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Notice Regarding the Renewal Opening of Canal City Fukuoka Washington Hotel

Fukuoka REIT Corporation (FRC) announces below that Canal City Fukuoka Washington Hotel, located within Canal City Hakata (hereinafter referred to as the "Property"), a property owned by FRC, has completed its renewal work and re-opened today as scheduled.

1. Overview

- (1) Property name: Canal City Hakata
- (2) Facility name: Canal City Fukuoka Washington Hotel
- (3) Opening date: September 1, 2026 (opening in phases)
- (4) Total investment amount (planned): 1,399 million yen (Note 1)
- (5) NOI yield (estimated): 10.7%

(Note 1) The total investment amount represents the full amount, including miscellaneous expenses.

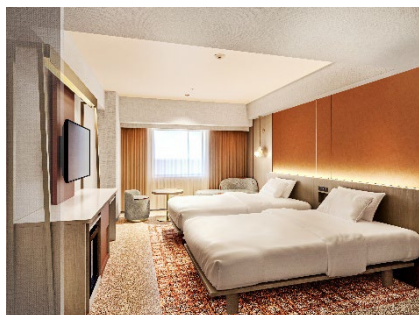
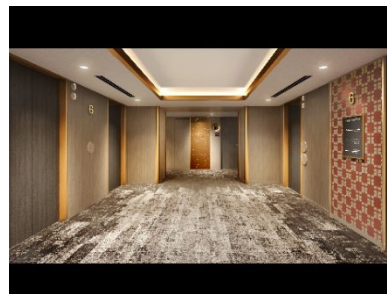
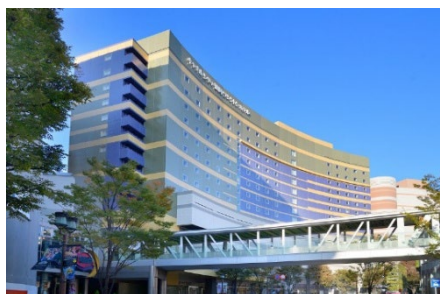
2. Objectives of the Renewal Reopening

Canal City Fukuoka Washington Hotel is located within Canal City Hakata, a large-scale mixed-use complex in Hakata Ward, Fukuoka City, and attracts visitors from Japan and overseas as an urban mixed-use complex integrating commercial, entertainment, and accommodation functions. In this renewal, the guest rooms and lobby were fully renovated based on the Property's concept of the "Urban Theater". By developing accommodation spaces that incorporate motifs from the Property, the renewal aims to enhance the hotel's competitiveness as an accommodation facility.

In addition, self check-in/check-out machines, a self-service cloakroom exclusively for hotel guests, and security controls for guest-room floors using card keys have been introduced, with consideration given not only to improving operational efficiency but also to guest convenience and safety. Through these initiatives, the hotel is expected to strengthen its ability to respond to increasingly diverse accommodation needs, including tourism demand, business demand, family and group travel, and inbound demand, while improving occupancy rates and ADR (average daily rate) through enhanced post-renewal room competitiveness. Furthermore, in addition to increasing accommodation revenue, enhancing the attractiveness of the hotel is expected to contribute to enhancing the Property's attractiveness as a destination, extending visitors' length of stay, and encouraging circulation to the commercial facility within the complex. By strengthening the accommodation function, FRC views this initiative as enhancing the Property's overall ability to attract visitors and create value to tenants, while also helping to maintain and improve its medium- to long-term competitiveness and asset value.

FRC will continue to implement strategic measures to enhance the value of its facilities based on the characteristics of its properties and the market environment, thereby striving to strengthen the earnings base of its portfolio and enhance unitholder value.

<Images of the Exterior and Interior>



*Fukuoka REIT Corporation's website is <https://www.fukuoka-reit.jp/en/index.html>