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Provisional translation only



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Notice Concerning Additional Acquisition of Investment Units by Fukuoka Jisho Co., Ltd. and Conclusion of Agreement on Pipeline Support with Fukuoka Jisho Co., Ltd.

Fukuoka REIT Corporation (FRC) hereby announces that it today received from Fukuoka Jisho Co., Ltd. (Fukuoka Jisho), which is the main sponsor of FRC's asset management company Fukuoka Realty Co., Ltd. (the Asset Management Company), a notice outlining additional acquisition of investment units of FRC and that it decided today to newly conclude an agreement on pipeline support with Fukuoka Jisho.

1. Principal Details of the Acquisition Outlined in the Notice from Fukuoka Jisho

(1) Total acquisition amount of investment units	A total of 3 billion yen at maximum. However, depending on the conditions of volume, etc. based on the sales transaction agreement to be concluded with a securities company on May 31, 2024, the total acquisition amount may not reach the maximum amount or the acquisition may not be conducted at all.
(2) Acquisition period	Scheduled to be from June 3, 2024, to January 10, 2025. However, the acquisition may be completed prior to January 10, 2025, in case, for example, the total acquisition amount reaches the maximum amount.
(3) Method of acquisition	Fukuoka Jisho will acquire FRC's investment units based on the sales transaction agreement to be concluded with a securities company on May 31, 2024.

2. Significance of the Acquisition

Fukuoka Jisho has been developing a variety of office buildings, retails, hotels, logistics, and residences. FRC has been continuously acquiring the assets which have the profit stability and growth potential of the development properties from Fukuoka Jisho. This additional acquisition of investment units clarifies again the strong support of Fukuoka Jisho, our sponsor, beyond provisions of excellent properties. Further sponsor support that contributes to the medium- to long-term growth of FRC is expected by further promoting alignment of the interests of investors and that of Fukuoka Jisho through additional acquisition of FRC's investment units.

3. Status of Holding of FRC Investment Units by Fukuoka Jisho Prior to the Acquisition

Fukuoka Jisho holds 9.81%, or 78,136 units, of the total number of investment units issued by FRC as of May 30, 2024.

4. Conclusion of Agreement on Pipeline Support

FRC and the Asset Management Company decided today to conclude a new agreement on pipeline support with Fukuoka Jisho on August 28, 2024.

[Overview of New Agreement on Pipeline Support]

Acquisition of real estate assets from third parties (Note 1)	Upon the acquisition of information on an opportunity to purchase real estate assets from a third party ("investment opportunity"), Fukuoka Jisho shall provide the information it obtained on said real estate asset to the Asset Management Company without delay when it abandons the pursuit of the investment opportunity and judges that such case may conform with FRC's investment criteria. However, this shall not apply if prior consent is not obtained from the owner of said real estate asset and information providers including brokers.
Sale of assets to third parties by Fukuoka Jisho (Note 2)	When Fukuoka Jisho intends to sell a real estate asset that is consistent with the investment policy and investment criteria in the management guideline of the Asset Management Company and in which FRC can make investments ("eligible investment asset"), Fukuoka Jisho shall provide information on said eligible investment asset to the Asset Management Company and preferentially propose the sale to FRC through the Asset Management Company if the sale to FRC is deemed appropriate.
Sale of assets to third parties by FRC (Note 3)	When the Asset Management Company intends to sell real estate owned by FRC that was developed by Fukuoka Jisho and its affiliates ("Fukuoka Jisho, etc.") or acquired from Fukuoka Jisho, etc. (including those developed or acquired before the conclusion of the agreement. "sponsor-related asset"), it shall provide information on said sponsor-related asset to Fukuoka Jisho and preferentially propose the sale to Fukuoka Jisho or a party designated by Fukuoka Jisho.
Request for cooperation to Fukuoka Jisho (Note 1)	When the Asset Management Company asks the affiliates of Fukuoka Jisho to cooperate with FRC and the Asset Management Company in accordance with the purpose of the agreement, Fukuoka Jisho can make them cooperate as required by the Asset Management Company.
Period and revision (Note 1)	<p>The effective term of the agreement ("term of agreement") shall be five years from the date of conclusion. However, if the Asset Management Company is no longer the asset management company of FRC, the agreement shall be immediately terminated except for provisions on the sale of assets to third parties by FRC and provisions on confidentiality.</p> <p>Fukuoka Jisho, FRC, and the Asset Management Company can request consultation for revision to other contracting parties in writing six months prior to the expiration of the term of agreement. If no request for consultation for revision is made by the parties concerned at least six months prior to the expiration, the term of agreement will be renewed for another five years. The same shall apply upon the expiration of the term of agreement thereafter.</p> <p>Notwithstanding the above, in the event of significant changes in the situation such as changes in the market evaluation on the cooperation system with Fukuoka Jisho, etc. and FRC and changes in the business policy of Fukuoka Jisho and the investment policy of FRC and the Asset Management Company (including management guideline), Fukuoka Jisho, FRC, and the Asset Management Company can request consultation for revision to other contracting parties in writing even during the effective term of the agreement.</p>

*The changes to the " Agreement on Pipeline Support " dated August 28, 2009, are described in the notes below.

(Note 1) Minor correction of words based on actual business practices, etc.

(Note 2) As the sponsor has deepened its understanding of FRC's investment policy, the sentence "if the sale to FRC is deemed appropriate" has been clearly stated.

(Note 3) A newly established provision that grants sponsors an opportunity to acquire assets when FRC sells sponsor-related assets, as in the case of acquisition.

FRC concluded an agreement on pipeline support on August 28, 2009. For the overview of the agreement, please refer to "Report on Management Structure, etc. of Issuers, etc. of Real Estate Investment Trust Securities 1. Basic Information (6) Matters Concerning Sponsors (ii) Status of Agreement, Etc. on Property Supply and Information Provision with Group Companies of Sponsors "Agreement on Pipeline Support" with Fukuoka Jisho Co., Ltd." dated May 30, 2024, and <Reference> below.

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

<Reference>

[Overview of Agreement on Pipeline Support dated August 28, 2009]

Acquisition of real estate assets from third parties	When Fukuoka Jisho acquires information on an opportunity to purchase real estate assets from a third party ("investment opportunity"), Fukuoka Jisho can decide how it will handle the information in its sole discretion. When Fukuoka Jisho abandons the pursuit of the investment opportunity in its sole discretion and reasonably judges that such case may conform to FRC's investment criteria, Fukuoka Jisho shall provide the information it obtained on said real estate asset to the Asset Management Company as soon as possible. However, this shall not apply if prior consent is not obtained from the owner of said real estate asset and information providers including brokers.
Sale of assets to third parties by Fukuoka Jisho	When Fukuoka Jisho intends to sell a real estate asset that is consistent with the investment policy and investment criteria in the management guideline and in which FRC can make investments ("eligible investment asset"), Fukuoka Jisho shall preferentially propose the sale to FRC through the Asset Management Company. Fukuoka Jisho shall provide as much information as it has on said eligible investment asset to the Asset Management Company.
Request for cooperation to Fukuoka Jisho	When the Asset Management Company asks the group companies of Fukuoka Jisho to cooperate with FRC and the Asset Management Company in accordance with the purpose of the agreement, Fukuoka Jisho shall make each group company cooperate as required by the Asset Management Company. Fukuoka Jisho shall also make each group company exert utmost efforts to realize the purpose of the agreement.
Period and revision	<p>The effective term of the agreement shall be five years from the date of conclusion. However, if the Asset Management Company is no longer the asset management company of FRC, the agreement shall be immediately terminated except in the prescribed cases.</p> <p>Fukuoka Jisho, FRC, and the Asset Management Company can request consultation for revision to other contracting parties in writing six months prior to the expiration of the term of agreement. If no request for consultation for revision is made by the parties concerned at least six months prior to the expiration, the term of agreement will be renewed for another five years. Likewise, it will be automatically renewed upon the expiration of the term of agreement thereafter.</p> <p>Notwithstanding the above, in the event of significant changes in the situation such as changes in the market evaluation on the cooperation system with the group companies of Fukuoka Jisho and FRC and changes in the business policy of Fukuoka Jisho and the investment policy of FRC and the Asset Management Company (including management guideline), Fukuoka Jisho, FRC, and the Asset Management Company can request consultation for revision to other contracting parties in writing even during the effective term of the agreement.</p>