

Fukuoka REIT Corporation
[SUMMARY] EARNINGS BRIEFING FOR THE PERIOD ENDED FEBRUARY 2026

(Figures rounded down to nearest mm yen)

1. Overview of the period ended February 2026 (September 1, 2025 to February 28, 2026)

(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 ending February 2026	10,822	0.3	4,487	(0.9)	4,006	(1.2)	4,005	(1.2)
Period ending August 2025	10,792	3.8	4,526	2.7	4,056	2.2	4,055	2.2

	Profit per unit (yen)	Return on net assets (%)	Ratio of ordinary income to total assets (%)	Ratio of ordinary income to operating revenues (%)
Period ending February 2026	4,610	3.5	1.8	37.0
Period ending August 2025	4,661	3.6	1.8	37.6

(2) Dividends

	Dividend per unit (excl. dividend in excess of earnings)(yen)	Total dividend (excl. dividend in excess of earnings) (mm yen)	Dividend in excess of earnings per unit(yen)	Total dividend in excess of earnings (mm yen)	Dividend per unit (incl. dividend in excess of earnings) (yen)	Total dividend (incl. dividend in excess of earnings) (mm yen)	Payout ratio (%)	Ratio of dividend to net assets (%)
Period ending February 2026	4,151	3,606	—	—	4,151	3,606	90.0	3.2
Period ending August 2025	4,203	3,651	—	—	4,203	3,651	90.1	3.2

(Note 1) Dividend per unit for the fiscal year ended February 2026 is calculated based on the amount obtained by deducting 399 million yen as provision of reserve for tax purpose reduction entry from unappropriated retained earnings for the fiscal period. (Note 2) Dividend per unit for the fiscal year ended August 2025 is calculated based on the amount obtained by deducting 403 million yen as provision of reserve for tax purpose reduction entry from unappropriated retained earnings for the fiscal period. (Note 3) The dividend payout ratio for the fiscal period ended August 2025 are calculated using the following formula: "Dividend payout ratio = Total dividends (excluding dividends in excess of earnings)/Net income × 100"

(3) Financial condition

	Total assets (mm yen)	Net assets (mm yen)	Ratio of net assets to total assets (%)	Net assets per unit (yen)
Period ending February 2026	227,423	113,727	50.0	130,898
Period ending August 2025	226,809	113,373	50.0	130,491

(4) Cash flows condition

	Cash flows from operating activities (mm yen)	Cash flows from investing activities (mm yen)	Cash flows from financing activities (mm yen)	Balance of cash and cash equivalents at end of period (mm yen)
Period ending February 2026	5,817	(130)	(3,650)	9,895
Period ending August 2025	4,642	(14,392)	(4,071)	7,859

2. Forecast for the period ending August 31, 2026 (March 1, 2026 to August 31, 2026) and the period ending February 2027

(September 1, 2026 to February 28, 2027) (% shows percentage change from previous period)

	Operating revenues		Operating income		Ordinary income		Profit		Dividend per unit (excl. dividend in excess of earnings)(yen)	Dividend in excess of earnings per unit
	mm of yen	%	mm of yen	%	mm of yen	%	mm of yen	%		
Period ending August 2026	10,670	(1.4)	4,264	(5.0)	3,728	(6.9)	3,727	(6.9)	4,000	— yen
Period ending February 2027	10,743	0.7	4,303	0.9	3,739	0.3	3,737	0.3	4,000	— yen

(Reference) Estimated profit per unit (Period ending August 2026) is 4,291 yen and estimated profit per unit (Period ending February 2027) is 4,302 yen. (Note) Dividends per unit are calculated by deducting the estimated reserve for tax purpose reduction entry per unit (252 mm yen) for Aug. 2026 from the estimated profit per unit for the current period and for tax purpose reduction entry per unit (262 mm yen) for Feb. 2027 from the estimated profit per unit for the current period.