

FUKUOKA JISHO COMPANY BROCHURE

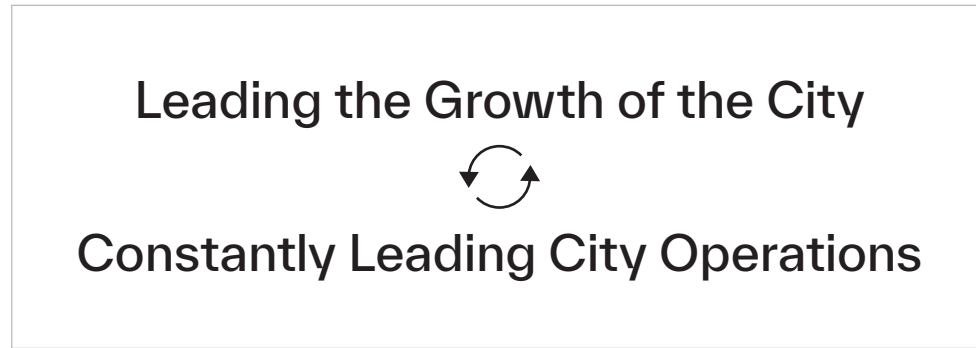
FOR AN EXCITING FUKUOKA

Evolving faster than any other city in Japan today, Fukuoka is full of potential, and its future growth is thrillingly unpredictable. Fukuoka Jisho is ready to mark the first step in making that dynamic evolution happen. It creates energetic interactions among people, goods, and events to accelerate the city's growth. As a leader in city operations, we are determined to pave the new era with the community. Because our mission lies in making the city a more exciting place.



PURPOSE

The future created by Fukuoka Jisho



For the people

People make a city attractive and an attractive city further attracts people. We create this cycle through places and experiences.

For the businesses

We create values to inspire corporate relocation to the city and stimulate the economies of Kyushu, Japan, and Asia.

For the city

We aim to build an urban infrastructure, both hardware and software, that supports all aspects of city life.

STRENGTH

Born and raised in Fukuoka
we can open up new possibilities for Fukuoka

Development Expertise

We take on the challenge of creating innovative mechanisms and always lead the pack - continuing to create a new Fukuoka.

City Operation Prowess

We continuously play a role in city operations while responding flexibly to business growth issues as Fukuoka evolves.

Frontier Spirit

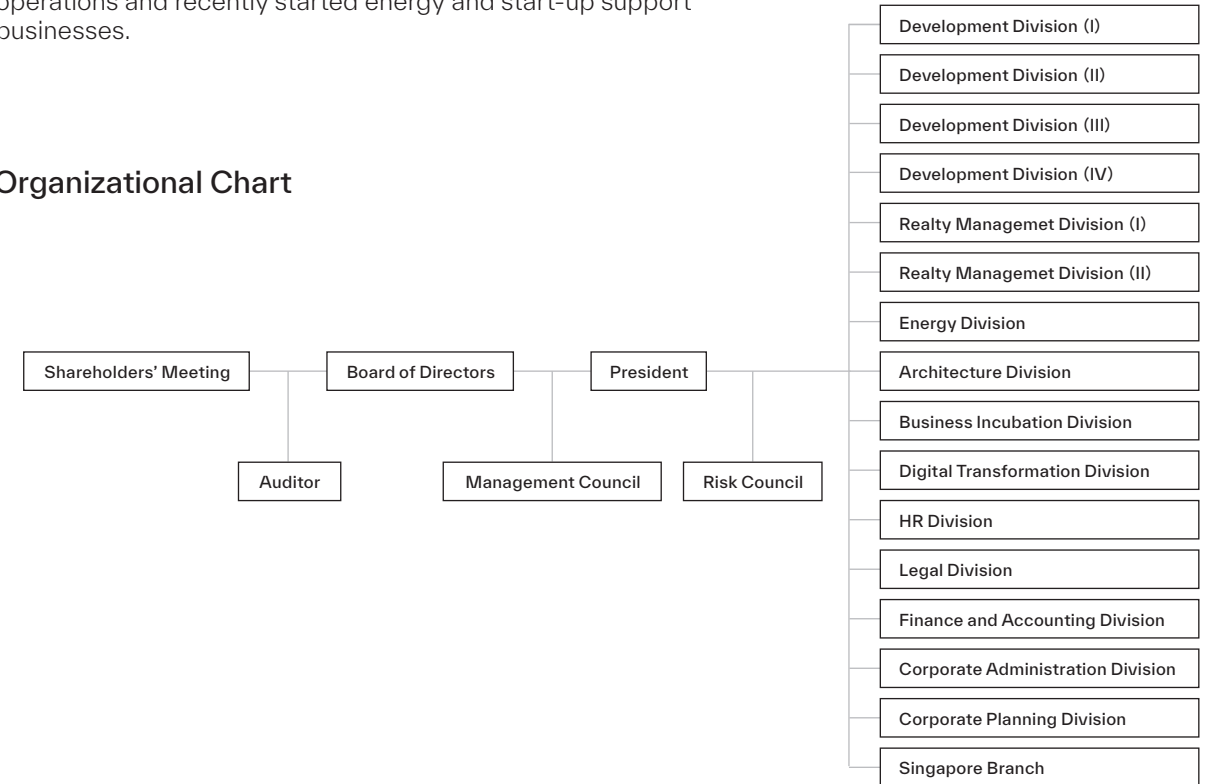
A frontier spirit based on unconventional ideas and solid local networks creates a growth cycle of people, businesses, and the city.

OUR BUSINESS

Creating new values and making the city more exciting

We are engaged in office, residential, retail, hotel, and logistics operations and recently started energy and start-up support businesses.

Organizational Chart



Group Company

Sunlife Co., Ltd.

Facility maintenance management, construction management

Fukuoka Realty Co.,Ltd.

Asset Management of Fukuoka REIT Investment Corporation

FJ Asset Management Co., Ltd.

Asset management of FJ Private REIT Investment Corporation

FJ. Business Solutions Co., Ltd.

Shared services

FJ Urban Operations Co.,Ltd.

Business management

FJ Entertainment Works Co., Ltd.

Commercial facility management, event planning and implementation

FJ Hotels Co., Ltd.

Hotel Management

FJ.Logi Co., Ltd.

Logistics Facility Management



Office design to enhance the city's real estate values and attractiveness

We practice developing, tenant leasing, and managing office buildings in central Fukuoka, corresponding to approximately 12% of the city's entire leased office floors.



OFFICE

RESIDENCE



Home creation to boost people's love for Fukuoka

Fukuoka's urban area is experiencing an influx of young and international populations. We develop safe and comfortable housing to meet diverse needs.



Logistics facilities 'Logicity' to support the rapid progress of Fukuoka/Kyushu

From development to facility operation and logistics operations for the customer, the company aims to work closely with customers to provide the best possible logistics solutions.



LOGISTICS RETAIL

Developing retail facilities to drive attractive urban development

The company plans, develops and operates a wide range of commercial facilities, including Canal City Hakata, Konoha Mall Hashimoto and Park Place Oita, all while contributing to the revitalisation of local communities.



From business to tourism. Diverse hotels that will surprise and comfort.

Under the slogan "WONDER", the company is developign and managing hotels that bring colour to the city and create memorable experiences.



HOTEL

ENERGY

Towards a sustainable future

Acquiring and operating a range of renewable energy assets and contributing to an environmentally friendly society.



Strengthening ties between Fukuoka and other ASEAN countries

Strengthening ties with fast-growing ASEAN countries to further establish its position as a hub in Asia. We are expanding both our "inbound" and "outbound" networks.

ASEAN

LIFE SCIENCES



Fukuoka - a hub for life science companies

We develop life science labs and incubation centers to provide high-quality R&D and innovation environments. Through life science start-up funds, we contribute to developing technological seeds and fostering industries.

START-UP INCUBATION

Supporting Fukuoka's start-ups

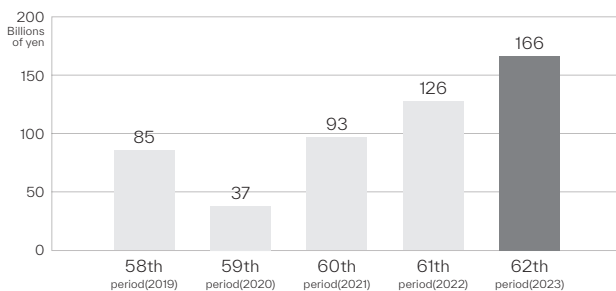
Our services include investment and hands-on support. We jointly operate the Fukuoka Growth Next (FGN) initiatives with the city to develop start-up ecosystems.



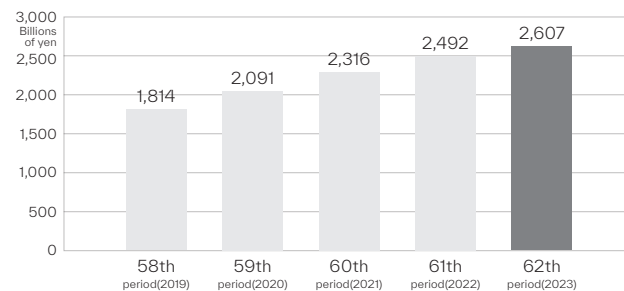
INFOGRAPHICS

Fukuoka Jisho Group in Figures

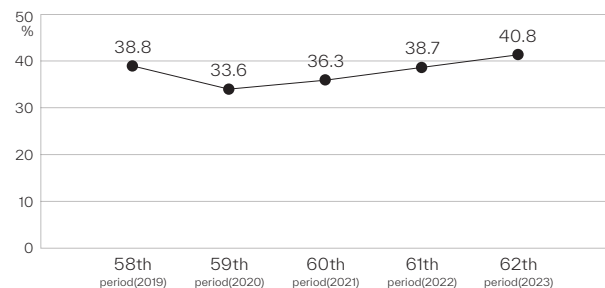
Profit Before Income Taxes



Total Assets



Equity Ratio



Total leasable area in office buildings



Approx. 300,000m²
as of December, 2023

Vacancy rate of office buildings



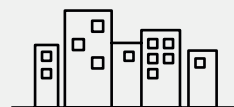
Approx. 2.2%
as of December, 2023

Number of partner companies



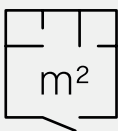
Approx. 1,260
as of December, 2023
(Number of tenant contracts)

Number of start-up companies supported



568
Cumulative total
from April, 2023 to December, 2023

Sunlife Managed floor space



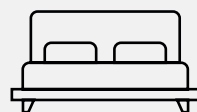
Approx. 2,600,000m²
as of December, 2023

Number of logistics facilities owned and developed



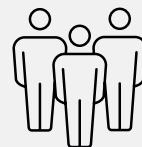
11
as of December, 2023

Number of hotel rooms under management



2,985
as of December, 2023

Number of corporate employees



Approx. 1,800
(Male 60% Female 40%)
as of December, 2023

Trade name	Fukuoka Jisho Co., Ltd.
Established	July 19,1961
Location	1-2-25 Sumiyoshi, Hakata-ku, Fukuoka-shi, Fukuoka Canal City Business Centre Building 10F 812-0018 Representative : TEL 092-272-2787 / FAX 092-272-5553
Capital	100 million yen
No. of employees	171 (as of December, 2023)
Registrations/permits	Building lot and building transaction business - Fukuoka Prefectural Governor (2) No. 18780 First-class architect's office - Fukuoka Prefectural Governor Registration No. 1-11829 Security services Fukuoka Prefectural Public Safety Commission No. 90000584 Money lending business - Fukuoka Prefectural Governor (6) No. 08457.
Fiscal year end	May (yearly)
Main correspondent banks	THE NISHI-NIPPON CITY BANK, LTD., Development Bank of Japan Inc., Mizuho Bank, Ltd., MUFG Bank, Ltd., Sumitomo Mitsui Banking Corporation, Sumitomo Mitsui Trust Bank, Limited

Activities

1. Buying, selling, leasing, brokering and managing real estate.
2. Planning, researching, designing, and formulating business plans in relation to urban planning, urban development, regional development, joint buildings and consulting services in relation to urban planning, urban development, regional development and communal buildings.
3. Construction, sale, leasing and management of housing, and development and sale of land
4. Services relating to the management and operation of car parks.
5. Services relating to the inspection and maintenance of buildings and maintenance attached to buildings.
6. Investment in and management of special purpose companies, special purpose companies (companies stipulated in the Regulations on Terminology, Forms and Preparation of Financial Statements) and real estate trusts.

