Provisional translation only

February 8, 2013

Fukuoka REIT Corporation
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Notice on Issuance of New Investment Units

Fukuoka REIT Corporation (FRC) announces it has resolved at the Board of Directors Meeting held today to issue new investment units as described below.

1. Issuance of New Investment Units through Public Offering

(1) Total number of units to be offered:	14,950 units
(2) Paid- in amount (issue value):	To be determined (The price shall be determined by a resolution of the Board of Directors Meeting on a date (the "pricing date") between February 20, 2013 (Wednesday) and February 22, 2013 (Friday)
(3) Total paid-in amount (issue value):	To be determined
(4) Offering method:	The investment units shall be offered as a public offering, and underwritten in full by SMBC Nikko Securities Inc. ("Lead Manager"), as well as Nomura Securities Co., Ltd., Mizuho Securities Co., Ltd., Mitsubishi UFJ Morgan Stanley Securities Co., Ltd., Daiwa Securities Co., Ltd., and Nishi-Nippon City Tokai Tokyo Securities Co., Ltd. ("Underwriters"

Disclaimer: This document is a press release to publicly announce the issuance of new investment units, and has not been prepared for the purpose of enticing investment. When applying to purchase investment units issued by Fukuoka REIT Corporation, please do so based on your own judgment and responsibility, without failing to read the Prospectus on issuing new investment units and its corrections (if any) prepared by Fukuoka REIT Corporation.

collectively with Lead Manager). The issue price (offer price) of the public offering shall provisionally be calculated by multiplying the value, which is obtained by deducting the forecast dividend per unit of 16,200 yen from the closing price of FRC's investment unit (the "Investment Unit") from regular transaction on the Tokyo Stock Exchange (TSE) on the pricing date (or the closing date on the day immediately preceding the pricing date in the event there is no closing price) by a factor of 0.90~1.00 (amounts less than ¥1 omitted), and shall be determined in consideration of demand and other factors.

(5)Underwriting agreement: The Underwriters shall pay FRC the total paid-in amount (issue value) on the payment date mentioned under (8) below. The difference between the total amount of issue price (offer price) and the total paid-in amount (issue value) in the public offering shall be the proceeds to be taken by the Underwriters. FRC will pay no underwriting commission to the Underwriters.

(6) Subscription unit: One unit or more in multiples of one unit

(7) Subscription period: February 21, 2013 (Thursday) to February 22, 2013 (Friday)
Subject to demand and other factors, the subscription period may be brought down. In that case, the latest subscription period shall be February 25, 2013 (Monday) to February 26, 2013 (Tuesday)

(8) Payment date: March 1, 2013 (Friday)

(9) Delivery date: March 4, 2013 (Monday) (next business day after the payment date)

(10) The issuance price (offer price), the paid-in amount (issue value), and other necessary items relating to the issuance of new investment units shall be decided at a future Board of Directors Meeting.

(11) The aforementioned items shall be subject to the effectiveness of the Securities Registration Statement in accordance with the Financial Instruments and Exchange Act.

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2. Total Number of Investment Units Outstanding after New Issuance

Total number of investment units outstanding	123,050 units
Number of new investment units to be issued through the public offering	14,950 units
Total number of investment units outstanding after the public offering	138,000 units

3. Purpose and Reason for Issuance

As a result of examining market trends, dividend levels and other factors, FRC has decided to issue new investment units in order to realize external growth through acquisition of new specified assets (assets depicted in Article 2-1 of the Act on Investment Trusts and Investment Corporations; the same applies below).

4. Amount of Funds to be Procured, Use and Scheduled Payment

(1) Total amount to be procured (approximate net balance)
9,249,000,000 yen
(Note) The above figure is as estimated amount calculated as of January 25, 2013 (Friday)

(2) Specific use of the funds to be procured and scheduled payment

The proceeds will be allocated to funds for acquisition of new specified assets (including acquisition costs) disclosed in the "Notice on Property Acquisition (Conclusion of Agreement)" announced today. After the allocation, the remaining amount will be used to repay borrowings.

5. Designation of Distribution Destinations
None

6. Future Outlook
As described in the "Notice on Revision to Forecast of Performance for Fiscal Period Ending August 2013" separately announced today.

7. Operating Results of Past Three Fiscal Periods and Status of Equity Financing

(1) Operating results of past three fiscal periods

	Fiscal Period Ended August 2011	Fiscal Period Ended February 2012	Fiscal Period Ended August 2012
Net income per unit (Note)	16,922 yen	16,621 yen	16,193 yen
Dividend per unit	16,922 yen	16,621 yen	16,193 yen
Actual payout ratio	100.0%	100.0%	100.0%
Net assets per unit	579,113 yen	578,812 yen	578,384 yen

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(Note) Net income per unit has been calculated by dividing net income by the average number of investment units weighted by the number of days.

(2) Recent status of investment unit price

1) Status in the past three fiscal periods (High and low prices in comparison with the closing prices of respective trading days in the covered trading months)

	Fiscal Period Ended August 2011	Fiscal Period Ended February 2012	Fiscal Period Ended August 2012
Opening price	608,000 yen	538,000 yen	532,000 yen
High	609,000 yen	542,000 yen	599,000 yen
Low	515,000 yen	465,500 yen	525,000 yen
Closing price	542,000 yen	536,000 yen	548,000 yen

2) Status in the last six months (High and low prices in comparison with the closing prices of respective trading days in the covered trading months)

	August 2012	September 2012	October 2012	November 2012	December 2012	January 2013
Opening price	553,000 yen	551,000 yen	569,000 yen	600,000 yen	605,000 yen	662,000 yen
High	572,000 yen	569,000 yen	604,000 yen	605,000 yen	658,000 yen	720,000 yen
Low	545,000 yen	536,000 yen	565,000 yen	578,000 yen	598,000 yen	654,000 yen
Closing price	548,000 yen	569,000 yen	600,000 yen	605,000 yen	658,000 yen	720,000 yen

3) Investment unit price on the business day preceding the resolution day of the issuance

	February 7, 2013
Opening price	744,000 yen
High	746,000 yen
Low	737,000 yen
Closing price	743,000 yen

(3) Status of equity financing in the past three fiscal periods

Public Stock Offering

Issue date	March 1, 2011
Amount to be procured	8,913,248,000 yen
Paid-in amount (issue value)	557,078 yen
Number of investment units outstanding at the time of public	107,050 units

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offering	
Number of investment units to be issued through public offering	16,000 units
Number of investment units outstanding after the public offering	123,050 units
Initial use of funds at the time of issuance	Total amount will be allocated to part of funds for acquisition of specified assets to be acquired
Scheduled expenditure period at the time of issuance	After March 2011
Current allocation conditions	The entire amount was allocated at the scheduled expenditure period above

8. Other (Limitations on Sale, Additional Issuances, etc.)

(1) Fukuoka Jisho Co., Ltd. is a unitholder owning 13,955 of the Investment Units as of February 8, 2013. Upon the public offering, Fukuoka Jisho has agreed with the Lead Manager that it will not sell the 13,955 investment units it has owned prior to the public offering, for a period from the pricing date and the date three months (until June 1, 2013) after the payment date (March 1, 2013), without obtaining prior written consent from the Lead Manager.

(2) Upon the public offering, FRC has agreed with the Lead Manager that it will not issue Investment Units for a period from the pricing date and the date 90 days after the payment date, without obtaining prior written consent from the Lead Manager.

(3) Even in each of the aforementioned cases, the Lead Manager has the right to terminate agreed to conditions in part or in whole, or reduce the period of limitation, at its own discretion during the limitation period.

＊Distribution Destination of the Materials

Kabuto Club, Land, Infrastructure, Transport and Tourism Reporter Club, Ministry of Infrastructure, Transport and Tourism Construction Specialist Reporter Club, Fukuoka Keizai Reporter Club, Fukuoka Stock Exchange Financial Reporter Club

＊Homepage Address of the Investment Corporation http://www.fukuoka-reit.jp/eng

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