



Fukuoka REIT Corporation
1-2-25 Sumiyoshi, Hakata Ward, Fukuoka City
Etsuo Matsuyuki
CEO & Representative 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 on Borrowing of Funds

Fukuoka REIT Corporation announces that it will conduct the borrowing of funds, as described below.

1. Borrowing of Funds

1) Reason for Borrowing

To fund part of the acquisition of real estate trust beneficiary interest “Konoha Mall Hashimoto and Higashi Hie Business Center II” (Note 1) and related expenses.

(Note 1) For the overview of the real estate trust beneficiary interest (Konoha Mall Hashimoto and Higashi Hie Business Center II), please refer to “Fukuoka REIT Corporation Concludes Agreement to Purchase and Lease New Properties” separately announced today.

2. Outline of Borrowing

Borrowing 1

1. Lender	Development Bank of Japan Inc.
2. Amount	2.5 billion yen
3. Interest rate	0.72%
4. Borrowing date	March 1, 2018
5. Borrowing method	Concluded loan agreement on February 27, 2018
6. Repayment method	Lump-sum repayment on repayment date
7. Repayment date	March 1, 2028
8. Description	No collateral, No guarantee

Borrowing 2

1. Lender	To be determined (Note 3)
2. Amount	3.7 billion yen (Note 2)
3. Interest rate	To be determined (Note 3)
4. Borrowing date	March 1, 2018
5. Borrowing method	To be determined (Note 3)
6. Repayment method	Lump-sum repayment on repayment date
7. Repayment date	March 30, 2018
8. Description	No collateral, No guarantee

(Note 2) Scheduled debt amount as of today may change by the eventual execution of the borrowing, in consideration of an amount of proceeds from the public offering as described in the press release “Notice on Issuance of New Investment Units” dated today.

(Note 3) Items to be determined will be announced when determined.

Disclaimer: This document is a press release to publicly announce notice on borrowing of funds, and has not been prepared for the purpose of enticing investment. When applying to purchase investment units issued by Fukuoka REIT Corporation, please do so based on your own judgment and responsibility, without failing to read the Prospectus on issuing new investment units and its corrections (if any) prepared by Fukuoka REIT Corporation.

2. Status of Debt after Borrowing

(unit: mm yen)

	Before Borrowing	After Borrowing (Note4)	Change
Short-term debt	0	3,700	3,700
Long-term debt	64,900	67,400	2,500
(Of which, long-term debt payable due within one year)	[7,200]	[2,100]	[(5,100)]
Total	64,900	71,100	6,200
Corporation Bonds	4,000	4,000	0
Interest-bearing debt	68,900	75,100	6,200

(Note 4) Figures are obtained under the assumption that borrowings described in “Notice on Borrowing of Funds” announced on December 26, 2017 are made and that long-term debt of 3.6 billion yen due for repayment on February 28, 2018 is refinanced with long-term debt. Refinancing of debt will be announced separately when such is decided.

3. Others

Concerning risks related to repayments of this borrowing, etc., there are no material changes from the “Investment risks” disclosed in the Securities Registration Statement submitted on February 9, 2018.

*This document was distributed to Kabuto Club (press club within the Tokyo Stock Exchange), Press Club for the Ministry of Land, Infrastructure, Transport and Tourism, Construction Trade Paper Press Club for the Ministry of Land, Infrastructure, Transport and Tourism, Fukuoka Economic Press Club, and Fukuoka Securities Finance Press Club.

*Fukuoka REIT Corporation’s website is <http://www.fukuoka-reit.jp/eng/>

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