

February 20, 2024

Provisional translation only



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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. The borrowing is a green loan (the “Green Loan”) to be taken out based on the green finance framework established by FRC. For more information of the green loan and the green finance framework, please refer to the press release “Notice Concerning Borrowing of Funds” dated June 21, 2022.

#### 1. Borrowing of funds

##### 1) Reason for borrowings

Refinancing on existing borrowing

##### 2) Outline of borrowings

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

- |                      |   |
|----------------------|---|
| 1. Lender:           | The Nishi-Nippon City Bank, Ltd.              |
| 2. Amount:           | 1.0 billion yen                               |
| 3. Interest rate:    | To be announced (Note 2) Fixed interest rate  |
| 4. Borrowing date:   | February 29, 2024                             |
| 5. Borrowing method: | Loan agreement concluded on February 27, 2024 |
| 6. Repayment date:   | February 28, 2031                             |
| 7. Repayment method: | Lump-sum upon maturity                        |
| 8. Description:      | No collateral, No guarantee                   |

###### Borrowing 2 (long-term debt (Note 1))

- |                      |   |
|----------------------|---|
| 1. Lender:           | The Nishi-Nippon City Bank, Ltd.              |
| 2. Amount:           | 1.0 billion yen                               |
| 3. Interest rate:    | To be announced (Note 2) Fixed interest rate  |
| 4. Borrowing date:   | February 29, 2024                             |
| 5. Borrowing method: | Loan agreement concluded on February 27, 2024 |
| 6. Repayment date:   | February 28, 2033                             |
| 7. Repayment method: | Lump-sum upon maturity                        |
| 8. Description:      | No collateral, No guarantee                   |

### Borrowing 3 (long-term debt (Note 1))

1. Lender: The Bank of Fukuoka Ltd.
2. Amount: 1.0 billion yen
3. Interest rate: Base interest rate (JBA 3-month Japanese Yen TIBOR) + 0.23% (Note 3)
4. Borrowing date: February 29, 2024
5. Borrowing method: Loan agreement concluded on February 27, 2024
6. Repayment date: February 28, 2031
7. Repayment method: Lump-sum upon maturity
8. Description: No collateral, No guarantee

### Borrowing 4 (long-term debt (Note 1))

1. Lender: The Bank of Fukuoka Ltd.
2. Amount: 1.0 billion yen
3. Interest rate: Base interest rate (JBA 3-month Japanese Yen TIBOR) + 0.27% (Note 3)
4. Drawdown date: February 29, 2024
5. Borrowing method: Loan agreement concluded on February 27, 2024
6. Repayment date: February 28, 2033
7. Repayment method: Lump-sum upon maturity
8. Description: No collateral, No guarantee

(Note 1) Borrowings by green loan as refinancing of acquisition of Canal City Hakata • B.

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

(Note 3) The applied base interest rate is the JBA Japanese Yen TIBOR two business days before the borrowing date. Moreover, JBA Japanese Yen TIBOR can be checked on the website of JBA TIBOR Administration.

<https://www.jbatibor.or.jp/english/rate/>

### 3) Outline of refinancing

#### Refinancing 1 (long-term debt)

1. Lender: The Nishi-Nippon City Bank, Ltd.
2. Amount: 2.0 billion yen
3. Borrowing date: February 29, 2024
4. Repayment method: Lump-sum upon maturity
5. Description: No collateral, No guarantee
6. Disclosure date: February 22, 2016

#### Refinancing 2 (long-term debt)

1. Lender: The Bank of Fukuoka Ltd.
2. Amount: 2.0 billion yen
3. Borrowing date: February 29, 2024
4. Repayment method: Lump-sum upon maturity
5. Description: No collateral, No guarantee
6. Disclosure date: February 22, 2016

## 2. Status of Debt after Borrowing

			(mm yen)
	Before borrowing	After borrowing	Change
Short-term debt	0	0	0
Long-term debt	93,350	93,350	0
Of which, long-term debt payable due	[6,700]	[2,700]	[0]

	within one year			
Total		93,350	93,350	0
Investment corporation bonds		3,000	3,000	0
Total Interest-bearing debt		96,350	96,350	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 38th Fiscal Period (submitted on November 29, 2023).

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