Provisional translation only

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Fukuoka REIT Corporation
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Yukitaka Ohara
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(Securities Code: 8968)

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Notice Concerning Borrowing of Funds

Fukuoka REIT Corporation (FRC) announces that it will conduct the borrowing of funds (the "Borrowing") as described below.

1. Borrowing of funds

1) Reason for the Borrowing

The Borrowing is scheduled to be allocated to capital expenditure funds (including related expenses) for maintaining and enhancing the asset value of a property held by FRC (renewal works at Canal City Fukuoka Washington Hotel) (Note 1).

(Note 1) For the overview of the renewal of Canal City Fukuoka Washington Hotel, please refer to "Notice Regarding the Renewal Opening of Canal City Fukuoka Washington Hotel" announced dated September 1, 2026.

2) Outline of the Borrowing

Long term/Short term	Lender	Amount	Interest rate	Borrowing date	Borrowing method	Repayment date	Repayment method	Description
Short-term debt	THE NISHI-NIPPON CITY BANK, LTD., Resona Bank, Limited, THE OITA BANK, LTD., The Nagasaki Bank, Ltd., The Bank of Saga Ltd.	0.8 billion yen	Base interest rate (JBA 1- month Japanese Yen TIBOR) + 0.35% (Note 2)	November 20, 2026	Submitted loan application form based on commitment line contract as of February 27, 2026	December 21, 2026	Lump-sum upon maturity	No collateral, No guarantee
	THE BANK OF FUKUOKA, LTD., Resona Bank, Limited	0.6 billion yen		November 20, 2026	Submitted loan application form based on commitment line contract as of July 31, 2026	December 21, 2026		

(Note 2) The applied base interest rate is the JBA 1-month Japanese Yen TIBOR two business days before the borrowing date. Moreover, JBA Japanese Yen TIBOR can be checked on the website of JBA TIBOR Administration. (https://www.jbatibor.or.jp/english/rate/)

2. Status of Debt after Borrowing

(mm yen)

	Before borrowing	After borrowing	Change
Short-term debt	0	1,400	1,400
Long-term debt	93,350	93,350	0
Of which, long-term debt payable due within one year	［14,900］	［14,900］	［0］
Total	93,350	94,750	1,400
Investment corporation bonds	3,000	3,000	0
Total Interest-bearing debt	96,350	97,750	1,400

3. Others

Concerning risks related to repayments of this borrowing, etc., there are no material changes from the “Investment risks” disclosed in the latest Securities Report for the 43rd Fiscal Period (submitted on May 27, 2026).

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