

July 18, 2023

Provisional translation only



Fukuoka REIT Corporation  
1-2-25 Sumiyoshi, Hakata Ward, Fukuoka City  
Zenji Koike  
Executive Director  
(Securities Code: 8968)

Asset Management Company:  
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### Notice Concerning Borrowing of Funds

Fukuoka REIT Corporation (FRC) announces that it will conduct the borrowing of funds, as described below. This borrowing is a green loan based on the Green Finance Framework established by FRC. For more information on the Green Loan and our Green Financing Framework, please refer to the Attachment to the "Notice of Borrowing of Funds" dated June 21, 2022.

#### 1. Borrowing of funds

1) Reason for borrowing  
Refinancing on existing borrowing

#### 2) Outline of borrowing

##### Borrowing 1 (long-term debt (Note1))

- |                      |   |
|----------------------|---|
| 1. Lender:           | Sumitomo Mitsui Trust Bank, Limited         |
| 2. Amount:           | 0.9 billion yen                             |
| 3. Interest rate:    | To be announced (Note2) Fixed interest rate |
| 4. Borrowing date:   | July 31, 2023                               |
| 5. Borrowing method: | Loan agreement concluded on July 27, 2023.  |
| 6. Repayment date:   | July 31, 2028                               |
| 7. Repayment method: | Lump-sum upon maturity                      |
| 8. Description:      | No collateral, No guarantee                 |

##### Borrowing 2 (long-term debt (Note1))

- |                      |   |
|----------------------|---|
| 1. Lender:           | Sumitomo Mitsui Trust Bank, Limited         |
| 2. Amount:           | 0.6 billion yen                             |
| 3. Interest rate:    | To be announced (Note2) Fixed interest rate |
| 4. Borrowing date:   | July 31, 2023                               |
| 5. Borrowing method: | Loan agreement concluded on July 27, 2023.  |
| 6. Repayment date:   | July 31, 2031                               |
| 7. Repayment method: | Lump-sum upon maturity                      |
| 8. Description:      | No collateral, No guarantee                 |

(Note 1) Borrowings by green loan as refinancing of acquisition of Sanix Hakata Building and LOGICITY Minato Kashii.

(Note 2) Interest rate will be announced once determined.

3) Outline of refinancing

Refinancing 1 (long-term debt)

1. Lender: Sumitomo Mitsui Trust Bank, Limited
2. Amount: 1.5 billion yen
3. Repayment date: July 31, 2023
4. Repayment method: Lump-sum upon maturity
5. Description: No collateral, No guarantee
6. Disclosure date: July 21, 2015  
July 27, 2015 (Determination of Interest Rate)

2. Status of Debt after Borrowing

			(mm yen)
	Before borrowing	After borrowing	Change
Short-term debt	0	0	0
Long-term debt	81,850	81,850	0
Of which, long-term debt payable due within one year	[11,100]	[9,600]	[(1,500)]
Total	81,850	81,850	0
Investment corporation bonds	5,000	5,000	0
Total Interest-bearing debt	86,850	86,850	0

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 37th Fiscal Period (submitted on May 30, 2023).

\*FRC’s website is [Fukuoka REIT Corporation \(fukuoka-reit.jp\)](http://fukuoka-reit.jp)