

Fukuoka REIT Corporation
[SUMMARY] EARNINGS BRIEFING FOR THE PERIOD ENDED FEBRUARY 2023

(Figures rounded down to nearest mm yen)

1. Overview of the period ended February 2023 [37th Fiscal Period (September 1, 2022 – February 28, 2023)]

(1) Performance

(% shows percentage change from previous period)

	Operating revenues		Operating income		Ordinary income		Profit	
	mm of yen	%	mm of yen	%	mm of yen	%	mm of yen	%
Period ended February 2023	9,037	2.3	3,223	1.3	2,851	1.6	2,849	1.6
Period ended August 2022	8,830	2.0	3,181	(0.1)	2,805	(0.4)	2,804	(0.4)

	Profit per unit	Return on net assets	Ratio of ordinary income to total assets	Ratio of ordinary income to operating revenues
Period ended February 2023	3,580 yen	2.8%	1.4%	31.5%
Period ended August 2022	3,523 yen	2.8%	1.4%	31.8%

(2) Dividends

	Dividend per unit (excl. dividend in excess of earnings)	Total dividend (excl. dividend in excess of earnings)	Dividend in excess of earnings per unit	Total dividend in excess of earnings	Dividend per unit (incl. dividend in excess of earnings)	Total dividend (incl. dividend in excess of earnings)	Payout ratio	Ratio of dividend to net assets
Period ended February 2023	3,580 yen	2,849 mm yen	— yen	— mm yen	3,580 yen	2,849 mm yen	100.0%	2.8%
Period ended August 2022	3,523 yen	2,804 mm yen	— yen	— mm yen	3,523 yen	2,804 mm yen	100.0%	2.8%

(3) Financial condition

	Total assets	Net assets	Ratio of net assets to total assets	Net assets per unit
Period ended February 2023	201,442 mm yen	101,788 mm yen	50.5%	127,875 yen
Period ended August 2022	201,223 mm yen	101,743 mm yen	50.6%	127,818 yen

(4) Cash flows condition

	Cash flows from operating activities	Cash flows from investing activities	Cash flows from financing activities	Balance of cash and cash equivalents at end of period
Period ended February 2023	4,688 mm yen	(117) mm yen	(2,803) mm yen	10,255 mm yen
Period ended August 2022	4,712 mm yen	(5,498) mm yen	(1,314) mm yen	8,488 mm yen

2. Forecast for the period ending August 2023 (March 1, 2023 to August 31, 2023) and the period ending February 2024 (September 1, 2023 to February 29, 2024)

(% shows percentage change from previous period)

	Operating revenues		Operating income		Ordinary income		Profit		Dividend per unit (excl. dividend in excess of earnings)	Dividend in excess of earnings per unit
	mm of yen	%	mm of yen	%	mm of yen	%	mm of yen	%		
Period ending August 2023	9,200	1.8	3,253	0.9	2,866	0.6	2,865	0.5	3,600 yen	— yen
Period ending February 2024	9,280	0.9	3,323	2.2	2,866	—	2,865	—	3,600 yen	— yen

(Reference) Estimated profit per unit (Period ending August 2023) is 3,600 yen and estimated profit per unit (Period ending February 2024) is 3,600 yen.

Please contact below with any inquiries you may have on this report.

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This document is a summary of the Japanese financial report as of April 14, 2023.