hakata station. As the left arrow indicates, there is a flow of customers coming from Nakasukawabata station through a shopping arcade called Kawabata shopping arcade and a flow of customers from Tenjin. Also including a flow from Watanabe Dori lined with private lodging facilities, there are four flows of people in total.

In North Building on the left, in addition to Onitsuka Tiger which reopened after renovation, there is MUJI. Lots of inbound tourists are attracted to this location. On the other hand, in South Building at the other end, there is Alpen. We think Alpen, Onitsuka Tiger and MUJI are at the core of shoppers' flow during the daytime. For night-time economy, customers of street food stall area are connected to KUOHKA through a good park called Seiryu Park.

On the right, as there is Zero-Ten Building, a facility mainly for night-

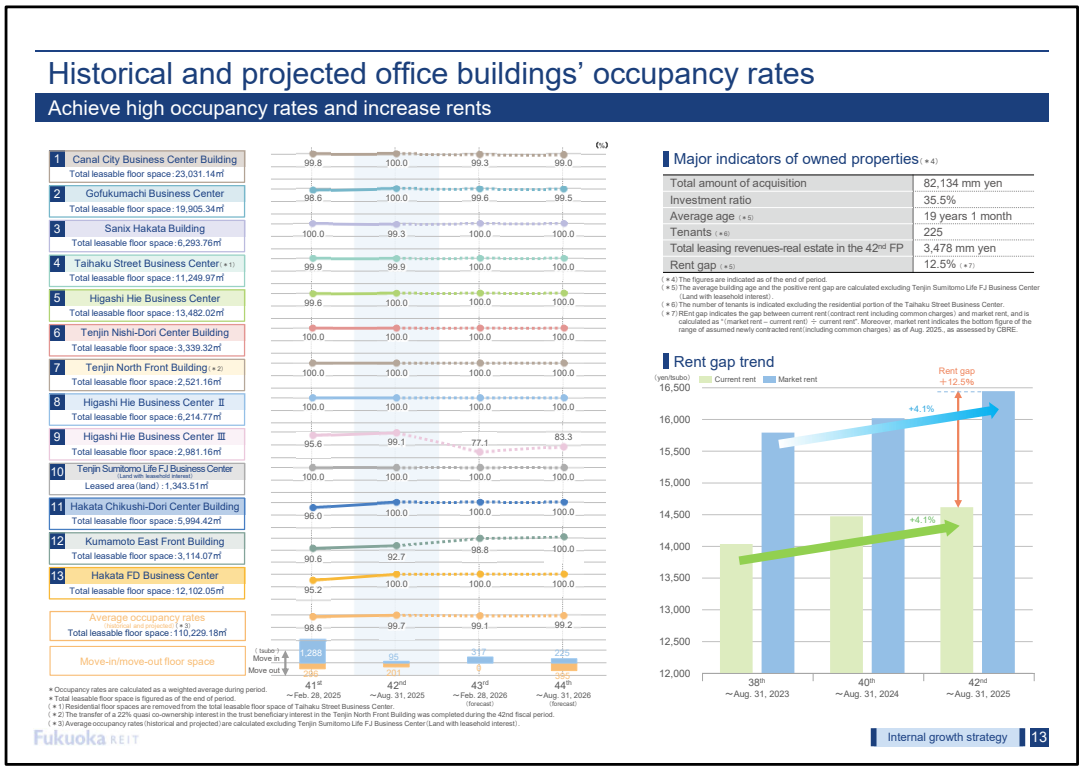
time customers, also from Watanabe Dori, we expect a flow of customers to South Building and KUOHKA during the night-time. By considering a flow of customers during the daytime, a flow of customers during the night-time, a flow of customers from Hakata station, we intend to enhance the potential of Canal City further as a whole.



Next, page 12 shows trends in the Fukuoka office market.

On the left, supply-demand balance and vacancy rates are described. Bars in light yellow green represent demand. Stable and strong demand is a characteristic of Fukuoka.
At present, redevelopment projects such as Tenjin Big Bang and Hakata Connected are ongoing and there is significant new supply in Fukuoka. However, as base demand is strong, we assume new supply will be absorbed smoothly.

Please look at the plan of newly constructed buildings on the right. No completion is planned for large buildings in 2027. This means new supply will be zero temporarily as Tenjin Big Bang project development will reach a milestone with a building completed in December 2026. We think such a situation is also in the background of the strong office market.

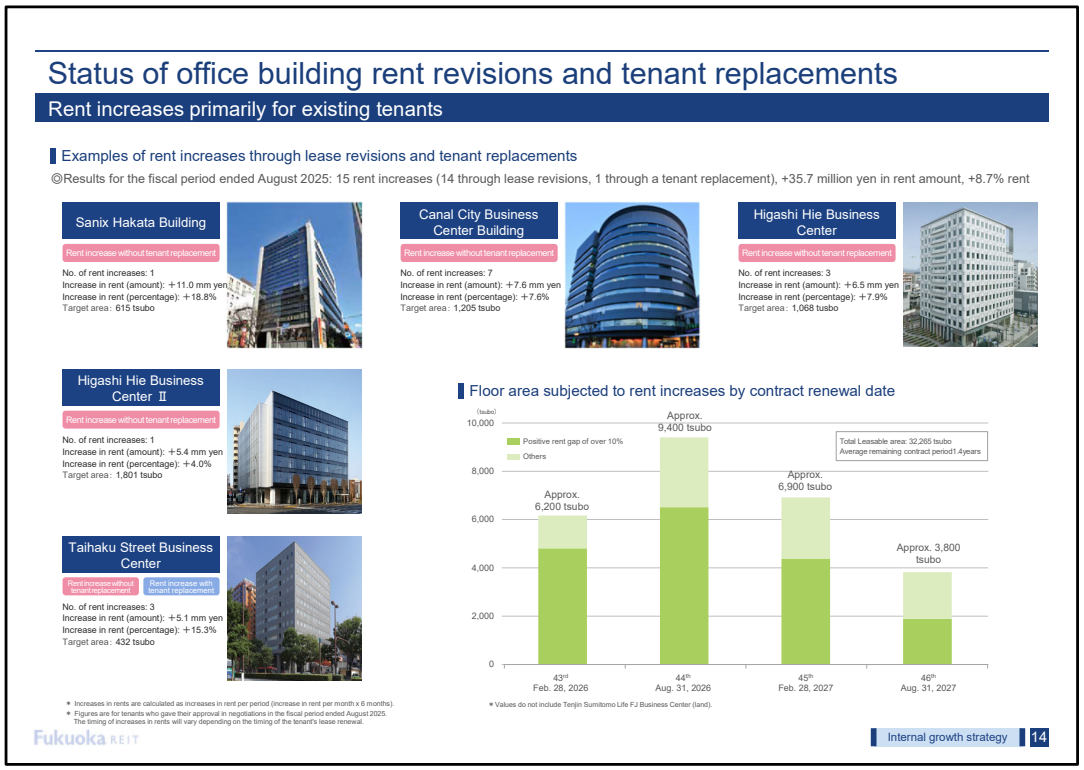


Next page, page 13 shows occupancy rates of office buildings Fukuoka REIT Corporation owns.

As I said earlier, occupancy rates have been quite strong. Rent gap trend is posted on the bottom right. The significant change this time is the portion indicated with the line in light blue.

Asking rents for newly completed properties are about 30 thousand yen per tsubo. On the other hand, as average rents for existing properties are from 14 thousand yen to about 15 thousand yen per tsubo, we think this gap will be gradually filled. That is to say, market rents of properties we own are rising.

Although we've been able to increase our rents, rent gap widened period on period due to the increase in market rents. We expect this situation will be a big source for future internal growth.



Next, results of office building rent revision on page 14.

In the period ended August 2025, there was one rent increase through a tenant replacement and 14 rent increases through lease revisions. Conversely, in the previous period, there were 11 rent increases through replacements and one increase through lease revision. We can say we were successful in lease revisions in the 42nd period.

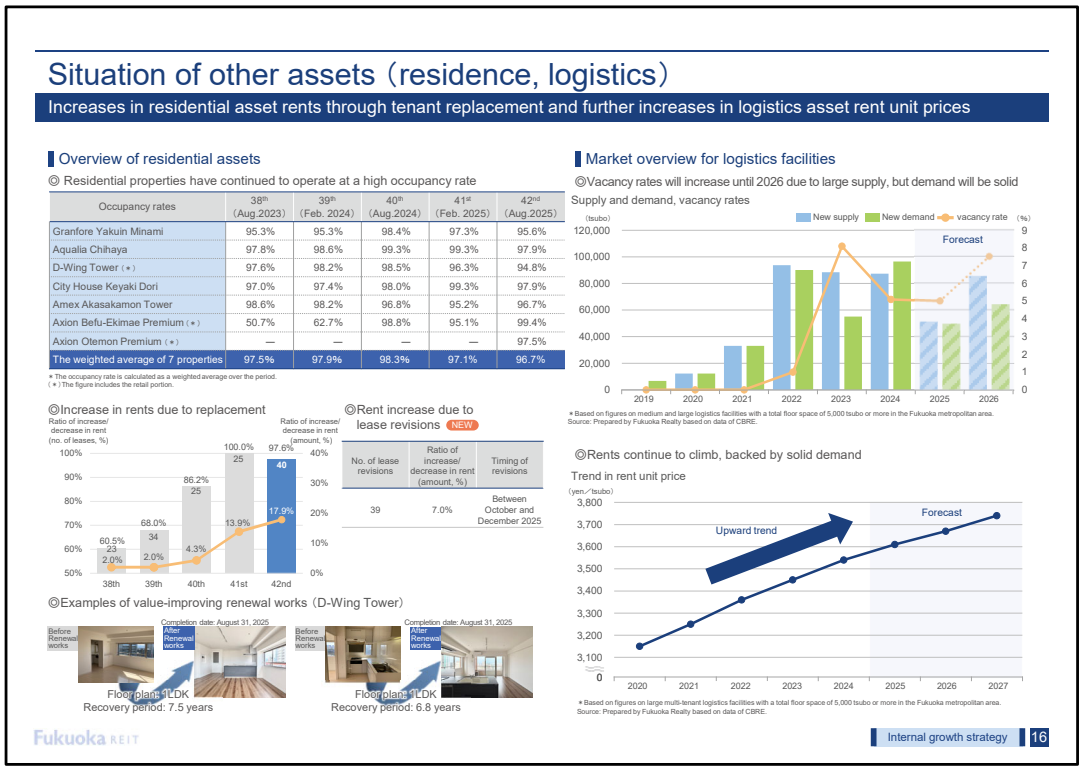
In total, we succeeded in lease revisions of 35.7 million yen in rent amount or 8.7% rent increase.

Next, page 15 shows situation of hotels.

The three hotels Fukuoka REIT owns are described on the top left. As I mentioned earlier, Fukuoka Washington Hotel is planned to reopen after renovation.

The current approach to sales-linked rent is indicated by the line graphs on the bottom left. The gray line shows current terms. Under new terms, as indicated by the blue line, sales-linked portion to rent will be raised and a percentage of sales will be raised further after a certain level is exceeded. After careful consideration with Fujita Kanko, we came to this conclusion with our return on investment and investment efficiency in mind.

On the right, you see situation of Tissage Hotel Naha, which is recovering significantly. Airport operation is also on a recovery trend.

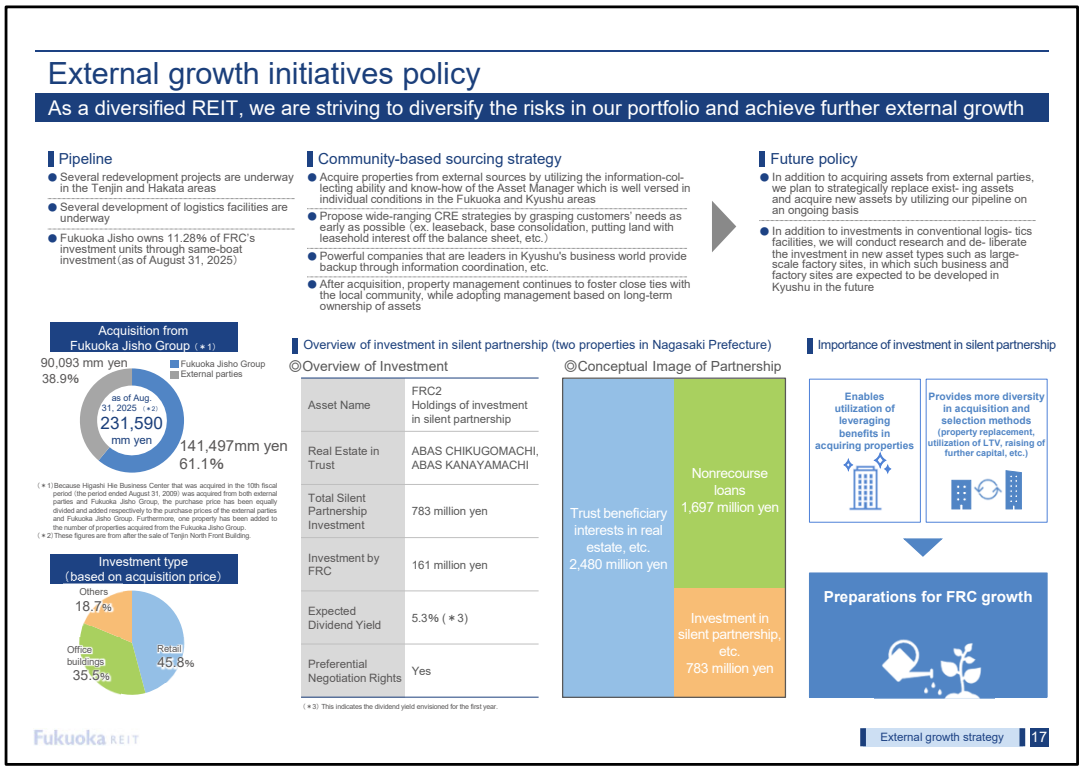


Page 16 outlines situation of other assets, residence and logistics.

Overview of residential assets is on the left. Also for residential assets, while maintaining high occupancy rates, we've been realizing rent increases. The bar graph in the middle describes increase in rents due to replacement. We realized 40 rent increases or 97.6% increase in rents. 18% rent increase was achieved through replacements.

On top of that, we submitted a document for rent revision request to long-term tenants who pay low rent deviating from market rents. About 30% of tenants understood our request for rent increase through this document and we realized approximately 7% rent increase.

As you see on the right, market for logistics properties continues to be solid. As shown on the bottom right, rents will continue to climb steadily.



Page 17 discusses external growth initiatives policy.

As I mentioned earlier, we acquired rental condominium buildings in Nagasaki city by leveraging SPC. Concept image is shown in the middle. Trust beneficiary interests of 2 billion 480 million yen are funded by about 1.7 billion yen of non-recourse loan and about 800 million yen of investment in silent partnership. We will invest 161 million yen. Our investment ratio is about 20%. Dividend yield expected in the initial year is about 5.3%.

For the properties, the total appraisal value is 2 billion 410 million yen while acquisition price is 2 billion 210 million yen, which is a discount of slightly less than 10%. The level of the acquisition cap rate is roughly 5%.

On the right, importance of investment in silent partnership is outlined. Especially, as you see on the right, the main objective is to provide more diversity in acquisition and selection methods. In the future, according to the environment, we intend to consider property replacement,

property acquisition in capital allocation and utilization of LTV.

Pipeline（Fukuoka Jisho Group）

Overview of Fukuoka Jisho Co., Ltd. （period ended May 31, 2025）

Name	Fukuoka Jisho Co., Ltd.
Established	July 1961
Industries	Real estate（comprehensive developer
Representative	Ichiro Enomoto, President and C.E.O
Employees	178

Net sales	20.7 billion yen
Ordinary income	7.0 billion yen
Net income	6.3 billion yen
Total assets	266.4 billion yen
Equity ratio	40%

■Tenjin Sumitomo Life FJ Business Center

■Tenjin Business Center 2nd Phase Project (tentative name)

■LOGICITY Minato Kashii North

■CLUB NEXUS Ohori-nishi

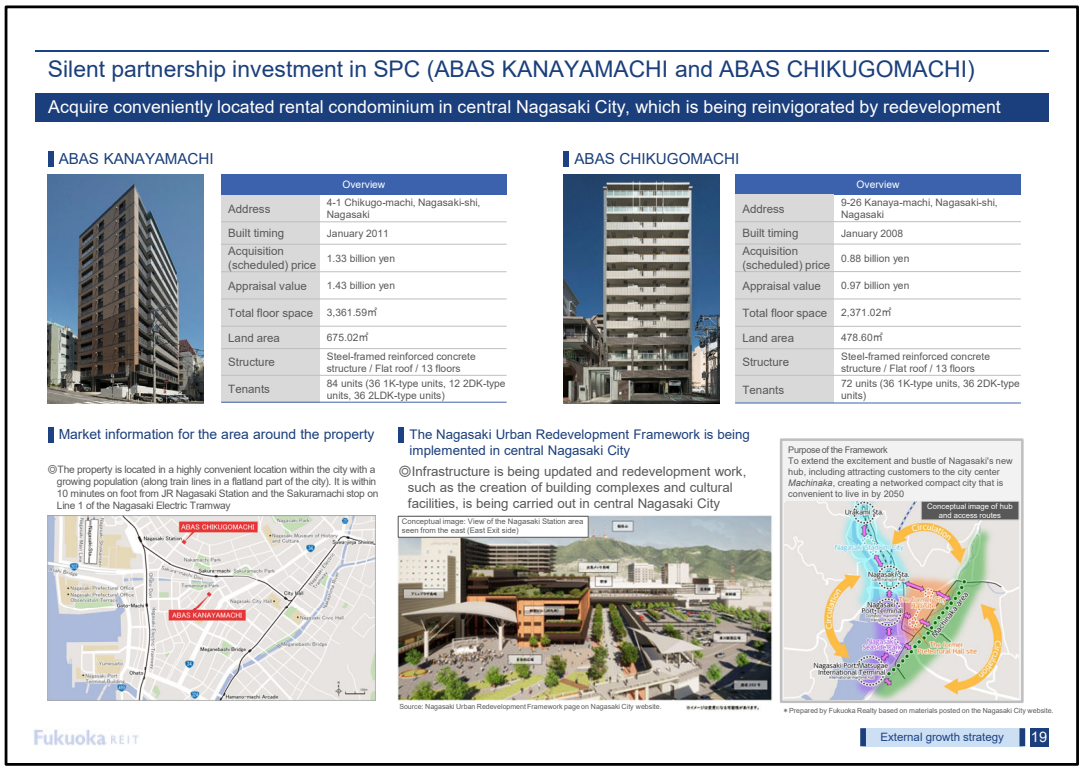
＊Prepared by Fukuoka Realty based on data from Fukuoka Jisho Co., Ltd.

Major properties owned by Fukuoka Jisho Group

Use	No.	Name	Year of completion	Total floor space
Office buildings	1	Fukuoka Kogin Building	1970	15,408㎡
	2	Fukuoka Asahi Building	1970	44,762㎡
	3	Hakata Ekimae Business Center	1999	24,731㎡
	4	Hakataza/Nishigin Redevelopment Building	1999	44,221㎡
	5	Naha Business Center	2018	9,054㎡
	6	Tenjin Business Center	2021	61,100㎡
	7	CONNECT SQUARE HAKATA	March 2024	21,443㎡
	8	Tenjin Sumitomo Life FJ Business Center（＊）	June 2025	42,025㎡
	9	Tenjin Business Center 2nd Phase Project (tentative name)	June 2026 (scheduled)	62,932㎡
Retail	10	Bon Repas Momochi Store	2000	2,963㎡
	11	Tenjin Kirameki Dori Building	2003	24,525㎡
	12	Canal City Hakata East Building	2011	18,535㎡
Residence	13	Class Keyaki Dori	2008	6,500㎡
	14	CLUB NEXUS Ohori Nishi	October 2024	2,649㎡
	15	(tentative name) Yakuin 2-Chome Rental Apartment	February 2026 (scheduled)	5,449㎡
Hotel	16	ANA Crowne Plaza Fukuoka	1976	27,372㎡
	17	The Residential Suites Fukuoka	1992	32,134㎡
	18	Hotel FORZA Chikushiguchi Ⅰ	2012	7,359㎡
	19	Hotel FORZA Chikushiguchi Ⅱ	2020	4,868㎡
	20	Hotel FORZA Sapporo Ekimae	2020	11,344㎡
Logistics	21	LOGICITY Minato Kashii North	2020	47,150㎡
	22	LogiSquare Tosu II	September 2026 (scheduled)	36,576㎡
	23	LOGICITY Sue	September 2026 (scheduled)	19,817㎡
	24	Planned Logistics facility in Sonobe, Kiyama Town	Not announced	—
	25	Planned Logistics facility, Island City	Not announced	—

＊Includes properties owned by Fukuoka Jisho Group and properties co-owned with other companies.
（＊）FRC acquired land as the Tenjin Nishi-Dori Business Center (land) on June 1, 2021.

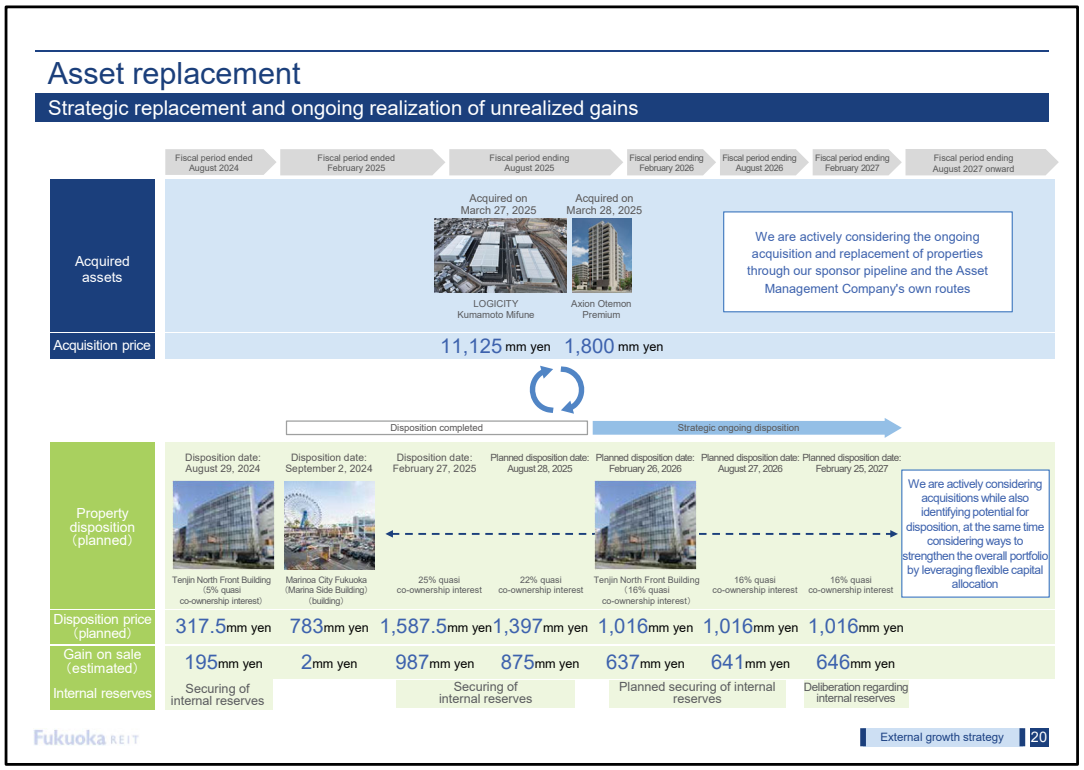
Regarding pipeline of Fukuoka Jisho Group as one of other external growth initiatives, page 18 shows major properties owned by Fukuoka Jisho Group. Please take a look.



Residential properties in Nagasaki city acquired by leveraging SPC, ABAS CHIKUGOMACHI and ABAS KANAYAMACHI are shown on page 19. The locations are as indicated in the map on the bottom left.

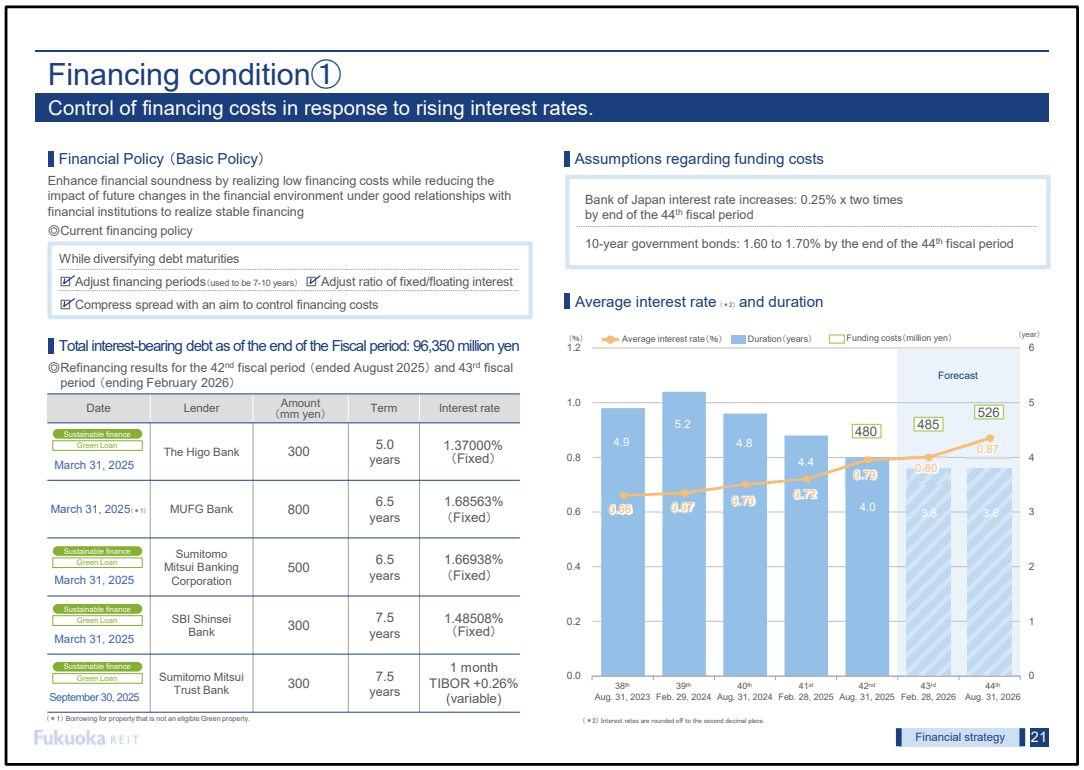
They are very close to JR Nagasaki Station, terminal station. Nagasaki is known as a slope town. The tendency for people living on a slope to move to flat land is noticeable. Therefore, there is data indicating 10% or more growth of population in the flat land area near the stations.

In this way, we plan to acquire properties equipped with urban facilities near the stations. Nagasaki has the Nagasaki Urban Redevelopment Framework as shown in the middle. I hope the potential of Nagasaki including various redevelopment projects will be demonstrated, going forward.



Next, page 20 shows asset replacement.

As I explained earlier, as for property acquisition, we acquired Kumamoto Mifune and Axion Otemon Premium in March. As for disposition, the procedure for disposition of Tenjin North Front Building is continuing.



Financing condition①

Control of financing costs in response to rising interest rates.

Financial Policy（Basic Policy）

Enhance financial soundness by realizing low financing costs while reducing the impact of future changes in the financial environment under good relationships with financial institutions to realize stable financing

◎Current financing policy

While diversifying debt maturities

☑Adjust financing periods (used to be 7-10 years) ☑Adjust ratio of fixed/floating interest

☑Compress spread with an aim to control financing costs

Total interest-bearing debt as of the end of the Fiscal period: 96,350 million yen

◎Refinancing results for the 42nd fiscal period（ended August 2025）and 43rd fiscal period（ending February 2026）

Date	Lender	Amount (mm yen)	Term	Interest rate
Sustainable finance Green Loan March 31, 2025	The Higo Bank	300	5.0 years	1.37000%（Fixed）
March 31, 2025(＊1)	MUFG Bank	800	6.5 years	1.68563%（Fixed）
Sustainable finance Green Loan March 31, 2025	Sumitomo Mitsui Banking Corporation	500	6.5 years	1.66938%（Fixed）
Sustainable finance Green Loan March 31, 2025	SBI Shinsei Bank	300	7.5 years	1.48508%（Fixed）
Sustainable finance Green Loan September 30, 2025	Sumitomo Mitsui Trust Bank	300	7.5 years	1 month TIBOR +0.26%（variable）

（＊1）Borrowing for property that is not an eligible Green property.

Assumptions regarding funding costs

Bank of Japan interest rate increases: 0.25% x two times by end of the 44th fiscal period

10-year government bonds: 1.60 to 1.70% by the end of the 44th fiscal period

Average interest rate (＊2) and duration

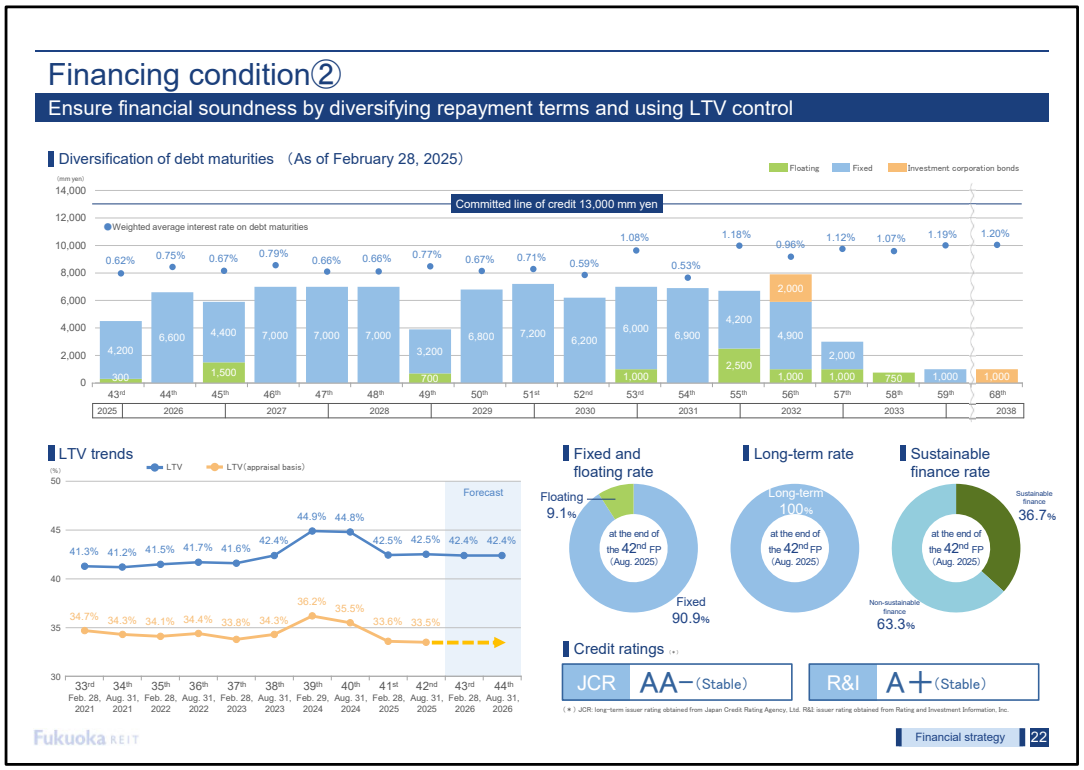
（＊2）Interest rates are rounded off to the second decimal place.

Next page, page 21 outlines financing condition 1.

In financial policy, we've been keeping a similar attitude. We adjust financing periods to balance repayment amount per period. We also consider fixed and floating interest rate ratio to maintain stable financial base. Besides, we will compress spread through negotiations.

As for forecast of interest rate, we assume Bank of Japan interest rate will be raised by 0.25% two times over the next year or so. We forecast 10-year government bonds assuming the yield will be from 1.6% to about 1.7%.

When 10-year government bond yield increases by 10 basis points or 0.1%, impact on DPU will be one yen in the 43rd period and 4 yen in the 44th period.



Please go to page 22 for financing condition 2.

As I said earlier, we intend to balance repayment amount per time. LTV described on the bottom left was 42.5%, keeping the stable level. As a result, our credit ratings are double A minus by JCR and single A plus by R&I.

As for fixed and floating rate, fixed rate accounted for 91%, which was flat period on period.

Appraisal value

The unrealized gains(*1) totaled 60,547 million yen at the end of 42nd fiscal period

- unit : mm yen

	Property name	Acquisition price (*2)	Acquisition cap rate	At the end of the 42nd FP (Aug. 31, 2025) Appraisal value ①	Book value ②	Difference ①-②	Cap Rate by direct Capitalization method ③	At the end of the 41st FP (Feb. 28, 2025) Appraisal value ④	Difference ①-④	Cap Rate by direct Capitalization method ⑤	Difference ③-⑤	Appraiser
Retail	Canal City Hakata	32,000	6.0%	29,700	29,558	142	4.2%	29,400	300	4.2%	0.0%	Tanizawa Sogo Appraisal
	Canal City Hakata - B	21,060	5.4%	22,300	22,295	5	4.3%	22,000	300	4.3%	0.0%	Tanizawa Sogo Appraisal
	Park Place Oita	19,610	6.0%	20,300	19,899	401	5.3%	20,300	0	5.3%	0.0%	Japan Real Estate Institute
	SunLive City Kokura	6,633	6.6%	8,320	5,337	2,983	5.5%	8,210	110	5.6%	(0.1%)	Japan Real Estate Institute
	Konoha Mall Hashimoto	10,000	5.3%	10,800	9,661	1,139	4.8%	10,700	100	4.8%	0.0%	Tanizawa Sogo Appraisal
	Square Mall Kagoshima Usuki	5,300	6.3%	5,220	4,086	1,134	5.4%	4,780	440	5.4%	0.0%	Japan Real Estate Institute
	Kumamoto Intercommunity SC	2,400	6.5%	2,890	1,866	1,024	5.3%	2,890	0	5.3%	0.0%	Japan Real Estate Institute
	Hanahata SC	1,130	6.4%	1,270	949	321	5.1%	1,270	0	5.1%	0.0%	Tanizawa Sogo Appraisal
	K's Denki Kagoshima	3,550	5.7%	3,620	2,753	867	5.2%	3,620	0	5.2%	0.0%	Tanizawa Sogo Appraisal
	Marinoa City Fukuoka (Marina Side Building) (Land with leasehold interest) (*3)	4,457	5.5%	4,550	4,494	56	4.3%	4,510	40	4.3%	0.0%	Tanizawa Sogo Appraisal
	Total of retail	106,140	-	108,970	100,898	8,072	-	107,680	1,290	-	-	-
Office buildings	Canal City Business Center Building	14,600	6.3%	19,800	12,606	7,194	3.7%	19,700	100	3.7%	0.0%	Tanizawa Sogo Appraisal
	Gofukumachi Business Center	11,200	6.3%	17,600	8,773	8,827	3.9%	17,300	300	3.9%	0.0%	Tanizawa Sogo Appraisal
	Sanix Hakata Building	4,400	5.9%	7,710	3,597	4,113	3.5%	7,450	260	3.5%	0.0%	Japan Real Estate Institute
	Taihaku Street Business Center	7,000	6.0%	10,700	5,554	5,146	3.9%	10,700	0	3.9%	0.0%	Japan Real Estate Institute
	Higashi Hie Business Center	5,900	6.0%	10,400	4,326	6,074	4.1%	10,200	200	4.1%	0.0%	Tanizawa Sogo Appraisal
	Tenjin Nishi-Dori Center Building	2,600	5.4%	3,520	2,596	924	3.4%	3,520	0	3.4%	0.0%	Japan Real Estate Institute
	Tenjin North Front Building (*4)	1,344	6.1%	2,635	1,047	1,588	3.3%	2,649	(14)	3.3%	0.0%	Japan Real Estate Institute
	Higashi Hie Business Center Ⅱ	4,230	4.9%	5,000	3,709	1,291	4.1%	5,000	0	4.1%	0.0%	Tanizawa Sogo Appraisal
	Higashi Hie Business Center Ⅲ	3,290	4.4%	3,560	3,105	455	3.9%	3,570	(10)	3.9%	0.0%	Tanizawa Sogo Appraisal
	Tenjin Sumitomo Life FJ Business Center (Land)	7,700	3.5%	8,730	7,755	975	3.0%	8,730	0	3.0%	0.0%	Japan Real Estate Institute
	Hakata Chikushi-Dori Center Building	4,320	4.7%	4,680	4,529	151	4.0%	4,680	0	4.0%	0.0%	Tanizawa Sogo Appraisal
	Kumamoto East Front Building	1,450	5.0%	1,490	1,481	9	4.5%	1,490	0	4.5%	0.0%	Tanizawa Sogo Appraisal
	Hakata FD Business Center	14,100	4.1%	16,600	13,875	2,725	3.5%	16,600	0	3.5%	0.0%	Japan Real Estate Institute
	Total of office buildings	82,134	-	112,425	72,952	39,473	-	111,589	836	-	-	-
Others	Tosu Logistics Center	1,250	5.9%	1,830	1,138	692	4.3%	1,790	40	4.4%	(0.1%)	Japan Real Estate Institute
	LOGICITY Minato Kashii	8,150	5.2%	11,500	7,548	3,952	3.8%	11,500	0	3.8%	0.0%	Tanizawa Sogo Appraisal
	LOGICITY Hisayama	5,050	5.1%	6,640	4,467	2,173	4.0%	6,650	(10)	4.0%	0.0%	Tanizawa Sogo Appraisal
	LOGICITY Wakamiya	1,700	6.4%	2,590	2,113	477	5.1%	2,590	0	5.1%	0.0%	Tanizawa Sogo Appraisal
	LOGICITY Kumamoto Mifune	11,125	4.5%	11,500	11,263	237	4.1%	-	11,500	-	-	Tanizawa Sogo Appraisal
	Amex Akasakamon Tower (Residence)	2,060	5.4%	2,320	1,557	763	3.7%	2,190	130	3.8%	(0.1%)	Daiwa Real Estate Appraisal
	City House Keyaki Dori	1,111	5.5%	1,300	836	464	3.6%	1,230	70	3.7%	(0.1%)	Daiwa Real Estate Appraisal
	Aqualia Chihaya	1,280	6.8%	2,210	1,116	1,094	4.0%	2,170	40	4.0%	0.0%	Japan Real Estate Institute
	D-Wing Tower	2,800	5.9%	4,470	2,687	1,783	3.8%	4,330	140	3.8%	0.0%	Tanizawa Sogo Appraisal
	Granfore Yakuin Minami	1,100	5.6%	1,600	1,091	509	3.7%	1,530	70	3.7%	0.0%	Tanizawa Sogo Appraisal
	Axion Befu-Ekimae Premium (Residence)	1,525	3.4%	1,570	1,620	(50)	3.5%	1,570	0	3.5%	0.0%	Daiwa Real Estate Appraisal
	Axion Otemon Premium	1,800	3.5%	1,810	1,868	(58)	3.4%	-	1,810	-	-	Tanizawa Sogo Appraisal
	Hotel FORZA Oita	1,530	6.6%	1,940	1,421	519	5.0%	1,940	0	5.0%	0.0%	Japan Real Estate Institute
	Tissage Hotel Naha	2,835	5.3%	3,070	2,622	448	4.5%	3,000	70	4.6%	(0.1%)	Tanizawa Sogo Appraisal
	Total of others	43,316	-	54,350	41,348	13,002	-	40,490	13,860	-	-	
	Total properties	231,590	-	275,745	215,198	60,547	-	259,759	15,986	-	-	

(*1) Unrealized gain is calculated by subtracting period-end book value (excluding construction in progress in trust) from the latest appraisal value. (*2) "Acquisition price" indicates the amount excluding such expenses as fees and taxes and other public charges.
(*3) The indicated acquisition price for Marinoa City Fukuoka (Marina Side Building) (land) is the acquisition price of the land (the acquisition price of the entire property minus the acquisition price of the building (792 million yen)) at the time of acquisition (May 1, 2015).
(*4) On August 29, 2024, February 27, 2025, and August 28, 2025, the transfer of 52% of the quasi-shared interest in the trust beneficiary interest in Tenjin North Front Building was completed. The figures recorded here were calculated by deducting that 52% from the acquisition price and the appraisal value.

Lastly, appraisal value.

The unrealized gains totaled 60.5 billion yen at the end of the 42nd period. Appraisal value of many properties increased. It is due to cash flow factors in many cases rather than cap rate factors.

That concludes the presentation for the 42nd period of Fukuoka REIT Corporation. Thank you very much for your attention.

Fukuoka REIT

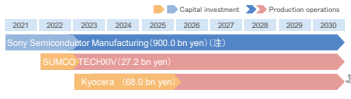
Appendix

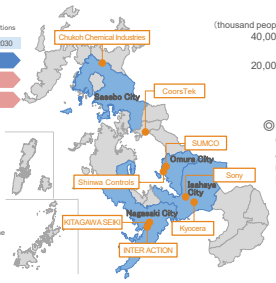
Nagasaki Prefecture's growth potential

Nagasaki Prefecture is experiencing growth, driven by semiconductor investment and tourism, with a rising city population

Economic ripple effects of semiconductor-related capital investment in Nagasaki Prefecture (10 year period from 2021 to 2030)

◎Economic ripple effect in Nagasaki Prefecture



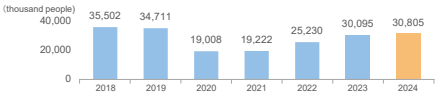


Economic ripple effect of semiconductor-related industry over the next ten years	Approx. 1.3 trillion yen

(＊) Investment amounts and periods represent total amounts and total periods for investments, including investments that span multiple prefectures inside and outside Kyushu.
Source: Prepared by Fukuoka Realty based on data from the Kyushu Economic Research Center and the Nagasaki Prefecture Semiconductor Industry Growth Strategy.

Number of tourists visiting Nagasaki Prefecture

◎The total number of tourists in 2024 was 30,805 thousand people (+2.4% compared to the previous year)



◎No. of cruise ship arrivals

Over the two years and eight months they have been in operation, Japanet Cruise tours, which are operated and sold by a Group company managed by Japanet Holdings Co., Ltd. (Sasebo City, Nagasaki Prefecture), have been taken by over 100,000 passengers.

	2017	2018	2023	2024
No. of ships entering port	267	220	133	247

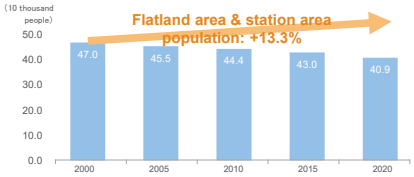
・Lifting of COVID-19 restrictions
・Expansion of Nagasaki Port Matsugaeda passenger ship terminal to two berths

Source: Prepared by Fukuoka Realty based on statistical materials on tourism to Nagasaki Prefecture and materials posted on the Nagasaki Prefecture website.

Nagasaki City demographics

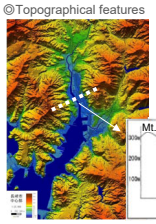
◎Population trends (2000 to 2020)

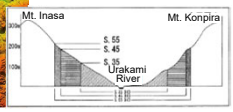
While the population of the city as a whole is declining, both the population and the number of households are increasing in flatland areas and around train stations



Source: Prepared by Fukuoka Realty based on materials created by the Kyushu Economic Research Center.

◎Topographical features





Since very little of the city is made up of flatlands, population in the hilly areas only increased during the 1980s, during Japan's rapid economic expansion.

These hilly areas came to be seen as problem areas due to disaster-related issues and inconvenience issues, resulting in an increase in the number of people moving from the hilly parts of the city to the flatland.

Source: Prepared by Fukuoka Realty based on materials created by the Kyushu Economic Research Center.

Disposition of property（Tenjin North Front Building）

The property was sold at a price above its appraisal value. Funds for future dividends have been secured through the realization of unrealized gain

Overview of Disposition Property

Location	4-20, 4-chome, Tenjin, Chuo Ward, Fukuoka City
Contract date	August 28, 2024
Planned disposition date	1. August 29, 2024 (5% quasi co-ownership interest) 2. February 27, 2025 (25% quasi co-ownership interest) 3. August 28, 2025 (22% quasi co-ownership interest) ・Completed 4. February 26, 2026 (16% quasi co-ownership interest) 5. August 27, 2026 (16% quasi co-ownership interest) 6. February 25, 2027 (16% quasi co-ownership interest) ・Planned
Book value at the timing of disposition	2,237 million yen
Appraisal value	5,180 million yen
Disposition price	6,350 million yen
Land area	1,154.79㎡
Total leasable Area	5,261.64㎡
Building Age	14 years and 5 months

Reasons for Disposition

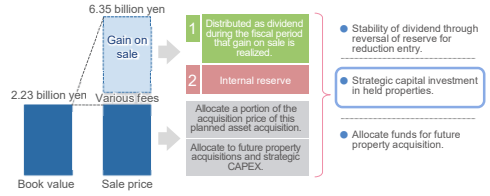
1.Disposing at a disposition price higher than the appraisal value
- The property will be disposed at a planned price higher than the appraisal value because the asset value was determined based on rents higher than current market rents.

2.Approximately 3.8 billion yen of the gain on sale（planned）will be utilized as we aim for a stable dividend level
- Through the utilization of gains on sale over six fiscal periods, we plan to maintain a stable dividend level.

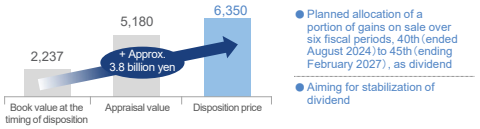
3.Securing foundation for a future-forward dividend strategy
- Of the gain on sale, the following amounts have been retained as internal reserve: 157 million yen for the fiscal period ended August 2024, 396 million yen for the fiscal period ended February 2025, and 403 million yen for the fiscal period ended August 2025. We plan to retain the following amounts as internal reserve: 386 million yen for the fiscal period ending February 2026 and 178 million yen for the fiscal period ending August 2026.

* The book value at the time of sale is the book value as of August 28, 2024.

Significance of This Property Disposition

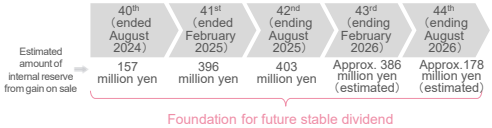


1 Realization of sale at disposition price greater than appraisal value



Note: 3.8 billion yen in gain on sale is after the deduction of 0.24 billion yen in various fees.

2 Securing source of future dividend through the securing of internal reserve



Profile

Special features of Fukuoka REIT Corporation

1 **Japan's first region-specific REIT**
Asset management leveraging our in-depth knowledge of the real estate environment of Fukuoka and Kyushu region, one of our greatest strengths

2 **Excellent portfolio centered on Fukuoka metropolitan area**
Engaging in selective investment focused on Fukuoka, a high growth city that attracts domestic and overseas interest

3 **Solid support from property developer Fukuoka Jisho Group**
Asset portfolio expansion and high occupancy rates facilitated through coordination with the Fukuoka Jisho Group

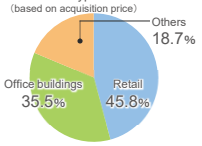
4 **Establishment of stable financial base**
Conservative control of interest-bearing debt ratio, long-term diversification of repayment deadlines

5 **Stable dividends and steady NAV growth since listing**
Appropriate management of real estate investments

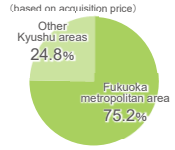
Portfolio summary (＊1)	
Number of properties / Asset size (＊2)	37 / 231,590 mm yen
Of which, acquisition from the Fukuoka Jisho Group (＊3)	16 / 141,497 mm yen
Unrealized gains	60,547 mm yen
Total leasable floor space	622,652.88㎡
Occupancy rate	99.6%

Financial highlight (＊1)	
Total debt	96,350 mm yen
LTV	42.5%
Fixed rate	90.9%
Average interest rate	0.79%
Credit ratings	JCR AA−(Stable)
	R&I A＋(Stable)

◎Investment type
(based on acquisition price)



◎Investment area
(based on acquisition price)



Overview of Fukuoka REIT Corporation

Name	Fukuoka REIT Corporation
Security code	8968
Listed date	June 21, 2005 (Tokyo Stock Exchange, Fukuoka Stock Exchange)
Fiscal period	February・August
Asset manager	Fukuoka Realty Co., Ltd.
Sponsors	Fukuoka Jisho Co., Ltd., Kyushu Electric Power Co., Inc., THE BANK OF FUKUOKA, LTD., THE NISHI-NIPPON CITY BANK, LTD., Nishi-Nippon Railroad Co., Ltd., SAIBUGAS HOLDINGS CO., LTD., Kraftia Corporation, Kyushu Railway Company, Development Bank of Japan Inc.

Investment unit price, etc.(＊1)

Unit price	184,500 yen
Outstanding units	868,820 units
Market capitalization	160,297 mm yen(unit price ＊ outstanding units)
Net assets value per unit	130,491 yen
Market net assets value per unit (＊4)	195,977 yen
Dividend (actual)	4,203 yen per unit (Days in fiscal period 184days) at the 42nd FP
Dividend yield	4.5% { (Dividend / days in fiscal period ＊ 365) / Unit price}

(＊1) The figures are as of August 31, 2025 (excl. average interest rate)
(＊2) The figures are total of acquisition price.
(＊3) Because the Higashi Hie Business Center that was acquired in the 10th fiscal period (period ended August 31, 2009) was acquired from both external parties and sponsors, the purchase price has been added to the purchase prices from external parties and the purchase prices from sponsors after calculation on a per capita basis. Furthermore, with regard to the number of properties, one property has been added to the number of properties acquired from sponsors.
(＊4) Market net asset value per unit=(Total net assets + Unrealized gains - Total amount of dividends) / Total number of investment units outstanding

A real estate investment trust specializing in regional properties

Sponsors

THE BANK OF FUKUOKA, LTD. | THE NISHI-NIPPON CITY BANK, LTD. | Development Bank of Japan Inc.

Fukuoka Jisho Co., Ltd (*1) | Fukuoka Realty Co., Ltd. (Asset Manager) | Kyushu Electric Power Co., Inc.

SAIBUGAS HOLDINGS CO., LTD. | Kraftia Corporation (*2) | Nishi-Nippon Railroad Co., Ltd. | Kyushu Railway Company

(*1) Concluded MOU with Fukuoka REIT and Fukuoka Realty concerning pipeline support.
(*2) Name changed from Kyudenko Corporation on October 1, 2025.

Investment policy

◎Investment area

60-90% Fukuoka metropolitan area

10-30% Other Kyushu areas (Including Okinawa and Yamaguchi prefectures)

0-10% Others

◎Investment type

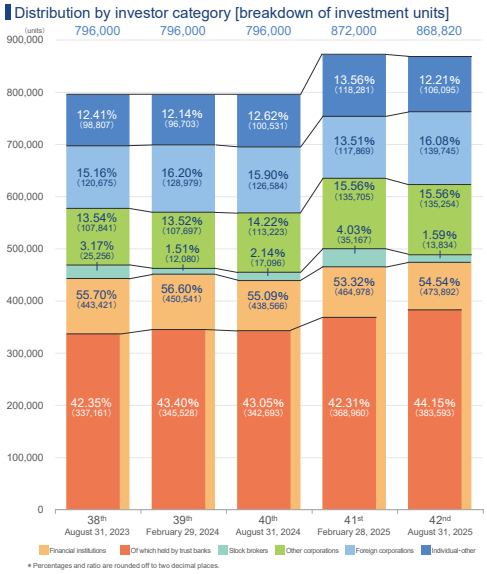
Others 0-30% (Logistics, Residence, Hotel and Other facilities)

Office buildings 20-50%

Retail 40-70%

Unitholders' data

Distribution by investor category [breakdown of investment units]



* Percentages and ratio are rounded off to two decimal places.

No. of unitholders and investment units held by unitholder category

(As of August 31, 2025)

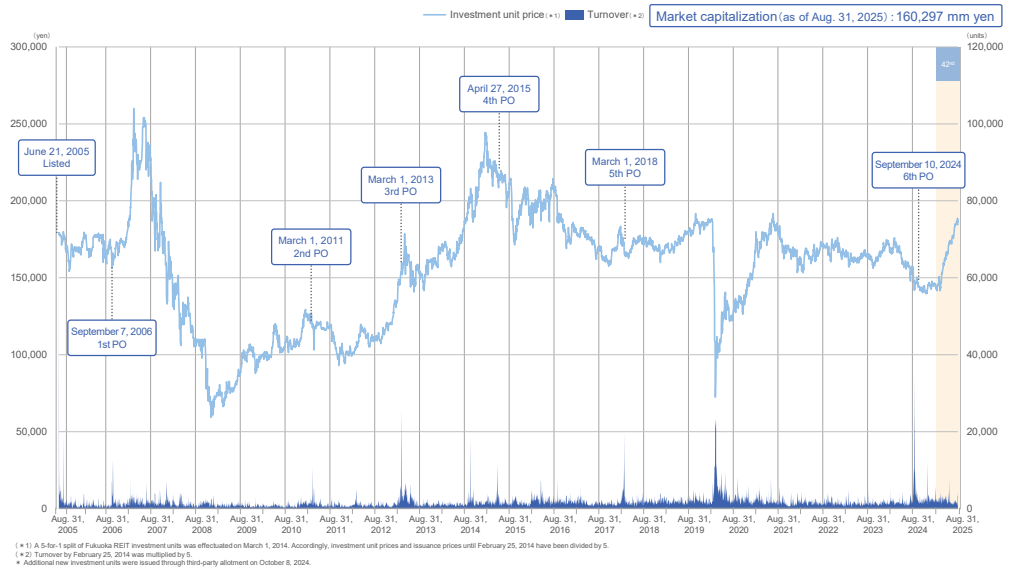
(at the end of the 42nd FP)	No. of unitholders	Percentage	Investment units held	Percentage
Individual-other	15,299	95.78%	106,095	12.21%
Foreign corporations	256	1.60%	139,745	16.08%
Other domestic corporations	312	1.95%	135,254	15.56%
Stock brokers	24	0.15%	13,834	1.59%
Financial institutions	82	0.51%	473,892	54.54%
(Of which held by trust banks)	8	0.05%	383,593	44.15%
Total	15,973	100.00%	868,820	100.00%

Major investors [at the end of the 42nd FP]

(As of August 31, 2025)

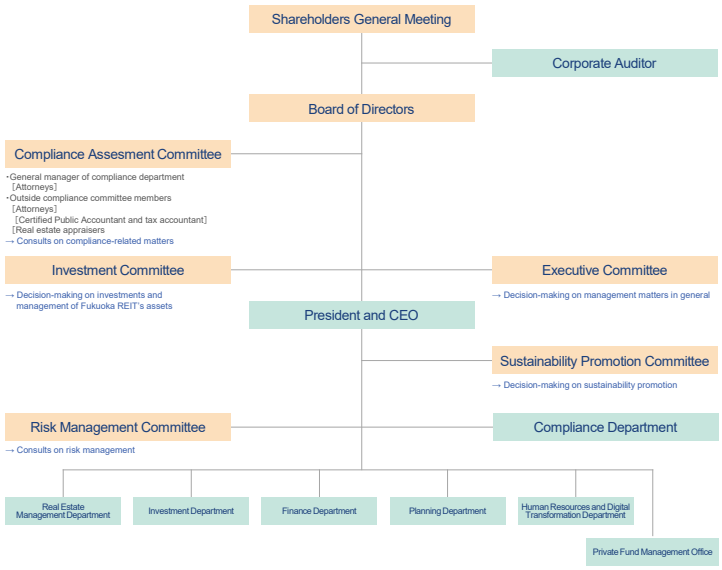
Rank	Name	Investment units held	Percentage
1	Custody Bank of Japan, Ltd. (Trust account)	222,285	25.58%
2	The Master Trust Bank of Japan, Ltd. (Trust account)	111,917	12.88%
3	Fukuoka Jisho Co., Ltd.	98,014	11.28%
4	The Nomura Trust and Banking Co., Ltd. (Investment trust account)	39,696	4.56%
5	STATE STREET BANK WEST CLIENT - TREATY 505234	13,282	1.52%
6	STATE STREET BANK AND TRUST COMPANY 505001	11,289	1.29%
7	JP MORGAN CHASE BANK 385781	11,102	1.27%
8	MetLife, Inc.	10,227	1.17%
9	JAPAN ACTIVE VALUE FUND ONE HOLDINGS LTD.	10,148	1.16%
10	Shikoku Railway Company	9,130	1.05%

Unit price chart



(＊1) A 5-for-1 split of Fukuoka REIT investment units was effectuated on March 1, 2014. Accordingly, investment unit prices and issuance prices until February 25, 2014 have been divided by 5.
(＊2) Turnover by February 25, 2014 was multiplied by 5.
＊ Additional new investment units were issued through third-party allotment on October 8, 2024.

Asset management company's organization



Corporate Profile

Established : December 26, 2003

Paid-in capital : 200 million yen

Certifications, etc. :

◎Obtained license for real estate transaction services
February 27, 2004／License No(. 5)15052 issued by the Governor of Fukuoka(updated on February 28,2024)

◎Certified as discretionary real estate transaction agent under the Building Lots and Buildings Transaction Business Act
April 27, 2004／Certification No. 21 issued by the Ministerof Land, Infrastructure, Transportation and Tourism

◎Obtained certification to conduct businesses related to investment trust management
June 25, 2004／Certification No. 31 issued by the Prime Minister of Japan

◎Registered for a financial instruments business (investment management business)
September 30, 2007／Registered No(. Kinsho) 10 registered by the Director of Fukuoka Local Finance Branch Bureau

◎Registration of change related to investment advisory and agency business
January 23, 2023

Numbers of credentialed personnel (As of August 31, 2025)

■ The average number of years of continuous service of permanent employees: 8 years and 7 months

■ Full-time personnel: 51

■ Gender ratio Male: 43.1% Female : 56.9%

■ Number of credentialed personnel
(Numbers indicate full-time employees, contract employees, part-time staff, and employees seconded from other companies.)

- Real estate brokers : 24
- ARES Certified Masters : 20
- Certified Building Administrators : 3
- First-class registered architect : 2
- Real estate appraisers : 2
- Attorney : 3 (Includes persons who have completed their training as legal apprentices (persons planning to register as Attorneys))
- MBA : 2
- CMA : 2
- Licensed Representative of Condominium Management Company : 1

Statements of income（compared with the previous fiscal period）

+107 yen increase in dividends vs. previous period

- unit : mm yen

Category			41st ~Feb. 28, 2025 A	42nd ~Aug. 31, 2025 B	Difference B - A	
Ordinary profit and loss	Operating profit and loss	Total operating revenues	10,400	10,792	392	
		Operating revenues excluding gain on sales	9,410	9,916	506	①
		Gain on sales	990	875	(114)	②
		Total operating expenses	5,992	6,265	273	③
		Expenses related to leasing business	5,235	5,457	222	
		Asset management fees	602	644	41	
		Asset custody fees	7	8	0	
		Administrative service fees	62	66	4	
		Director's compensations	3	3	-	
		Other operating expenses	80	85	4	
		Operating income	4,408	4,526	118	
	Non-Operating profit and loss	Total non-operating revenues	13	18	4	
		Total non-operating expenses	454	488	33	
		Interest expenses (incl. investment corporation bonds)	345	381	35	
		Financing related expenses	100	98	(2)	
		Others	7	7	0	
		Ordinary income	3,967	4,056	89	
Profit before income taxes			3,967	4,056	89	
Total income taxes			0	1	0	
Profit			3,966	4,055	88	
Dividend	**Total dividends**		3,571	3,651	79	
	Dividend per unit(yen)		4,096	4,203	107	

Sign indicates impact on profit (unit : mm yen)

■ Operating profit and loss

①Active retail +111
- -of which, Canal City Hakata／Canal City Hakata・B +71
- Konoha Mall Hashimoto +23

Office buildings +127
- -of which, Hakata FD Business Center +67
- Gofukumachi Business Center +42
- Tenjin North Front Building (35)
- (deductions due to disposition)

New acquisition of property +217
- -of which, LOGICITY Kumamoto Mifune +188

Others +50
- -of which, LOGICITY Hisayama +23
- LOGICITY Minato Kashii +10

Total +506

② gain on sale (114)
- -of which, Tenjin North Front Building (Disposition 25%→22%) (112)

③Active retail (88)
Office buildings (20)
- -of which, Tenjin North Front Building +14

New acquisition of property (7)
Increase in depreciation and amortization expenses (91)
Others (65)
- -of which, increase in asset management fees (41)

Total (273)

Statements of income（compared with forecast）

+103 yen increase in dividends vs. forecast

- unit : mm yen

Category			42nd Forecast at 41st A	42nd Actual B	42nd Actual B
Ordinary profit and loss	Operating profit and loss	Total operating revenues	10,722	10,792	70
		Operating revenues excluding gain on sales	9,847	9,916	① 69
		Gain on sales	875	875	0
		Total operating expenses	6,268	6,265	② (3)
		Expenses related to leasing business		5,457	
		Asset management fees		644	
		Asset custody fees		8	
		Administrative service fees		66	
		Director's compensations		3	
		Other operating expenses		85	
		Operating income	4,453	4,526	73
	Non-Operating profit and loss	Total non-operating revenues	10	18	7
		Total non-operating expenses	489	488	(1)
		Interest expenses (incl. investment corporation bonds)		381	
		Financing related expenses		98	
		Others		7	
		Ordinary income	3,974	4,056	82
		Profit before income taxes	3,974	4,056	82
		Total income taxes	1	1	0
		Profit	3,972	4,055	82
Dividend		**Total dividends**	3,575	3,651	76
		Dividend per unit(yen)	4,100	4,203	103

Sign indicates impact on profit (unit : mm yen)

■Operating profit and loss

① Active retail +95
- of which, Canal City Hakata／Canal City Hakata・B +39
- Konoha Mall Hashimoto +32
- Park Place Oita +17

Office buildings (36)
Others +12
Total +69

②Active retail (18)
Office buildings +7
Decrease in depreciation and amortization expenses +6
Others +8
Total +3

Business forecast（the 43rd fiscal period, Feb. 2026）

Dividend of 4,000 yen, as previously announced

- unit : mm yen

Category	42nd Actual A	43rd Forecast at 41st B	43rd Forecast at 42nd C	42nd Actual difference C-A	43rd Forecast difference C-B
Operating revenues	10,792	10,573	10,621	(171)	48
Operating revenues excluding gain on sales	9,916	9,931	9,984	① 67	52
Gain on sales	875	642	637	② (238)	(4)
Operating expenses	6,265	6,196	6,273	③ 7	76
Operating income	4,526	4,376	4,347	(178)	(28)
Non-operating revenues	18	1	7	(10)	5
Non-operating expenses	488	501	492	④ 4	(8)
Ordinary income	4,056	3,877	3,863	(193)	(14)
Profit	4,055	3,875	3,861	(193)	(13)
Total dividends	3,651	3,488	3,475	(176)	(12)
Dividend per unit (yen)	4,203	4,000	4,000	(203)	-

Sign indicates impact on profit (unit : mm yen)

■Difference between the 42nd FP actual and the 43rd FP forecast

①Active retail	+34
[-of which, Canal City Hakata／Canal City Hakata・B	+47
Park Place Oita]	+5
Office buildings	(5)
Others	+70
[-of which, LOGICITY Kumamoto Mifune	+71
Axion Otemon Premium]	+5
Deductions due to the sale of Tenjin North Front Building	(34)
Silent partnership distributions	+2
Total	+67
② Tenjin North Front Building	(238)
Total	(238)
③Decrease in outsourcing expenses	+107
Increase in expenses from utilities	(44)
Increase in depreciation and amortization expenses	(43)
Decrease in selling general and administrative expenses	+20
Increase in other expenses	(47)
Total	(7)
④Increase in funding costs	(4)
Total	(4)

Business forecast（the 44th fiscal period, Aug. 2026）

Dividend of 4,000 yen for two consecutive years

- unit : mm yen

Category	43rd Forecast at 42nd A	44th Forecast at 42nd B	43rd Forecast difference B-A	
Operating revenues	10,621	10,710	89	
Operating revenues excluding gain on sales	9,984	10,068	84	①
Gain on sales	637	641	4	②
Operating expenses	6,273	6,529	256	③
Operating income	4,347	4,180	(166)	
Non-operating revenues	7	6	(1)	④
Non-operating expenses	492	533	40	⑤
Ordinary income	3,863	3,654	(208)	
Profit	3,861	3,653	(208)	
Total dividends	3,475	3,475	-	
Dividend per unit (yen)	4,000	4,000	-	

Sign indicates impact on profit (unit : mm yen)

■Difference between the 43rd FP forecast and the 44th FP forecast

①Active retail	(75)
-of which, Canal City Hakata／Canal City Hakata・Park Place Oita	(82) +11
Office buildings	+142
-of which, Gofukumachi Business Center	+86
Canal City Business Center Building	+22
Hakata FD Business Center	+12
Others	+39
Deductions due to the sale of Tenjin North Front Building	(23)
Silent partnership distributions	+2
	Total +84
② Tenjin North Front Building	+4
	Total +4
③Increase in outsourcing expenses	(80)
Increase in expenses from utilities	(65)
Increase in repair & maintenance expenses	(25)
Increase in taxes and other public charges	(61)
Increase in depreciation and amortization expenses	(50)
Decrease in other expenses	+25
	Total (256)
④ Increase in funding costs	(40)
	Total (40)

Balance sheets（compared with the previous fiscal period）

- unit : mm yen

	Category	41st Feb. 28, 2025 A	42nd Aug. 31, 2025 B	Difference B－A
Assets	Total current assets	23,850	10,320	(13,529)
	Cash and deposits	17,444	3,109	(14,335)
	Cash and deposits in trust	4,287	4,815	527
	Operating accounts receivable	1,124	1,386	262
	Prepaid expenses	269	233	(36)
	Consumption tax receivable, etc.	-	681	681
	Others	723	93	(629)
	Total non-current assets	203,067	216,446	13,379
	Total property, plant and equipment	196,238	209,683	13,444
	Buildings	1,846	1,884	38
	Structures	22	22	(0)
	Tools and fixtures	2	1	(0)
	Lands	1,684	1,684	-
	Buildings in trust	69,257	77,045	7,787
	Structures in trust	989	1,276	287
	Machinery and equipment in trust	687	700	12
	Tools and fixtures in trust	251	320	68
	Lands in trust	120,679	126,711	6,032
	Construction in progress in trust	815	34	(781)
	Total intangible assets	5,549	5,548	(0)
	Leasehold right in trust	5,545	5,545	-
	Other intangible assets in trust	3	2	(0)
	Total investment and other assets	1,279	1,214	(64)
	Deferred tax assets	0	0	0
	Lease and guarantee deposits	10	10	-
	Lease and guarantee deposits in trust	335	335	0
	Other (fixed assets)	-	0	0
	Long-term prepaid expenses	934	868	(65)
	Total deferred assets	49	42	(7)
	Total assets	226,966	226,809	(157)

	Category	41st Feb. 28, 2025 A	42nd Aug. 31, 2025 B	Difference B－A
Liabilities	Total current liabilities	11,022	15,390	4,367
	Operating accounts payable	1,706	880	(825)
	Investment corporation bonds scheduled to be redeemed within one year	6,400	11,100	4,700
	Account payable-other	50	22	(27)
	Accrued expenses	514	549	35
	Income taxes payable	0	1	0
	Accrued consumption taxes	184	82	(102)
	Advances received	1,056	1,106	50
	Deposits received	1,109	1,648	538
	Total non-current liabilities	102,554	98,045	(4,508)
	Investment corporation bonds	3,000	3,000	-
	Long-term debt	86,950	82,250	(4,700)
	Tenant leasehold and security deposits	873	873	0
	Tenant leasehold and security deposits received in trust	11,730	11,921	191
	Total liabilities	113,576	113,436	(140)
Net assets	Total unitholders' equity	113,389	113,373	(16)
	Unitholders' capital	109,264	109,264	-
	Deduction from unitholders' capital	-	(499)	(499)
	Internal reserves	157	553	396
	Unappropriated surplus	3,968	4,055	86
	Total net assets	113,389	113,373	(16)
	Total liabilities and net assets	226,966	226,809	(157)

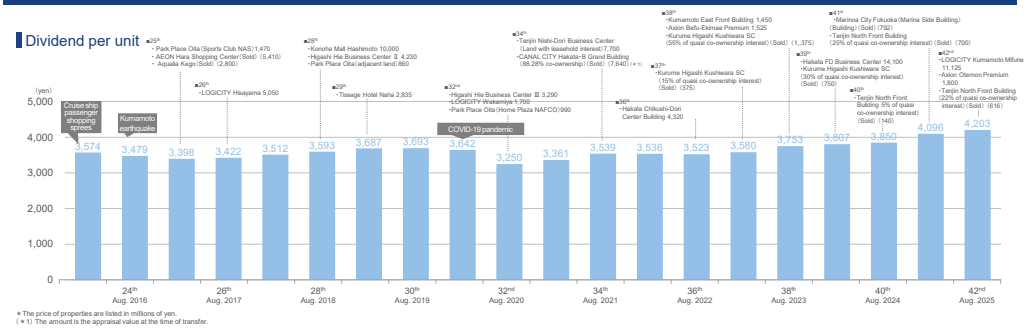
Cash flow statements（compared with the previous fiscal period）

- unit : mm yen

Category	41st A ～Feb. 28, 2025	42nd B ～Aug. 31, 2025	Difference B－A
Net cash provided by （used in） operating activities	4,251	4,642	390
Profit before income taxes	3,967	4,056	89
Depreciation and amortization expenses	1,595	1,686	91
Amortization of investment corporation bond issuance expenses	1	1	-
Depreciation on investment unit issuance expenses	6	6	-
Interest received	(12)	(17)	(4)
Interest expenses	345	381	35
Gain on sales of real estate property	(990)	(875)	114
Decrease （increase） in operating accounts receivables	(48)	(262)	(213)
Decrease （increase） in consumption taxes refund receivable	-	(681)	(681)
Increase （decrease） in accrued consumption taxes	(276)	(102)	174
Increase （decrease） in operating accounts payable	77	71	(5)
Increase （decrease） in accounts payable-other	10	(27)	(38)
Increase （decrease） in accrued expenses	28	18	(10)
Increase （decrease） in advances received	27	50	22
Increase （decrease） in deposits expenses	(213)	538	751
Decrease （increase） in prepaid expenses	(1)	36	38
Decrease （increase） in long-term prepaid expenses	26	65	38
Others, net	46	45	(0)
Subtotal	4,589	4,991	401
Interest income received	12	17	4
Interest expenses paid	(348)	(364)	(16)
Income taxes paid	(2)	(3)	(0)
Refunded income taxes	-	1	1
Net cash provided by （used in） investment activities	1,676	(14,392)	(16,069)
Purchase of property, plant and equipment	(1)	(1)	0
Proceeds from sales of property, plant and equipment in trust	2,310	1,355	(955)
Purchase of property, plant and equipment in trust	(552)	(15,923)	(15,370)
Purchase of intangible assets in trust	(2)	-	2
Proceeds from tenant leasehold and security deposits	21	0	(20)
Repayments of tenant leasehold and security deposits	(9)	(0)	9
Proceeds from tenant leasehold and security deposits in trust	309	321	12
Repayments of tenant leasehold and security deposits in trust	(398	(130)	268
Proceeds from restricted trust deposits	1	3	1
Payments for restricted trust deposits	(1)	(17)	(16)
Net cash provided by （used in） financial activities	7,250	(4,071)	(11,321)
Proceeds from long-term debt	2,000	1,900	(100)
Repayments of long-term debt	(2,000)	(1,900)	100
Revenue from the issuing of investment units	10,325	-	(10,325)
Investment unit issuance expenses	(11)	-	11
Dividends paid	(3,063)	(3,571)	(507)
Expenses for repurchasing of shares	-	(500)	(500)
Net increase（decrease） in cash and cash equivalents	13,178	(13,822)	(27,000)
Balance of cash and cash equivalents at beginning of period	8,503	21,681	13,178
Balance of cash and cash equivalents at end of period	21,681	7,859	(13,822)

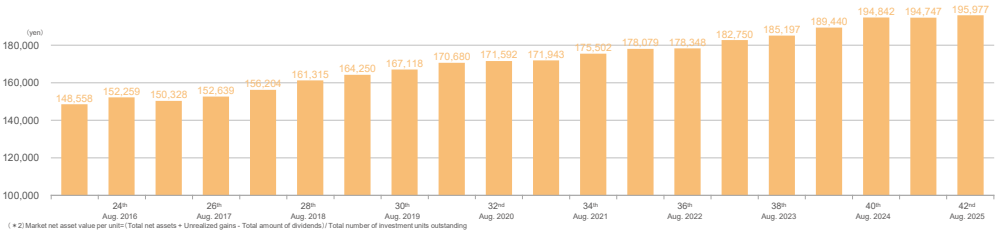
Dividend and NAV per unit

Dividend per unit



∗The price of properties are listed in millions of yen.
(∗1) The amount is the appraisal value at the time of transfer.

NAV per unit (∗2)



(∗2) Market net asset value per unit=(Total net assets + Unrealized gains - Total amount of dividends)/Total number of investment units outstanding

List of Interest-bearing debt

■List of borrowings

As of August 31, 2025

Category	Lender	Balance (mm yen)	Drawdown Date	Repayment Date	Term (year)	Fixed/ Floating	Average Interest Rate
Current maturity of long-term debt	Sumitomo Mitsui Trust Bank	300	2016/9/30	2025/9/30	9.0	Floating	1.11673%
	Syndicated loan (＊2)	2,100	2016/12/30	2025/12/30	9.0	Fixed	0.71750%
	MUFG Bank	1,500	2018/2/28	2026/2/27	8.0	Fixed	0.50000%
	The Oita Bank	200	2019/2/28	2026/2/27	7.0	Fixed	0.33380%
	The Kagoshima Bank	200	2019/2/28	2026/2/27	7.0	Fixed	0.33380%
	The Higo Bank	200	2019/2/28	2026/2/27	7.0	Fixed	0.33380%
	MUFG Bank	600	2018/3/30	2026/3/31	8.0	Fixed	0.48000%
	Syndicated loan (＊3)	6,000	2017/6/30	2026/6/30	9.0	Fixed	0.77677%
Long-term debt	The Bank of Fukuoka	1,500	2016/12/30	2026/12/30	10.0	Floating	1.12273%
	Resona Bank	600	2017/3/31	2027/3/31	10.0	Fixed	0.65846%
	Development Bank of Japan	1,800	2017/6/30	2026/12/31	9.5	Fixed	0.65000%
	The Bank of Fukuoka	2,000	2017/7/31	2027/7/31	10.0	Fixed	0.79195%
	The Nishi-Nippon City Bank	2,000	2017/7/31	2027/7/31	10.0	Fixed	0.89195%
	Syndicated loan (＊4)	1,500	2017/8/31	2027/8/31	10.0	Fixed	0.84952%
	Resona Bank	2,000	2017/9/29	2027/9/30	10.0	Fixed	0.49350% (＊1)
	The Bank of Fukuoka	1,500	2017/12/29	2027/12/30	10.0	Fixed	0.81209%
	Development Bank of Japan	500	2017/12/29	2027/12/30	10.0	Fixed	0.68000%
	The Nishi-Nippon City Bank	1,900	2018/2/28	2028/2/29	10.0	Fixed	0.75000% (＊1)
	Sumitomo Mitsui Trust Bank	1,100	2018/2/28	2027/2/26	9.0	Fixed	0.60000% (＊1)
	Resona Bank	600	2018/2/28	2028/2/29	10.0	Fixed	0.56700% (＊1)
	Development Bank of Japan	2,500	2018/3/1	2028/3/1	10.0	Fixed	0.72000%
	The Nishi-Nippon City Bank	600	2018/3/30	2028/3/31	10.0	Fixed	0.80219%
	The Bank of Fukuoka	500	2018/3/30	2028/3/31	10.0	Fixed	0.80219%
	Mizuho Bank	500	2018/3/30	2028/3/31	10.0	Fixed	0.63000%
	MUFG Bank	500	2018/3/30	2027/3/31	9.0	Fixed	0.49000%
	Sumitomo Mitsui Trust Bank	400	2018/3/30	2027/3/31	9.0	Fixed	0.57600% (＊1)
	The Oita Bank	400	2018/3/30	2028/3/31	10.0	Fixed	0.64630%
	The Hiroshima Bank	400	2018/3/30	2028/3/31	10.0	Fixed	0.64630%
	Sumitomo Mitsui Banking Corporation	500	2019/1/31	2029/1/31	10.0	Fixed	0.65528%
	MUFG Bank	500	2019/1/31	2028/1/31	9.0	Fixed	0.59000%
	The Nishi-Nippon City Bank	400	2019/1/31	2029/1/31	10.0	Floating	1.12273%
	The Bank of Fukuoka	300	2019/1/31	2029/1/31	10.0	Floating	1.12273%
	Resona Bank	200	2019/2/28	2029/2/28	10.0	Fixed	0.48845% (＊1)
	Syndicated loan (Green loan) (＊5)	2,200	2019/7/31	2029/7/31	10.0	Fixed	0.52100% (＊1)
	The Norinchukin Bank	1,500	2019/7/31	2027/1/29	7.5	Fixed	0.30300%
	MUFG Bank	500	2019/9/25	2028/9/29	9.0	Fixed	0.48000%
	The Nishi-Nippon City Bank	2,500	2020/2/28	2030/2/28	10.0	Fixed	0.48000% (＊1)
	Mizuho Bank	1,700	2020/2/28	2030/2/28	10.0	Fixed	0.42000%
	Aozora Bank	1,000	2020/6/30	2030/6/28	10.0	Fixed	0.56922%
	Resona Bank	700	2020/6/30	2030/6/28	10.0	Fixed	0.56922%
	MUFG Bank	500	2020/6/30	2029/6/29	9.0	Fixed	0.60000%
	The Kagoshima Bank	500	2020/6/30	2028/6/30	8.0	Fixed	0.46500%
	Development Bank of Japan	1,500	2020/7/31	2030/7/31	10.0	Fixed	0.53000%
	Mizuho Bank	1,000	2020/7/31	2030/7/31	10.0	Fixed	0.47000%
	The Kitakyushu Bank	500	2020/7/31	2030/7/31	10.0	Fixed	0.52630%
	The Iyo Bank	200	2020/7/31	2030/7/31	10.0	Fixed	0.52630%
	The Juhachi-Shinwa Bank (donation-type loan)	1,000	2021/3/31	2031/3/31	10.0	Fixed	0.59000%
	Syndicated loan (＊6)	5,300	2021/7/30	2031/7/31	10.0	Fixed	0.49000% (＊1)
Long-term debt	Mizuho Trust & Banking	1,000	2022/3/31	2032/3/31	10.0	Floating	1.07273%
	Sumitomo Mitsui Banking Corporation (Green loan)	1,600	2022/6/30	2029/6/29	7.0	Fixed	0.72625%
	Syndicated loan (sustainability-linked loan) (＊7)	4,900	2022/8/31	2032/8/31	10.0	Fixed	0.91875% (＊8)
	The Higo Bank	700	2023/3/31	2028/3/31	5.0	Fixed	0.61500%
	The Higo Bank	750	2023/3/31	2033/3/31	10.0	Floating	1.07273%
	The Hiroshima Bank	500	2023/6/30	2029/6/29	6.0	Fixed	0.54125%
	The Hiroshima Bank	1,000	2023/6/30	2030/6/28	7.0	Fixed	0.63500%
	Sumitomo Mitsui Trust Bank (Green loan)	900	2023/7/31	2028/7/31	5.0	Fixed	0.50100%
	Sumitomo Mitsui Trust Bank (Green loan)	600	2023/7/31	2031/7/31	8.0	Fixed	0.82900%
	Development Bank of Japan (Green loan)	2,000	2023/8/31	2029/8/31	6.0	Fixed	0.83750%
	Development Bank of Japan (Green loan)	2,000	2023/8/31	2030/2/28	6.5	Fixed	0.90689%
	The Nishi-Nippon City Bank (Green loan)	2,000	2023/9/29	2030/9/30	7.0	Fixed	0.91900%
	The Nishi-Nippon City Bank (Green loan)	1,900	2023/9/29	2031/9/30	8.0	Fixed	1.015000%
	The Nishi-Nippon City Bank (Green loan)	1,000	2023/9/29	2033/9/30	10.0	Fixed	1.18900%
	SBI Shinsei Bank (Green loan)	600	2023/9/29	2028/9/29	5.0	Fixed	0.76700%
	The Higo Bank (Green loan)	600	2023/9/29	2028/9/29	5.0	Fixed	0.76700%
	The Iyo Bank (Green loan)	500	2023/9/29	2028/9/29	5.0	Fixed	0.76700%
	The Kagoshima Bank (Green loan)	300	2023/9/29	2028/9/29	5.0	Fixed	0.76700%
	The Bank of Fukuoka (Green loan)	2,500	2023/10/31	2031/10/31	8.0	Floating	1.02273%
	MUFG Bank (Green loan)	1,000	2023/10/31	2030/10/31	7.0	Fixed	1.20250%
	Sumitomo Mitsui Banking Corporation (Green loan)	1,000	2023/10/31	2030/10/31	7.0	Fixed	1.20250%
	Mizuho Bank (Green loan)	1,000	2023/10/31	2031/10/31	8.0	Fixed	1.24900%
	The Nishi-Nippon City Bank (Green loan)	1,000	2024/2/29	2031/2/28	7.0	Fixed	0.88900%
	The Nishi-Nippon City Bank (Green loan)	1,000	2024/2/29	2033/2/28	9.0	Fixed	1.07000%
	The Bank of Fukuoka (Green loan)	1,000	2024/2/29	2031/2/28	7.0	Floating	1.00273%
	The Bank of Fukuoka (Green loan)	1,000	2024/2/29	2033/2/28	9.0	Floating	1.04273%
	SBI Shinsei Bank (Green loan)	700	2024/7/31	2033/1/31	8.5	Fixed	1.13176%
	Development Bank of Japan (Green loan)	1,000	2025/2/28	2030/2/28	5.0	Fixed	1.38500%
	Development Bank of Japan (Green loan)	1,000	2025/2/28	2031/2/28	6.0	Fixed	1.46000%
	The Higo Bank (Green loan)	300	2025/3/31	2030/3/29	5.0	Fixed	1.37000%
	MUFG Bank	800	2025/3/31	2031/9/30	6.5	Fixed	1.68563%
	SBI Shinsei Bank (Green loan)	300	2025/3/31	2032/9/30	7.5	Fixed	1.48508%
	Sumitomo Mitsui Banking Corporation (Green loan)	500	2025/3/31	2031/9/30	6.5	Fixed	1.66938%
	Total	93,350					

■Investment corporation bonds

Category	Issue	Balance (mm yen)	Issue date	Maturity Date	Term (year)	Coupon (year)
Investment corporation bonds	The second series of unsecured bonds	2,000	2017/7/31	2032/7/30	15.0	1.00000%
	The third series of unsecured bonds	1,000	2018/7/31	2038/7/30	20.0	1.20000%
	Total	3,000				

■Committed line of credit

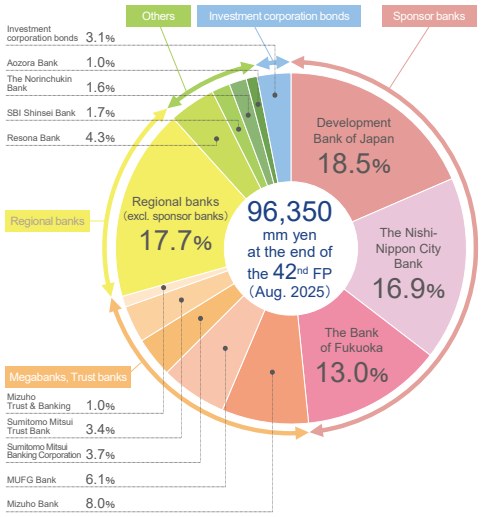
Category	Lender	Credit Limit (mm yen)	Period	
			Start	End
Committed line	Committed line 1 (＊9)	6,000	2018/8/1	2028/7/31
	Committed line 2 (＊10)	7,000	2020/3/2	2028/2/29
	Total	13,000		

＊For borrowings with variable interest rates, the interest rate as of August 31, 2025 is indicated. ＊All borrowings are unsecured, unguaranteed bullet loans.
(＊1) FRC has concluded a swap agreement to practically fix interest rate on debt. The indicated interest rate reflects the effect of the swap agreement. (＊2) The lenders are Development Bank of Japan・The Oita Bank・The Kagoshima Bank・The Kitakyushu Bank・The Juhachi-Shinwa Bank・The Hiroshima Bank
(＊3) The lenders are The Bank of Fukuoka・The Nishi-Nippon City Bank・The Oita Bank・The Kitakyushu Bank・The Miyazaki Bank・The Juhachi-Shinwa Bank・The Iyo Bank (＊4) The lenders are The Nishi-Nippon City Bank・The Bank of Fukuoka・The Oita Bank・The Kitakyushu Bank・The Juhachi-Shinwa Bank・The Hiroshima Bank
(＊5) The lenders are Mizuho Bank・The Bank of Saga・The Higo Bank (＊6) The lenders are Mizuho Bank・The Hiroshima Bank・The Kitakyushu Bank・The Iyo Bank・The Higo Bank (＊7) The lenders are Development Bank of Japan・The Nishi-Nippon City Bank・The Bank of Fukuoka
(＊8) If the CO2 reduction target is achieved, a preferential interest rate is applied from August 2031 until the repayment date from the interest rate of the initial loan. (＊9) The lenders are The Bank of Fukuoka・Resona Bank (＊10) The lenders are The Nishi-Nippon City Bank・Resona Bank・The Oita Bank・The Bank of Nagasaki・The Bank of Saga

Lenders

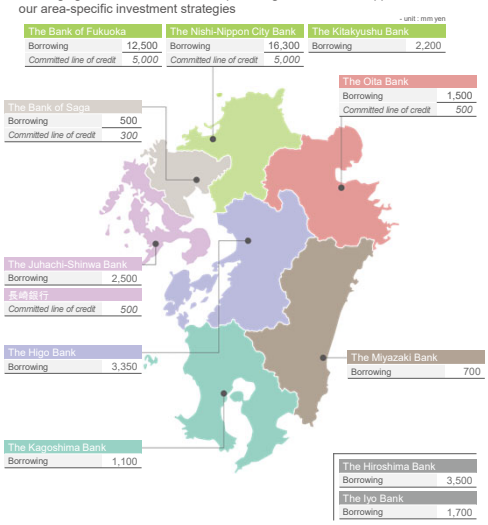
A stable network of sponsor banks and other lenders

Breakdown of debt by lenders



A regional bank transaction network

◎Leveraging information networks unique to regional banks to support our area-specific investment strategies



Situation of active retail

●Canal City Hakata
●Canal City Hakata・B

Sales (annual total (＊1))
Sept. 2024 - Aug. 2025

32.7 bn yen
YoY ＋15.3%
(vs. 2 years ago ＋54.0%)

●Park Place Oita

Sales (annual total)
Sept. 2024 - Aug. 2025

26.5 bn yen
YoY ＋1.5%
(vs. 2 years ago ＋2.0%)

●Konoha Mall Hashimoto

Sales (annual total)
Sept. 2024 - Aug. 2025

17.4 bn yen
YoY ＋6.5%
(vs. 2 years ago ＋7.9%)

●SunLive City Kokura

Sales (annual total (＊2))
Sept. 2024 - Aug. 2025

—
YoY ＋4.1%
(vs. 2 years ago ＋4.3%)

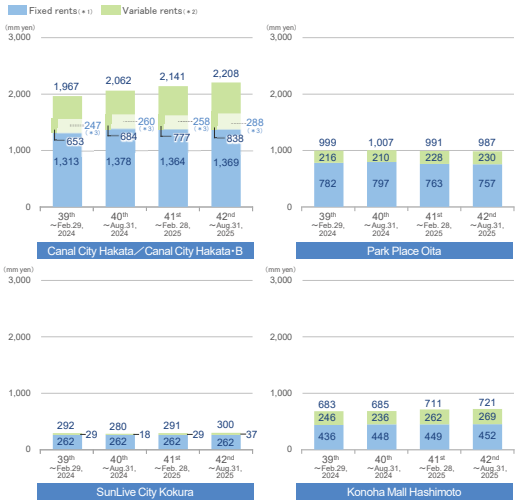
(＊1) Combined sales of Canal City Hakata and Canal City Hakata・B, properties owned by Fukuoka REIT.
(＊2) Sales figures are omitted because SunLive did not consent to their disclosure.

Change in sales, YoY

Property name	2024 Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	2025 Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.
	40th Aug. 2024						41st Feb. 2025						42nd Aug. 2025					
Canal City Hakata／Canal City Hakata・B(＊1)	＋41.8%						＋17.0%						＋13.8%					
Park Place Oita	＋2.1%						＋1.7%						＋1.4%					
Konoha Mall Hashimoto	＋0.9%						＋6.1%						＋6.9%					
SunLive City Kokura	＋0.7%						＋0.0%						＋8.3%					

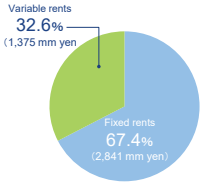
Breakdown of variable rents

Breakdown of active retail rents by property

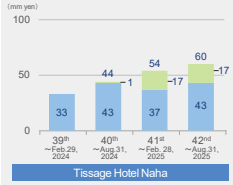


Breakdown of active retail rents

◎The 42nd FP

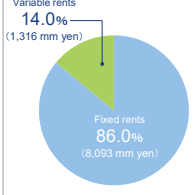


Breakdown of Tissage Hotel Naha

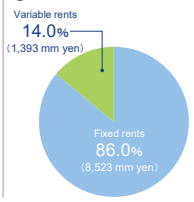


Portfolio overall

◎The 41st FP



◎The 42nd FP



＊Variable rents include 6 properties such as Canal City Hakata, Canal City Hakata-B, Park Place Oita, SunLive City Kokura, Konoha Mall Hashimoto, and Tissage Hotel Naha.
(＊1)"Fixed rent" indicates the amount of "leasing revenues-real estate" - "variable rent".
(＊2)Variable rents are the sum of the portion of rents collected from tenants with variable and GOP rents that vary depending on sales figures and more.
(＊3)The figures are revenue from parking fee at Canal City Hakata / Canal City Hakata-B, included as variable rent.

Top tenants by leased floor area

Ordinary lease　Fixed-term lease　(As of August 31, 2025)

	Lessee	Tenant	Share of total leased space (*1)	43rd ~Feb. 28, 2026	44th ~Aug. 31, 2026	45th ~Feb. 28, 2027	Remaining lease term (years) (*2)
1	SunLive Co., Ltd.	SunLive	10.5%	●SunLive City Kokura			16
				●Konoha Mall Hashimoto			5
2	AEON Kyushu Co., Ltd.	AEON	9.4%	●Park Place Oita			0
3	Fukuoka Jisho Co., Ltd.	—	5.3% (*3)	●Canal City Hakata			5
				●Marinoa City Fukuoka (Marina Side Building) (Land with leasehold interest)			31
				●Konoha Mall Hashimoto			0
				●Tenjin Sumitomo Life FJ Business Center (Land with leasehold interest)			55
4	Canal City OPA Co., Ltd.	OPA	4.2%	●Canal City Hakata			2
				●Canal City Hakata・B			2
5	KASEI Co., Ltd.	—	4.0%	●LOGICITY Hisayama			4
6	Fukuoka Logistic System Corporation	—	3.7%	●LOGICITY Minato Kashii			4
7	Alpen Co., Ltd.	Alpen FUKUOKA Sports Depo, Golf 5	3.5%	●Canal City Hakata			8
				●Square Mall Kagoshima Usuki			1
				●Kumamoto Intercommunity SC			1
8	F－LINE CORPORATION	—	3.3%	●LOGICITY Minato Kashii			non-disclosure (*4)
9	NIPPON EXPRESS Co., Ltd.	—	3.2%	●LOGICITY Kumamoto Mifune			6
10	Tsukasa Kigyou	—	2.8%	●LOGICITY Wakamiya			5

(*1) Share of total leased space is calculated using the formula "Leased floor area by tenant / Total leased floor space," with residential space excluded from leased floor space by tenant.
(*2) Remaining lease periods shown are the remaining periods of lease contracts as of August 31, 2025 with periods shorter than one year rounded down to the nearest whole year.
(*3) The 5.3% includes a 0.2% office portion. (2 Ordinary leases have been concluded for Canal City Business Center Building.)
(*4) Information is not disclosed because the permission of tenants has not been obtained.

Income and expenditure by properties（retail）

- unit : mm yen

Active retail

Category	Canal City Hakata	Canal City Hakata・B	Park Place Oita	SunLive City Kokura	Konoha Mall Hashimoto	42nd Total A	41st Total B	Difference A−B	Forecast C（*）	Difference A−C
（Length）	42nd FP (Mar. 1, 2025～Aug. 31, 2025) 184 days						181 days	3 days		
①Total leasing business revenues	1,190	1,074	1,165	300	897	4,628	4,517	111	4,533	95
Leasing revenue-real estate	1,177	1,027	992	300	721	4,219	4,140	78		
Other leasing revenue-real estate	12	46	173	-	176	409	376	32		
②Total leasing business expenses	483	583	620	51	564	2,303	2,214	88	2,265	37
Outsourcing fees	279	369	289	9	309	1,256	1,263	(7)		
Repair and maintenance expenses	10	12	31	4	12	71	105	(33)		
Expenses for restoration to former state	-	-	-	-	-	-	-	-		
Tax and other public charges	95	115	97	35	41	385	373	11		
Insurance premiums and trust compensation	5	7	5	1	2	22	21	0		
Utilities expenses	58	66	172	-	116	413	301	112		
Other expenses	33	12	23	1	82	153	148	4		
③NOI (=①-②)	706	491	546	248	333	2,325	2,302	22	2,268	57
④Depreciation and amortization expenses	248	212	200	54	105	821	799	21		
⑤Leasing business profit (=③-④)	457	278	345	193	228	1,503	1,502	0		
NOI yield（acquisition price）	4.4%	4.7%	5.6%	7.5%	6.7%	5.2%	5.2%	0.1%		
Capital expenditures	179	1,252	73	3	31	1,539	1,302	237		

Retail Others

Category	Square Mall Kagoshima Usuki	Kumamoto Intercommunity SC	Hanahata SC	K's Denki Kagoshima	Marinoa City Fukuoka (Marina Side Building) (Land with leasehold interest)	42nd Total A	41st Total B	Difference A−B	Forecast C（*）	Difference A−C
（Length）	42nd FP (Mar. 1, 2025～Aug. 31, 2025) 184 days						181 days	3 days		
①Total leasing business revenues	254	89	40	105	32	524	519	4	525	(1)
Leasing revenue-real estate	223	89	40	105	32	492	490	1		
Other leasing revenue-real estate	31	0	-	0	-	31	29	2		
②Total leasing business expenses	86	9	19	9	13	139	132	6	146	(7)
Outsourcing fees	38	2	1	1	-	43	44	(0)		
Repair and maintenance expenses	3	0	13	-	-	17	10	7		
Expenses for restoration to former state	-	-	-	-	-	-	-	-		
Tax and other public charges	16	5	3	7	13	46	48	(2)		
Insurance premiums and trust compensation	0	0	0	0	-	1	1	0		
Utilities expenses	26	-	-	-	-	26	22	4		
Other expenses	0	0	0	0	0	3	5	(2)		
③NOI (=①-②)	168	80	21	95	18	384	387	(2)	379	5
④Depreciation and amortization expenses	30	8	4	16	-	60	64	(4)		
⑤Leasing business profit (=③-④)	137	71	17	79	18	324	322	1		
NOI yield（acquisition price）	6.3%	6.7%	3.8%	5.4%	0.8%	4.6%	4.6%	(0.0%)		
Capital expenditures	5	-	20	3	-	29	0	29		

(*) Forecast as released in the 41st fiscal period.

Income and expenditure by properties（office buildings・others）

- unit : mm yen

Office buildings

Category	Canal City Business Center Building	Gofukumachi Business Center	Sanix Hakata Building	Tahaku Street Business Center	Higashi Hie Business Center	Tenjin Nishi-Dori Center Building	Tenjin North Front Building	Higashi Hie Business Center Ⅱ	Higashi Hie Business Center Ⅲ	Tenjin Sumitomo Life FJ Business Center (Land with leasehold interest)	Hakata Chikushi-Dori Center Building	Kumamoto East Front Building	Hakata FD Business Center	42nd Total A	41st Total B	Difference A−B	Forecast C (＊2)	Difference A−C
（Length）	42nd FP (Mar. 1, 2025～Aug. 31, 2025) 184 days														181 days	3 days		
①Total leasing business revenues	661	625	213	332	379	86	105	165	95	159	157	60	435	3,478	3,350	127	3,515	(36)
Leasing revenue-real estate	658	546	197	332	347	86	85	149	89	159	146	54	395	3,250	3,161	89		
Other leasing revenue-real estate	2	79	16	0	32	-	19	15	5	-	10	6	39	228	189	38		
②Total leasing business expenses	229	199	66	94	158	23	40	57	24	26	46	22	118	1,109	1,089	20	1,117	(7)
Outsourcing fees	116	74	18	56	42	1	6	18	7	-	18	9	36	407	442	(35)		
Repair and maintenance expenses	8	4	1	0	20	1	4	0	2	-	0	0	0	45	48	(3)		
Expenses for restoration to former state	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Tax and other public charges	54	46	30	33	16	19	8	9	7	26	14	5	39	312	297	14		
Insurance premiums and trust compensation	1	2	0	2	1	0	0	0	0	-	0	0	1	14	14	0		
Utilities expenses	47	69	14	-	34	-	20	15	5	-	11	6	39	265	196	69		
Other expenses	1	1	1	1	43	0	0	12	1	0	1	0	0	65	90	(25)		
③NOI(=①-②)	431	426	146	238	221	63	64	107	70	132	110	38	316	2,368	2,261	107	2,398	(29)
④Depreciation and amortization expenses	87	81	28	66	41	10	21	41	19	-	19	10	73	501	500	1		
⑤Leasing business profit(=③-④)	343	344	118	171	179	53	43	66	51	132	91	27	243	1,867	1,761	105		
NOI yield（acquisition price）	5.9%	7.6%	6.7%	6.8%	7.5%	4.9%	6.7%(＊1)	5.1%	4.3%	3.4%	5.1%	5.3%	4.5%	5.7%	5.4%	0.3%		
Capital expenditures	56	388	-	81	68	3	2	35	-	-	66	-	0	703	166	537		

Others

Category	Tosu Logistics Center	LOGICITY Minato Kashii	LOGICITY Hisayama	LOGICITY Wakamiya	LOGICITY Kumamoto Milune	Amex Akasakamon Tower	City House Keyaki Dori	Aqualia Chihaya	D-Wing Tower	Granfore Yakuin Minami	Axion Befu-Ekimae Premium	Axion Otemon Premium	Hotel FORZA Oita	Tissage Hotel Naha	42nd Total A	41st Total B	Difference A−B	Forecast C (＊2)	Difference A−C
（Length）	42nd FP (Mar. 1, 2025～Aug. 31, 2025)																		
	184 days				158 days	184 days						157 days	184 days			181 days	3 days		
①Total leasing business revenues	Non-disclosure (＊3)	Non-disclosure (＊3)	Non-disclosure (＊3)	Non-disclosure (＊3)	Non-disclosure (＊3)	67	40	62	115	40	32	28	63	60	1,285	1,022	263	1,272	13
Leasing revenue-real estate						65	40	59	111	39	31	28	63	60	1,232	980	251		
Other leasing revenue-real estate						1	0	3	4	1	1	0	-	-	53	41	11		
②Total leasing business expenses						18	8	19	27	11	4	2	9	8	218	203	14	227	(8)
Outsourcing fees						5	2	3	7	2	1	1	0	0	39	35	4		
Repair and maintenance expenses						2	0	3	3	1	0	-	0	0	13	12	1		
Expenses for restoration to former state						2	-	4	2	2	0	0	-	-	11	5	6		
Tax and other public charges						5	3	4	8	2	1	-	7	5	96	93	2		
Insurance premiums and trust compensation						0	0	0	1	0	0	0	0	0	9	6	2		
Utilities expenses						0	0	0	2	0	0	0	-	-	33	27	6		
Other expenses						2	1	2	2	1	0	0	0	0	14	23	(8)		
③NOI(=①-②)	42	219	145	72	183	48	31	43	88	28	27	26	53	53	1,066	818	248	1,045	21
④Depreciation and amortization expenses	11	41	38	15	64	14	8	13	19	11	7	5	27	24	303	229	73		
⑤Leasing business profit(=③-④)	31	178	107	56	119	33	23	29	68	17	19	21	26	29	763	588	175		
NOI yield（acquisition price）	6.9%	5.4%	5.8%	8.5%	3.8%	4.7%	5.7%	6.7%	6.3%	5.3%	3.6%	3.5%	7.0%	3.8%	5.1%	5.4%	(0.2%)		
Capital expenditures	-	2	0	63	-	1	14	10	26	3	-	-	18	2	145	142	3		

(＊1)On August 29, 2024, February 27, 2025, and August 28, 2025, the transfer of 52% of the quasi-shared interest in the trust beneficiary interest was completed. The figures recorded here were calculated using the average acquisition price for the period.
(＊2)Forecast as released in the 41st fiscal period. (＊3)Information is not disclosed because the permission of tenants has not been obtained.

Income and expenditure by properties（total）/Repair and maintenance expenses, capital expenditures, and depreciation

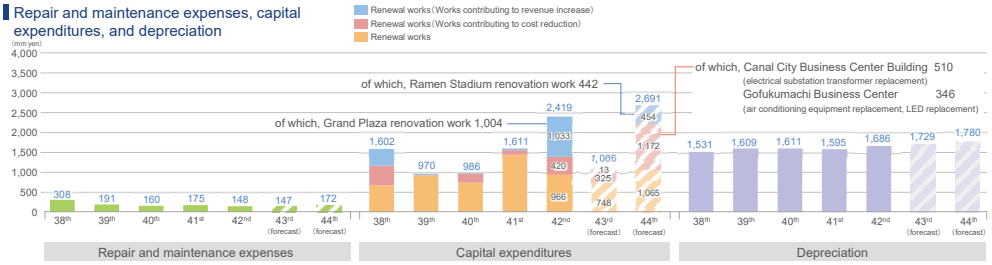
- unit : mm yen

Total

Category		42nd Total A	41st Total B	Difference A−B	Forecast C（*）	Difference A−C
	（Length）	Mar. 1, 2025 ～ Aug. 31, 2025 184 days	Sept. 1, 2024 ～Feb. 28, 2025 181 days	3 days		
①Total leasing business revenues		9,916	9,410	506	9,847	69
Leasing revenue-real estate		9,194	8,772	421		
Other leasing revenue-real estate		722	637	84		
②Total leasing business expenses		3,770	3,639	131	3,775	(4)
Outsourcing fees		1,747	1,785	(38)		
Repair and maintenance expenses		148	175	(27)		
Expenses for restoration to former state		11	5	6		
Tax and other public charges		840	813	27		
Insurance premiums and trust compensation		47	44	2		
Utilities expenses		739	546	192		
Other expenses		236	268	(31)		
③NOI(=①-②)		6,145	5,770	375	6,071	74
④Depreciation and amortization expenses		1,686	1,595	91		
⑤Leasing business profit(=③-④)		4,459	4,175	283		
NOI yield（acquisition price）		5.3%	5.2%	0.1%		
Capital expenditures		2,419	1,611	807		

（*）Forecast at the financial results of the 41st fiscal period.

Repair and maintenance expenses, capital expenditures, and depreciation



Portfolio table①

(As of February 28, 2025)

	Real estate property name	Age (＊1)	Acquisition price (mm yen) (＊2)	Investment ratio	Acquisition timing	Source (＊3)	Total leasable floor space (㎡) (＊4)	Occupancy Rate	Tenants (＊5)	Primary tenants
Retail	Canal City Hakata	29yr 4m	32,000	13.8%	2004/11/9	Fukuoka Jisho Group	48,175.42	98.9%	21	Alpen FUKUOKA and Washington Hotel
	Canal City Hakata-B	29yr 4m	21,060	9.1%	2011/3/2	External Party	30,516.70	99.1%	58	OPA and MUJI Canal City Hakata
	Park Place Oita	23yr 5m	19,610	8.5%	2004/11/9	Fukuoka Jisho Group	121,184.87	99.8%	97	AEON and K's Denki
	SunLive City Kokura	20yr 5m	6,633	2.9%	2005/7/1	External Party	61,450.22	100.0%	1	SunLive
	Konoha Mall Hashimoto	14yr 5m	10,000	4.3%	2018/3/1	Fukuoka Jisho Group	22,191.52	100.0%	124	SunLive and The Super Sports XEBIO
	Square Mall Kagoshima Usuki	18yr11m	5,300	2.3%	2006/9/28	Fukuoka Jisho Group	14,602.88	100.0%	13	Sports Depo / Golf5 and Edion
	Kumamoto Intercommunity SC	18yr 9m	2,400	1.0%	2006/11/30	Fukuoka Jisho Group	6,968.66	100.0%	2	Sports Depo / Golf5 and Starbucks Coffee
	Hanahata SC	18yr 1m	1,130	0.5%	2007/9/3	Fukuoka Jisho Group	2,801.15	100.0%	2	BON REPAS and Matsumoto Kiyoshi
	K's Denki Kagoshima	17yr 9m	3,550	1.5%	2008/3/27	External Party	7,296.17	100.0%	1	K's Denki
	Matrexa City Fukuoka(Matrexa Side Building) (Land with leasehold interest)	—	4,457	1.9%	2015/5/1	Fukuoka Jisho Group	26,846.74	100.0%	1	Fukuoka Jisho Co., Ltd.
	Total or the weighted average of retail		106,140	45.8%	—	—	342,034.33	99.7%	320	—
Office buildings	Canal City Business Center Building	29yr 4m	14,600	6.3%	2004/11/9	Fukuoka Jisho Group	23,031.14	100.0%	64	Bell System24 and TOTO
	Gofukumachi Business Center	21yr10m	11,200	4.8%	2004/11/9	Fukuoka Jisho Group	19,905.34	100.0%	36	SMBC CONSUMER FINANCE and Sumitomo Mitsui Banking Corporation
	Sanix Hakata Building	24yr 5m	4,400	1.9%	2005/9/30	External Party	6,293.76	100.0%	16	SANIX and The Nishi-Nippon City Bank
	Taihaku Street Business Center	23yr 5m	7,000	3.0%	2006/3/16	Fukuoka Jisho Group	14,677.35	98.5%	(＊6)68	NTT COMWARE and Tokio Marine & Nichido Outsourcing Management
	Higashi Hie Business Center	16yr 6m	5,900	2.5%	2009/3/13	External Party + Fukuoka Jisho Group	13,482.02	100.0%	25	Forest Holdings and Fujitsu
	Tenjin Nishi-Dori Center Building	28yr11m	2,600	1.1%	2013/2/1	External Party	3,339.32	100.0%	1	The Nishi-Nippon City Bank
	Tenjin North Front Building (＊7)	15yr 7m	1,344	0.6%	2013/3/28	External Party	2,521.16	100.0%	11	Rakuten Card and The Prudential Life Insurance Company, Ltd.
	Higashi Hie Business Center Ⅱ	9yr 6m	4,230	1.8%	2018/3/1	Fukuoka Jisho Group	6,214.77	100.0%	3	Fujitsu Limited and Seven-Eleven Japan Co.,LTD
	Higashi Hie Business Center Ⅲ	5yr 5m	3,290	1.4%	2020/5/29	Fukuoka Jisho Group	2,981.16	100.0%	7	Mitsui Home Co.,LTD and MAEDA ROAD CONSTRUCTION Co.,Ltd
	Tenjin Sumitomo Life F.J Business Center(Land with leasehold interest)	—	7,700	3.3%	2021/6/1	Fukuoka Jisho Group	1,343.51	100.0%	1	Fukuoka Jisho Co., Ltd.
	Hakata Chikushi-Dori Center Building	33yr 7m	4,320	1.9%	2022/3/1	External Party	5,994.42	100.0%	19	YAMAEHISANO Co.,Ltd. and Regus Japan Co., Ltd.
	Kumamoto East Front Building	31yr 8m	1,450	0.6%	2023/3/28	External Party	3,114.07	92.7%	12	Mitsui Sumitomo Insurance Company, Limited and Horizon One
	Hakata FD Business Center	2yr 6m	14,100	6.1%	2023/9/1	Fukuoka Jisho Group	12,102.05	100.0%	17	State Street Trust and Banking Co., Ltd. and Accenture Japan Ltd.
	Total or the weighted average of office buildings		82,134	35.5%	—	—	115,000.07	99.6%	280	—
Others	Tosu Logistics Center	17yr 3m	1,250	0.5%	2014/3/28	External Party	4,173.29	100.0%	1	non-disclosure
	LOGICITY Minato Kashii	11yr 4m	8,150	3.5%	2015/3/27	External Party	43,233.72	100.0%	2	Fukuoka Logistic System and F-LINE CORPORATION
	LOGICITY Hisayama	10yr 7m	5,050	2.2%	2017/6/1	External Party	24,505.65	100.0%	1	KASEI Co., Ltd.
	LOGICITY Wakamiya	20yr 6m	1,700	0.7%	2020/6/30	External Party	17,556.32	100.0%	1	Tsukasa Kigyou
	LOGICITY Kumamoto Mifune	0yr 6m	11,125	4.8%	2025/3/27	External Party	39,895.59	100.0%	4	NIPPON EXPRESS Co., Ltd.
	Amex Akasakamon Tower	20yr 1m	2,060	0.9%	2006/9/1	External Party	4,821.25	97.3%	65	—
	City House Keyaki Dori	17yr 9m	1,111	0.5%	2007/12/20	External Party	2,710.86	97.7%	41	—
	Aqualia Chihaya	17yr 8m	1,280	0.6%	2012/3/1	External Party	5,619.69	98.2%	103	—
	D-Wing Tower	19yr 6m	2,800	1.2%	2013/3/1	External Party	7,187.59	93.7%	128	—
	Granfore Yakuin Minami	17yr 8m	1,100	0.5%	2014/11/4	External Party	2,496.06	95.0%	94	—
	Axion Befu-Ekimae Premium	2yr 5m	1,525	0.7%	2023/4/27	External Party	1,937.47	100.0%	27	—
	Axion Otemon Premium	7yr 7m	1,800	0.8%	2025/3/28	External Party	1,936.79	100.0%	26	—
	Hotel FORZA Oita	17yr 0m	1,530	0.7%	2013/3/1	Fukuoka Jisho Group	5,785.44	100.0%	1	FJ Hotels
	Tissage Hotel Naha	7yr 6m	2,835	1.2%	2018/12/7	External Party	3,758.76	100.0%	1	Nest Hotel Japan Corporation
	Total or the weighted average of others		43,316	18.7%	—	—	165,618.48	99.5%	495	—
Total or the weighted average of all properties		19yr11m	231,590	100.0%	—	—	622,652.88	99.6%	1095	—

(＊1) The age of the building is listed with the end of the period as the starting date. For the property for which FRC owns the land only, "-" is indicated. The total or average figures for all properties are the weighted average.
(＊2) Acquisition price does not include fees, public charge and expenses.
(＊3) Properties acquired through arrangement by Fukuoka Jisho Group are indicated with "Fukuoka Jisho Group" in the seller column.
(＊4) For the property for which FRC owns the land only, the leasable space of the land is indicated.
(＊5) Parking contracts, etc., are excluded from "Number of tenants".
(＊6) The Taihaku Street Business Center is an office building combined with a residential tower. There are 13 office tenants and 55 residential tenants.
(＊7) On August 28, 2025, the transfer of 22% of the quasi-shared interest in the trust beneficiary interest in Tenjin North Front Building was completed. The figures recorded here were calculated by deducting that 22% from the pre-transfer acquisition price and the total leasable floor space.

Portfolio table②

Retail
10 properties


1 Canal City Hakata


2 Canal City Hakata-B


3 Park Place Oita


4 SunLive City Kokura


5 Konoha Mall Hashimoto


6 Square Mall Kagoshima Usuki


7 Kumamoto Intercommunity SC


8 Hanahata SC


9 K's Denki Kagoshima


10 Marinoa City Fukuoka (Marina Side Building) (Land with leasehold interest)

Office buildings
13 properties


11 Canal City Business Center Building


12 Gofukumachi Business Center


13 Sanix Hakata Building


14 Taihaku Street Business Center


15 Higashi Hie Business Center


16 Tenjin Nishi-Dori Center Building


17 Tenjin North Front Building


18 Higashi Hie Business Center Ⅱ


19 Higashi Hie Business Center Ⅲ


20 Tenjin Sumitomo Life F.I Business Center (Land with leasehold interest)


21 Hakata Chikushi-Dori Center Building


22 Kumamoto East Front Building


23 Hakata FD Business Center

Others
14 properties


24 Logistics
Tosu Logistics Center


25 Logistics
LOGICITY Minato Kashii


26 Logistics
LOGICITY Hisayama


27 Logistics
LOGICITY Wakamiya


28 Logistics
LOGICITY Kumamoto Mifune


29 Residence
Amex Akasakamon Tower


30 Residence
City House Keyaki Dori


31 Residence
Aqualia Chihaya


32 Residence
D-Wing Tower


33 Residence
Granfore Yakuin Minami


34 Residence
Axion Befu-Ekimae Premium


35 Residence
Axion Otemon Premium


36 Hotel
Hotel FORZA Oita


37 Hotel
Tissage Hotel Naha

1 property to be acquired


A Logistics
Island City Minato Bay related site (Land with leasehold interest) (Tentative)

Use the 2D barcode at right to see detailed information regarding each property.

Portfolio map

1 Canal City Hakata
■Address: 1-chome, Sumiyoshi, Hakata Ward, Fukuoka City

2 Canal City Hakata•B
■Address: 1-chome, Sumiyoshi, Hakata Ward, Fukuoka City

3 Park Place Oita
■Address: 2-chome, Koen Dori Nishi, Oita City

4 SunLive City Kokura
■Address: 2-chome, Kami Kuzuhara, Kokura Minami Ward, Kitakyushu City

5 5 Konoha Mall Hashimoto
■Address: 2-chome, Hashimoto, Nishi Ward, Fukuoka City

6 6 Square Mall Kagoshima Usuki
■Address: 2-chome, Usuki, Kagoshima City

7 Kumamoto Intercommunity SC
■Address: 1-chome, Kozono, Higashi Ward, Kumamoto City

8 Hanahata SC
■Address: 4-chome, Hanahata, Minami Ward, Fukuoka City

9 K's Denki Kagoshima
■Address: Tokai-cho, Kagoshima City

10 Marinoa City Fukuoka (a Marina Side Building) (Land with leasehold interest)
■Address: 2-chome, Odo, Nishi Ward, Fukuoka City

11 Canal City Business Center Building
■Address: 1-chome, Sumiyoshi, Hakata Ward, Fukuoka City

12 Gofukumachi Business Center
■Address: Kami Gofukumachi, Hakata Ward, Fukuoka City

13 Sanix Hakata Building
■Address: 2-chome, Hakataekihigashi, Hakata Ward, Fukuoka City

14 Taihaku Street Business Center
■Address: Gokushomachi, Hakata Ward, Fukuoka City

15 Higashi Hie Business Center
■Address: 3-chome, Higashi-hie, Hakata Ward, Fukuoka City

16 Tenjin Nishi-Dori Center Building
■Address: 2-chome, Tenjin, Chuo Ward, Fukuoka City

17 Tenjin North Front Building
■Address: 4-chome, Tenjin, Chuo Ward, Fukuoka City

18 Higashi Hie Business Center Ⅱ
■Address: 1-chome, Higashi-hie, Hakata Ward, Fukuoka City

19 Higashi Hie Business Center Ⅲ
■Address: 4-chome, Higashi-hie, Hakata Ward, Fukuoka City

20 Tenjin Sumitomo Life FJ Business Center (Land with leasehold interest)
■Address: 2-chome, Tenjin, Chuo Ward, Fukuoka City

21 Hakata Chikushi-Dori Center Building
■Address: 2-chome, Hakataekiminami, Hakata Ward, Fukuoka City

22 Kumamoto East Front Building
■Address: 1-chome, Shinyashiki, Chuo Ward, Kumamoto City

23 Hakata FD Business Center
■Address: Tsunabamachi, Hakata Ward, Fukuoka City

24 Tosu Logistics Center
■Address: Himekata-cho, Tosu City, Saga Pref.

25 LOGICITY Minato Kashii
■Address: 2-chome, Minatokashii, Higashi Ward, Fukuoka City

26 LOGICITY Hisayama
■Address: Hisayama-machi, Kasuya-gun, Fukuoka Pref.

27 LOGICITY Wakamiya
■Address: Shimoaruki, Miyawaka City

NEW! Acquired on March 27, 2025
28 LOGICITY Kumamoto Mifune
■Address: Bikamori, Oaza Kinokusu, Mifune Town, Kamimashiki District, Kumamoto Pref.

29 Amex Akasakamon Tower
■Address: 2-chome, Maizuru, Chuo Ward, Fukuoka City

30 City House Keyaki Dori
■Address: 2-chome, Kego, Chuo Ward, Fukuoka City

31 Aqualia Chihaya
■Address: 4-chome, Chihaya, Higashi Ward, Fukuoka City

32 D-Wing Tower
■Address: 2-chome, Daimyo, Chuo Ward, Fukuoka City

33 Granfore Yakuin Minami
■Address: 1-chome, Hirao, Chuo Ward, Fukuoka City

34 Axion Befu-Ekimae Premium
■Address: 3-chome, Befu, Jonan Ward, Fukuoka City

NEW! Acquired on March 28, 2025
35 Axion Otemon Premium
■Address: 2-chome, Otemon, Chuo Ward, Fukuoka City

36 Hotel FORZA Oita
■Address: 1-chome, Chuo-machi, Oita City

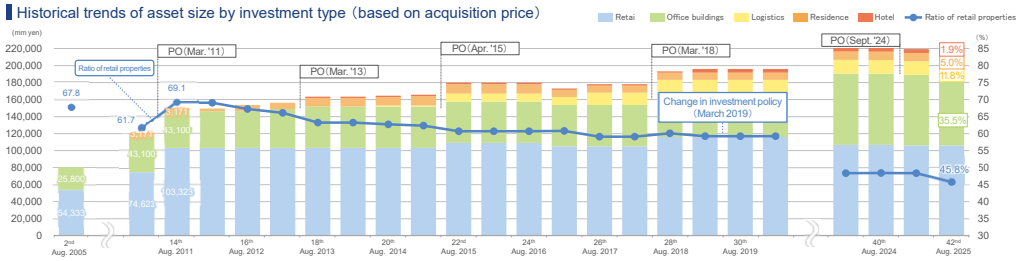
37 Tissage Hotel Naha
■Address: 2-chome, Nishi, Naha City

Scheduled to be acquired on March 31, 2029
A Island City Minato Bay related site (Land with leasehold interest (Tentative))
■Address: 3-chome, Minatokashii, Higashi Ward, Fukuoka City

Retail Office buildings Others

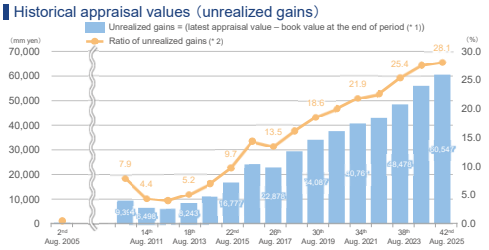
Track record (asset size trends by investment type (acquisition price basis), appraisal value trends (unrealized gains), and property occupancy rate trends)

Historical trends of asset size by investment type（based on acquisition price）



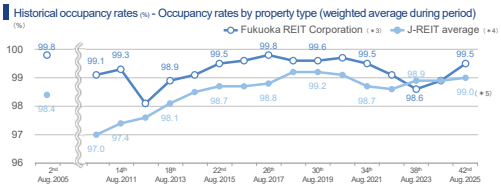
* Properties are classified in accordance with their main use. Fukuoka Washington Hotel, which is a tenant of Canal City Hakata, is included in the Retail category.
* As the senior equity interest in an anonymous partnership managed by CCH Bridge Y.K. was redeemed in the 14th FP, it is excluded from total acquired assets from the 14th FP onward.
Since interest in the anonymous partnership managed by Limited Liability Company FRC1 was redeemed on in the 26th FP, it is excluded from total acquired assets from the 26th FP onward.

Historical appraisal values（unrealized gains）



(* 1) Book value at the end of period does not include construction in progress.
(* 2) Ratio of unrealized gains = (latest appraisal value – book value at the end of period(* 1)) ／book value at the end of period (＊1).

Historical occupancy rates (%) - Occupancy rates by property type (weighted average during period)



Category	Investment ratio (based on acquisition price) 42nd	Occupancy rates (the weighted average during the period) 41st	42nd
Retail	45.8%	99.2%	99.5%
Office buildings	35.5%	98.6%	99.6%
Others	18.7%	99.4%	99.5%
Total	100.0%	99.1%	99.5%

(＊3) FRC occupancy rates for the 2nd fiscal period are occupancy rates as of the end of the fiscal period, and for the 13th to the 42nd fiscal period are weighted average occupancy rates. The ratio of total leased floor area to leasable floor area is shown.
(＊4) The overall J-REIT occupancy rate is the occupancy rate at the end of each fiscal period based on the Association for Real Estate Securitization' s "AJPI-J-REIT Databook".
(＊5) The overall J-REIT occupancy rates for the 41st and 42nd fiscal periods are preliminary figures. The figures for the 42nd fiscal period are the figures for May 2025.

Certification from external organizations and information disclosure

Signatory of: PRI Principles for Responsible Investment	Principles for Responsible Investment (PRI) (September 2018)	Refers to the six basic principles advocated in 2006 by Kofi Annan, the United Nations Secretary-General at the time, for the purpose of reflecting environmental, social and governance (ESG) factors to the investment process, as well as the international network of financial institutions that affirm the principles. The Asset Manager became a signatory to the Principles for Responsible Investment (PRI) in September 2018 in order to implement practices at an international level when it promotes ESG awareness in real estate investment and management operations.
TCFD TASK FORCE on CLIMATE-RELATED FINANCIAL DISCLOSURES	Endorsement of TCFD (Task Force on Climate-related Financial Disclosures) (September 2022)	In September 2022, we endorsed the recommendations of the TCFD (Task Force on Climate-related Financial Disclosures), which was established by the Financial Stability Board (FSB) to examine climate-related disclosures and how financial institutions should respond. At the same time, we joined the TCFD Consortium, an organization of endorsing Japanese companies.
21世紀 金融行動原則	Principles for Financial Action towards a Sustainable Society (Principles for Financial Action for the 21st Century) (September 2018)	Principles for Financial Action towards a Sustainable Society (Principles for Financial Action for the 21st Century) refers to the principles prepared in October 2011, with the Ministry of the Environment serving as the secretariat, as action guidelines for financial institutions that want to fulfill the responsibilities and roles necessary for forming a sustainable society. The Asset Management Company became a signatory in September 2018, affirming the ideas of the Principles.
GRESB GRESB	GRESB	GRESB is a benchmark evaluation system that annually assesses the environmental, social and governance (ESG) awareness of real estate companies and funds, as well as the name of the organization that operates it. GRESB was established in 2009 mainly by major European pension funds that led the Principles for Responsible Investment (PRI). FRC has been a participant since 2018. GRESB Real Estate Assessment: "Four stars" and "Green Star" in FY2025. Disclosure Assessment: the highest "A Level" in FY2025.
DBJ Green Building	DBJ Green Building Certification	The DBJ Green Building Certification is a certification system established in 2011 as an initiative to support real estate featuring "environmental and social considerations" and entities that own and operate such estate. The system evaluates real estate sustainability from five ESG-based perspectives. FRC has acquired the certification for 12 properties.
CASBEE	CASBEE (Comprehensive Assessment System for Built Environment Efficiency)	CASBEE (Comprehensive Assessment System for Built Environment Efficiency) is a method for evaluating and rating the environmental performance of buildings. It is a system that comprehensively evaluates the quality of buildings including not only environmental consideration such as using materials and equipment that save energy or achieve smaller environmental loads but also features like interior comfort and scenic aesthetics. 5 properties owned by FRC were certified.
BELS	BELS	BELS is a system in which third parties evaluate and indicate the energy conservation performance of non-residential buildings based on the Evaluation Guidelines for the Building Energy-efficiency Labeling System for Non-Residential Buildings (2013). FRC has acquired the certification for 5 properties.

ESG initiatives（Environment）

Initiatives aligned with materiality

Key Issues (Materiality)	Policies and targets	KPIs and targets
Environment		
Addressing climate change	●Coordinate with property management companies and building management companies to manage and reduce greenhouse gas emissions, contributing to the preservation of the nature of Fukuoka and Kyushu	●(by 2030) 35% reduction in CO2 emissions (compared with 2019, basic unit)
Resource circulation and efficient utilization	●Coordinate with property management companies and building management companies to efficiently use resources (energy and water) and promote the recycling of waste and water, contributing to the preservation of the nature of Fukuoka and Kyushu	●(by 2030) 75% waste recycling rate
Natural disaster preparedness	●Contribute to the safety and security of tenants and the local community by conducting regular risk assessments of owned properties and maintaining and enhancing real estate resilience	●(by 2030) 85% Green Building Certification rate or higher
Business operations aimed at solving environmental problems	●Strive to enhance asset value by conducting regular performance and functionality assessments of owned properties and updating outdated features ●updating outdated features ●Increase asset value and improve appeal to tenants by obtaining green building certifications and visualizing building performance	●(by 2030) 85% Green Building Certification rate or higher

Responding to climate change/circulating and efficiently utilizing resources

The environmental KPIs and targets indicated for this materiality are disclosed each year in the integrated report in the form of CO2 emissions, electricity, and water figures.

Details for the FY2024 integrated report are available from the 2D barcode above. The FY2025 integrated report will be published in December.

◎Energy Efficiency

・Solar power system
・Greening of common areas, installation of water features, and creation of shaded spaces
・Promotion of LED lighting （in common areas, etc.）

・Retail

Solar power generation system

Greening of common areas

Water placement

・Office building

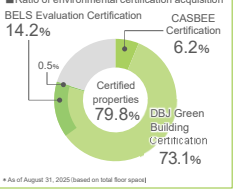
Creating shade

Greening of common areas

Green Building certification

Green Building certification obtained for 79.8% of entire portfolio

■Ratio of environmental certification acquisition



* As of August 31, 2025 (based on total floor space)

ESG initiatives（Society, Governance ）

	Key Issues (Materiality)	Policies and targets	KPIs and targets
Society	Creation of pleasant workplaces（Asset manager）	● Strengthen human capital management by incorporating diverse perspectives and providing a comfortable work environment that enhances employee performance ● Improve the quality of operations and strengthen operational capabilities by enhancing and expanding employee education systems and encouraging employees to acquire qualifications	● Training per employee（number of times） ● Improve office environment（number of cases）
	Improvement of tenant engagement	● Increase tenant satisfaction and achieve stable property operations by establishing an engagement cycle with tenants, understanding the diverse business needs of domestic and international clients, and improving facility management	● Conduct regular tenant satisfaction surveys（all properties）
	Contribution to boosting attractiveness and vitalization of Fukuoka and Kyushu	● Aim to create a society where the people of Fukuoka and Kyushu can showcase their competitiveness and uniqueness, ultimately enhancing asset value, by attracting domestic and international tenants through the dissemination of information about the strengths and appeal of Fukuoka and Kyushu and by collaborating with the local business community to foster regional economic development	● Join and participate in local economic organizations ● Host local community events（number of times） ● Join and participate in area management organizations ● Continued participation in activities that contribute to the community（number of times）
Governance	Compliance / Risk management	● Aim to maintain corporate value and increase trust from stakeholders by ensuring compliance with laws and regulations, eliminating conflicts of interest in transactions with stakeholders, and developing and operating internal systems for appropriate risk management, while also strengthening employee compliance awareness	● Compliance training（number of times）
	Information disclosure and dialogue with stakeholders	● Build trust with stakeholders by disclosing financial and non-financial information in a timely and appropriate manner, disclosing information in strict compliance with the Corporate Governance Code, and engaging in proactive dialogue. Incorporate the feedback and requests received into business strategies	● Dialogue with unitholders（number of times） ● Employee ESG training（number of times）

Creation of pleasant workplaces NEW

- Installation of reception panels for visitors, introduction of automatic telephone reception system, introduction of generative AI in business operations, etc.
- Sustainability awards


Reception panels for visitors


Sustainability awards

Improvement of tenant engagement NEW

- Merchandise sales training aimed at improving skills (Canal City Hakata)
- Recruitment support (Canal City Hakata, Park Place Oita)


Merchandise sales training

Initiatives for local communities NEW

Canal City Hakata


Welcoming of courtesy visit by Hakata Matsubayashi


Dedication of Yamakasa floats

Konoha Mall Hashimoto


Tanabata event (community collaboration)


Coupons for persons voting in advance

Regular Compliance Training

We regularly carry out training for all employees to increase awareness.

Oct. 2022～Sept. 2023	Oct. 2023～Sept. 2024	Oct. 2024～Sept. 2025
7 times	5 times	7 times

（including e-learning）

Dialogues with unitholders

	Sept. 2022～Aug. 2023	Sept. 2023～Aug. 2024	Sept. 2024～Aug. 2025
Financial results briefing	2 times	2 times	2 times
Domestic IR（＊1）	171 times	179 times	171 times
Overseas IR（＊1）	40 times	28 times	29 times
IR for individual investors（＊2）	6 times	10 times	8 times

（＊1）Includes teleconferences. （＊2）Includes financial results briefings for individual investors.

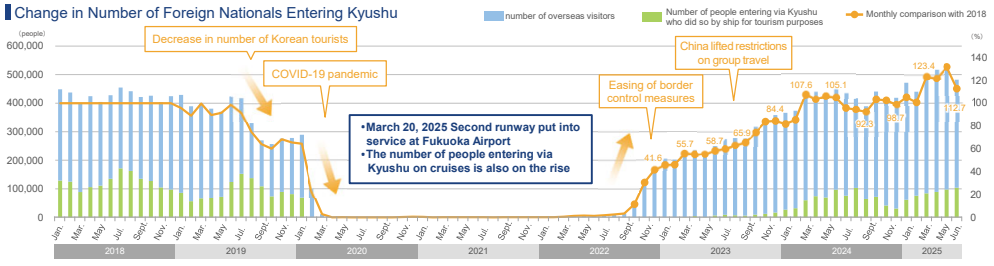
Conducted employee ESG training

Oct. 2024～Sept. 2025
4 times

Trends in inbound tourism

The number of foreign visitors entering Japan via Kyushu has now surpassed pre-COVID 19 numbers, reaching a new record high

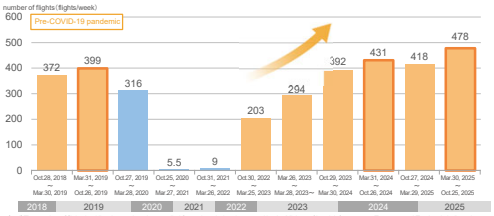
Change in Number of Foreign Nationals Entering Kyushu



Source: Prepared by Fukuoka Realty based on the data of "Change in Number of Foreign Nationals Entering Kyushu" of the Kyushu District Transport Bureau of the Ministry of Land, Infrastructure, Transport and Tourism

Trend of International Flights (Passenger Flights) at Fukuoka Airport (＊1)

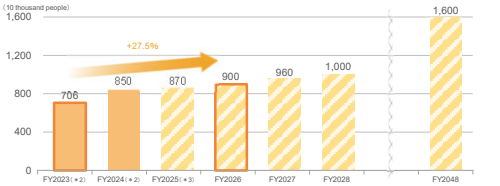
◎The number of flights in the summer of 2025 has surpassed the levels of the same period in 2024



(＊1) The number of flights in airlines' operating plans applied for each period and approved by the Ministry of Land, Infrastructure, Transport and Tourism is indicated.
Source: Prepared by Fukuoka Realty based on the data of "Overview of Regular International Flights" of the Ministry of Land, Infrastructure, Transport and Tourism

No. of visitors arriving at Fukuoka Airport via international routes (target)

◎The number of visitors in FY2026 is expected to increase by 27.5% compared to FY2023

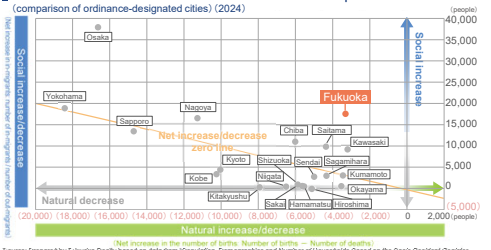


(＊2) Figures for FY2023 and FY2024 are the actual numbers of visitors.
(＊3) Figures for FY2025 are the numbers of visitors indicated in the FY2025 Business Plan.
Source: Prepared by Fukuoka Realty based on data from the Ministry of Land, Infrastructure, Transport and Tourism's "2023 and 2024 Airport Management Condition Study" and the Fukuoka International Airport Co., Ltd. "FY2025 Business Plan" and "Medium-term Business Plan (FY2024 to FY2028)."

Current situation of Fukuoka city

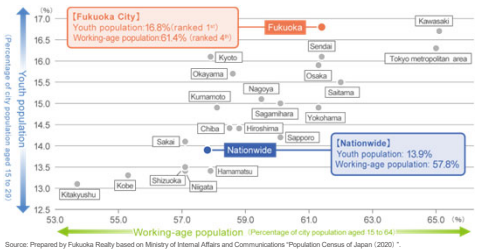
Distribution Chart of Net Increase/Decrease in Population

(comparison of ordinance-designated cities) (2024)



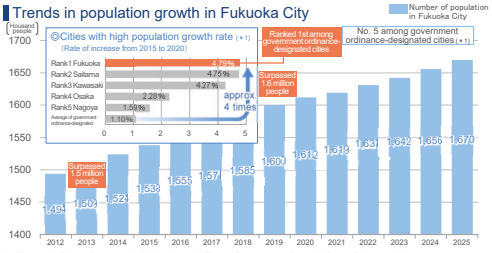
Source: Prepared by Fukuoka Realty based on data from "Population, Demographics and Number of Households Based on the *Basic Resident Register* (2023)" (Local Administration Bureau, Ministry of Internal Affairs and Communications).

Youth and working-age population ratios of nationwide and major cities (2020)



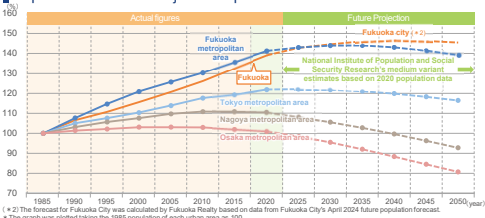
Source: Prepared by Fukuoka Realty based on Ministry of Internal Affairs and Communications "Population Census of Japan (2020)".

Trends in population growth in Fukuoka City



(*1) Prepared by Fukuoka Realty based on Ministry of Internal Affairs and Communications "Population Census of Japan in 2020"
* The population is as of October 1, 2025.
Source: Prepared by Fukuoka Realty based on data from "Estimated Population" (Fukuoka City General Affairs and Planning Bureau).

Population trends of major metropolitan areas



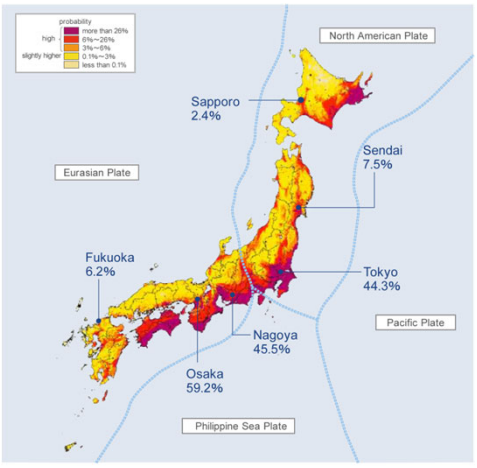
(*2) The forecast for Fukuoka City was calculated by Fukuoka Realty based on data from Fukuoka City's April 2024 future population forecast.
* The graph was plotted taking the 1985 population of each urban area as 100.
* "Fukuoka metropolitan area" refers to Fukuoka City, Chikushino City, Kasuga City, Onojo City, Munakata City, Dazaifu City, Koga City, Fukutsu City, Itoshima City, Nakagawa City, Umi Town, Sasaguri Town, Shime Town, Sue Town, Shingu Town, Hisayama Town, and Kasuya Town. "Tokyo metropolitan area" refers to Tokyo Metropolis, Kanagawa Prefecture, Saitama Prefecture, and Chiba Prefecture. "Nagoya metropolitan area" refers to Aichi Prefecture, Gifu Prefecture, and Mie Prefecture. "Osaka metropolitan area" refers to Osaka Prefecture, Kyoto Prefecture, Hyogo Prefecture, Nara Prefecture and Wakayama Prefecture.
Source: Prepared by Fukuoka Realty based on data from the Ministry of Internal Affairs and Communications, Statistics Bureau "Population Census of Japan (2020)" and National Institute of Population and Social Security Research "Population Projection for Japan by Prefecture".

Earthquake risk in Fukuoka, etc.

All properties (Building) owned by Fukuoka REIT are covered by earthquake insurance

Probabilistic earthquake prediction map

Probability of occurrence of an earthquake with a magnitude of nearly 6 or higher within the next 30 years [Average case / all earthquakes]



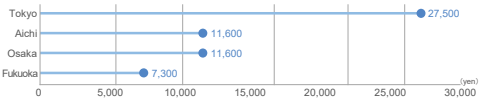
* According to the calculation model, meshes with zero probability are colored in white. Figures for each city are based on the baselines in 2024.

Source: Prepared by Fukuoka Realty based on data from the Office of the Headquarters for Earthquake Research Promotion (Earthquake and Disaster-Reduction Research Division, Research and Development Bureau, Ministry of Education, Culture, Sports, Science and Technology) ; J-SHIS (Japan Seismic Hazard Information Station, National Research Institute for Earth Science and Disaster Resilience) ; and the website of the Japan Meteorological Agency, Ministry of Land, Infrastructure, Transport and Tourism.

Basic Rate of Earthquake Insurance

◎Earthquake insurance with coverage starting on October 1, 2022 and thereafter

- In Fukuoka Prefecture, earthquake insurance can be bought at a relatively smaller cost than in other areas



* The basic rate is per 10 million yen of insurance amount mainly for steel-frame and concrete structure buildings over the insurance period of one year.

Source: Created by Fukuoka Realty based on data from specially created earthquake insurance site (General Insurance Association of Japan).

Example of measures taken by the Fukuoka City government against other natural disasters [Fukuoka City flooding countermeasures]

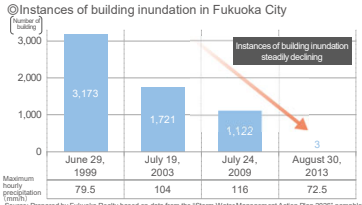
◎Storm water storage facilities

- Capacity of storm water storage facilities

FY1999 No storm water storage facilities → FY2025 128,300㎥ (planned)

Storm water management capacity increased from 59.1mm/h to 79.5 mm/h (city center)

◎Instances of building inundation in Fukuoka City



Between FY2000 and FY2025 Storm water drainage capacity has increased significantly

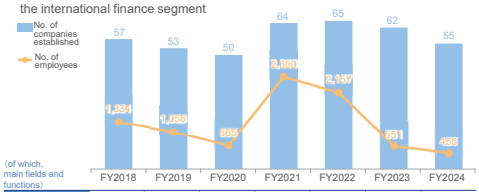
Since the launch of the project in FY2000 Instances of inundation have steadily declined

Source: Prepared by Fukuoka Realty based on data from the "Storm Water Management Action Plan 2025" pamphlet about the Fukuoka City Storm Water Emergency Control Plan.

Initiatives by Fukuoka city government and status of office workers

Number of companies establishing headquarters functions/ joining growth areas in Fukuoka City

◎In addition to the knowledge-creation industry, there is also strong demand in the international finance segment



(of which, main fields and functions)	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024
Knowledge-creation industry	38	38	30	41	47	34	33
Call center	7	2	8	8	6	6	4
Health, medicine, and human services	1	1	1	2	2	3	1
Environment and energy	0	0	1	1	0	0	1
Logistics-related	2	3	3	3	5	2	6
Others	9	9	7	9	5	17	10
(Breakdown)							
Headquarters functions, etc.	7	6	0	7	5	14	1
International finance	—	—	—	6	7	6	8
foreign/ foreign-affiliated	14	15	12	15	12	16	10

Source: Prepared by Fukuoka Realty based on data from "The actual number of established companies in Headquarters functions/in growth area" by the Fukuoka City Economy, Tourism & Culture Bureau.

Initiatives Aimed at Attracting Companies to Fukuoka City

◎Global financial city vision（"TEAM FUKUOKA"; launched September 2020）

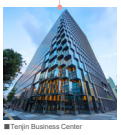
Aiming for an "international city where global human resources play an active role and continuously create innovation with the concentration of international financial functions unique to Fukuoka"

Effects of concentrated priority attraction areas

Asset management business	☑ Providing **growth capital** from outside sources to startups and local companies ☑ Promoting attraction and corporate growth through **fund function** initiatives
FinTech	☑ Creating **innovations** and providing advanced financial services ☑ Active participation of engineers and science/ engineering personnel
BCP response operations	☑ **Diversification** of **international financial centers** in Japan (Correction of excess concentration of population and industry in Tokyo)

（Major Companies Established in 2024 ）

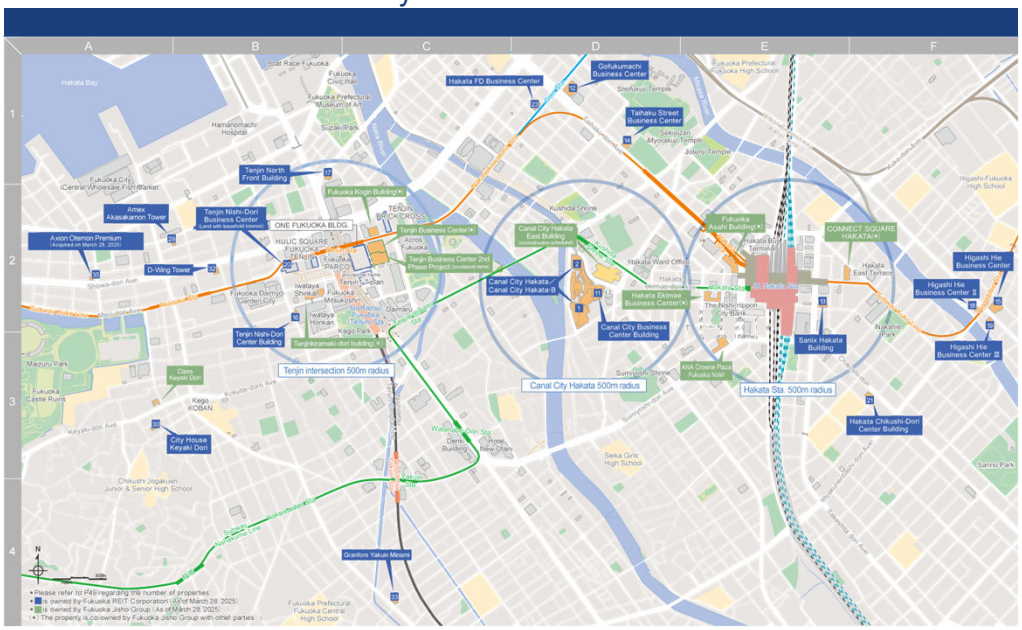
- Knowledge-creation industry: Tokyo Electron Kyushu Ltd., etc.
  International finance: Taishin International Bank, etc.


■Tenjin Business Center

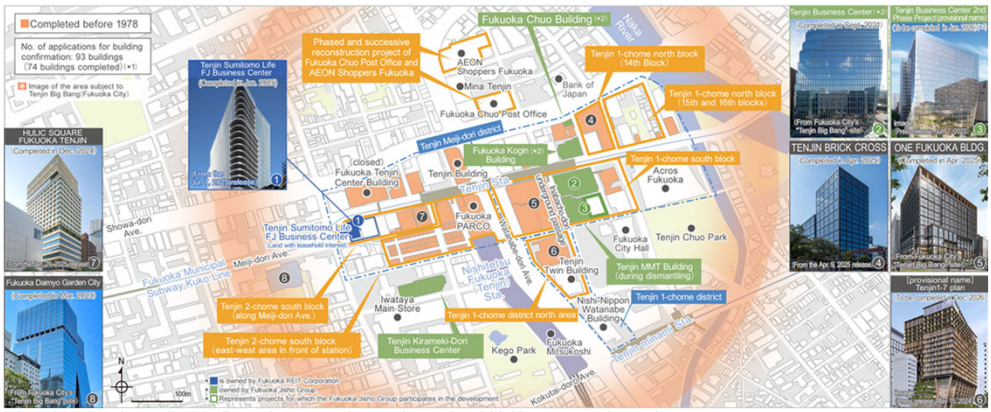

■CONNECT SQUARE HAKATA

- Foreign/foreign-owned: eSync SSB Inc., LIONS Technology

The condition of Fukuoka city center



Redevelopment in Tenjin area（Tenjin Big Bang）



(*1) Number of completed buildings from the start of Tenjin Big Bang (February 2015) to March 31, 2025, as of March 31, 2025 (announced by Fukuoka City). (*2) The property is co-owned by Fukuoka Jisho Group with other parties.
Source: Prepared by Fukuoka Realty based on press releases of Fukuoka City and the content of the Tenjin Big Bang introduction website (https://www.city.fukuoka.lg.jp/jutaku-toshi/kaihatsu/shisei/20150226.html).

◎Main deregulation in the Tenjin Big Bang area（National Strategic Special Zone）

①Special permission to relax Civil Aeronautics Act-related building height regulations

- Around Fukuoka City Hall approx.67m (15 floors)
  - Tenjin Meiji-dori district (West of the center of Watanabe-dori) approx.115m (26 floors)
  - Tenjin Meiji-dori district (East of the center of Watanabe-dori) approx.76m (17 floors) ～ approx.100m (22 floors)
  - Tenjin 1-chome district approx. 80m (18 floors) ～ approx. 96m (21 floors)

②Deregulation of floor space ratios（Fukuoka City original）

Tenjin 1-chome south block	800%→1,400% (maximum)
Tenjin 2-chome south block (along Meiji-dori Ave.)	700%→1,300% (maximum)
Tenjin 1-chome north block (14th Block)	600%→1,250% (maximum)
Tenjin 1-chome district north area	800%→1,400% (maximum)

◎Initiatives for becoming an infection-controlling city

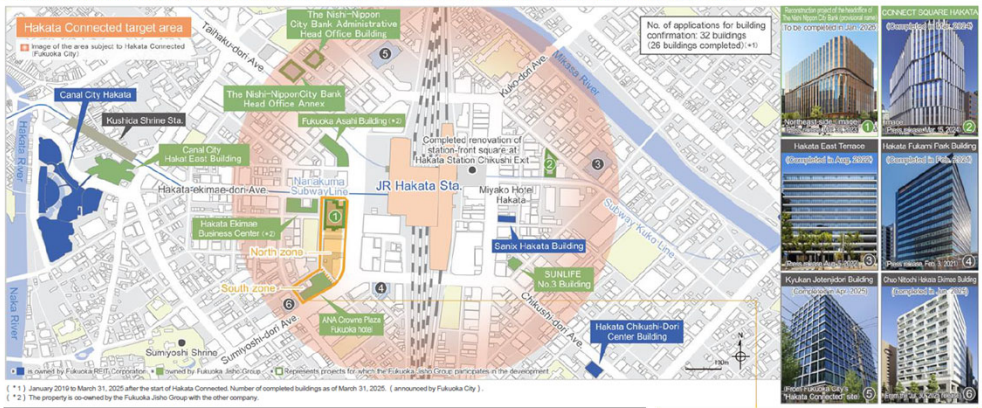
- Urban central areas Anti-infection measures in central urban areas were added as a new item in floor area ratio assessment to the measures to facilitate renewal of city center

Relaxation of floor area ratio by up to 50%

Tenjin Big Bang Area
Completion deadline of buildings that take anti-infection measures is extended to December 31, 2026

Redevelopment in Hakata area（Hakata Connected）

Initiative to expand the vitality and bustle of Hakata Station area out further to the surroundings (approx. 500m radius from the station, covering about 80 hectares)



(* 1) January 2019 to March 31, 2025 after the start of Hakata Connected. Number of completed buildings as of March 31, 2025. (announced by Fukuoka City).
(* 2) The property is co-owned by the Fukuoka Jisho Group with the other company.

Hakata Connected Bonus

◎Expansion of relaxation of floor area ratio requirement (measure to facilitate renewal of city center functions)

Expansion of floor area ratio (up to 50%) for buildings contributing to the creation of bustle, fueling the creation of open spaces that generate connections and expanse.

Existing relaxation of floor area ratio requirements

New incentive
Floor area ratio of up to **50%**

- High-quality, high-value-added buildings
- Provide floors for tenant relocation

* Solving problems specific to the area around Hakata Station (limited to the period of Hakata Connected)

◎Hakata-Ekimae 3-Chome District Project (decided on February 28, 2022)

- Creation of bustle by securing open spaces and spaces to wander
- Creation of a place for relaxation through greening
  City's own mitigation of floor space ratio restriction
- North zone 800%→1,350% (maximum)
- South zone 600%→1,000% (maximum)