



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
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CEO & Representative Director

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Notice Concerning Change in Master Lease/Property Management Company and Property Management Company

Fukuoka REIT Corporation (FRC) hereby announces a change in its master lease/property management company (the MLPM Company) and its property management company (the PM Company) as detailed below.

1. Overview of the change

As of June 1, 2020, the MLPM Company and the PM Company of the properties managed by FRC (collectively, the “Properties”) will be changed as follows. In light of this, Fukuoka Realty Co., Ltd., the asset management company of FRC, decided today to conclude a succession agreement with the current MLPM Company and PM Company as well as the new MLPM Company and the new PM Company (as a result of the succession, there are no changes to the main contents of the lease agreements or the service agreements that have been concluded with the current MLPM Company and the current PM Company).

| Property name | Current MLPM and PM | New MLPM and PM |
|--|------------------------|------------------------------|
| Canal City Hakata | Fukuoka Jisho Co., Ltd | FJ. Entertainment Works Ltd. |
| Canal City Hakata • B | | |
| Canal City Business Center Building | | |
| Marinoa City Fukuoka (Marina Side Building) | | |
| SunLive City Kokura | | |
| Square Mall Kagoshima Usuki | | |
| Kumamoto Intercommunity SC | | |
| Hanahata SC | | |
| Kurume Higashi Kushiwara SC | | |
| K's Denki Kagoshima | | |

2. Reason for the change

Fukuoka Jisho Co., Ltd., the main sponsor of FRC's asset management company, Fukuoka Realty Co., Ltd, and its group company, FJ. Entertainment Works Ltd., will conduct organizational restructuring to further improve management efficiency and business value. As part of restructuring, the commercial business functions will be consolidated into FJ. Entertainment Works Ltd. through an absorption-type split whereby

Fukuoka Jisho Co., Ltd. will be the absorbed company and FJ. Entertainment Works Ltd. will be the successor company. In accordance with this, the MLPM Company and the PM Company of the properties managed by FRC will change.

3. Overview of MLPM Company and PM Company after the Change

| | | |
|---|--|--|
| 1 | Property name | FJ. Entertainment Works Ltd. |
| 2 | Address | 2-2 Tsunaba-machi, Hakata Ward, Fukuoka City |
| 3 | Name and title of representative | Yasunori Koga, Chief Executive Officer (scheduled to take office on June 1, 2020) |
| 4 | Business description | <ul style="list-style-type: none"> • Operation and management of commercial facilities and public facilities, etc. • Various event planning, drafting, production, execution, and implementation and operation and management • Advertising and planning, production, implementation, and consultation for corporate sales and promotional activities |
| 5 | Paid-in Capital | 20 million yen |
| 6 | Establishment | July 5, 2002 |
| 7 | Major shareholders and shareholding ratios | Fukuoka Jisho Co., Ltd. 100% |
| 8 | Relationship between FJ. Entertainment Works Ltd., the asset management company, and FRC | |
| | Capital relationship | Fukuoka Realty Co., Ltd., a shareholder of FRC's asset management company, with equity of 50%, is the shareholder of Fukuoka Jisho Co., Ltd. with equity of 100%. |
| | Personnel relationship | None in particular. |
| | Business relationship | FJ. Entertainment Works Ltd. engages in transactions as property management services with FRC and the asset management company. There is no relationship to note between the affiliates or affiliated companies of FJ. Entertainment Works Ltd. and the affiliates or affiliated companies of FRC and the asset management company. |
| | Related-party status | FJ. Entertainment Works Ltd. falls within the scope of related parties of FRC. In addition, FJ. Entertainment Works Ltd. falls within the scope of Interested Persons, etc. as designated in the Order for Enforcement of the Act on Investment Trusts and Investment Corporations, and is also an interested party as defined by the internal rules of the asset management company. |

4. Others

The impact of the change on performance results is minimal, and there are no changes to the forecasts of performance for the fiscal year ending August 2020 (March 1 to August 31, 2020) and the fiscal year ending February 2021 (September 1, 2020 to February 28, 2021) announced in the "Earnings Briefing for the Period Ended February 2020" dated April 13.

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