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

Asset Management Company:
Fukuoka Realty Co., Ltd.
1-2-25 Sumiyoshi, Hakata Ward, Fukuoka City
Etsuo Matsuyuki
CEO & Representative Director

Inquiries:
Keishi Tamura
General Manager of Finance Department
TEL: +81-(0)92-272-3900

Notice Concerning Completion of Renovation Work and Start of Lease Agreement
for LOGICITY Wakamiya

Fukuoka REIT Corporation (“FRC”) announces that the renovation work at LOGICITY Wakamiya (the “Property”) that it owns was completed as scheduled and that the lease agreement took effect as follows.

1. Information on the Renovation Work

The Property was acquired on June 30, 2020, and went under renovation work from July 2020 to October 2020 (restoration work and renewal work), which was completed as scheduled. The cost of renovation work planned at the time of the acquisition of the Property was reduced through value engineering, such as through changes in the scope of the renovation work and specifications following discussions with the tenant. As a result, NOI yield (Note) will **improve to 7.0% from 6.7%** assumed at the time of the acquisition. Some details on the renovation work conducted are as follows.

(Note) Using the NOI stated in the appraisal report, NOI yield is calculated as: $\text{NOI} / (\text{Acquisition price} + \text{Planned cost of renovation work or cost of renovation work})$.

[Before renovation work]



[After renovation work]



The renewal work included construction work, work to install eaves, and parcel construction, etc.

2. Details of the Lease Agreement

The Property is expected to secure stable revenue into the future through the conclusion of the following long-term, stable lease agreement.

Status of leasing	Number of tenants (Tenant name)	1 (Tsukasa Kigyou Co., Ltd.)
	Type of contract	Fixed-term lease agreement
	Term of contract	10 years 0 month
	Early cancellation & rent revision	Not available
	Occupancy rate	100.0% (Note) (as of Nov. 2020)

(Note) The figure indicates the ratio of the total leased area to the leasable area. The parking lot is not included.

Tsukasa Kigyou Co., Ltd. was established in Toyota City, Aichi in 1971. The company is engaged in automobile parts transportation, work incidental to parts transportation, general cargo transportation, etc. Its main clients for collection/delivery services include Toyota Group companies such as Toyota Motor Corporation and Toyota Motor Kyushu, Inc., Kyocera Corporation, and Kaneka Corporation.

*Please refer to the "Fukuoka REIT Corporation Concludes Agreement to Purchase a New Property" dated October 29, 2019 for an outline of the property.

*FRC's website is <https://www.fukuoka-reit.jp/eng/>