UNITED STATES
SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM 8-K

CURRENT REPORT
Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): November 16, 2026

FULGENT GENETICS, INC.

(Exact Name of Registrant as Specified in Charter)

Delaware	**001-37894**	**81-2621304**
(State or other jurisdiction of incorporation)	(Commission File Number)	(IRS Employer Identification No.)

4399 Santa Anita Avenue **El Monte, California**	**91731**
(Address of Principal Executive Offices)	(Zip Code)

(626) 350-0537
(Registrant's telephone number, including area code)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

☐ Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)

☐ Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)

☐ Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))

☐ Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Securities registered pursuant to Section 12(b) of the Act:

Title of each class	**Trading Symbol(s)**	**Name of each exchange on which registered**
Common Stock, par value $0.0001 per share	FLGT	The Nasdaq Stock Market (Nasdaq Global Market)

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company ☐

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act. ☐

Item 1.01 Entry into a Material Definitive Agreement.

On November 16, 2026, Fulgent Genetics, Inc. (the "Company") entered into a Lease (the "Lease") with EP 63 Kendrick Realty LLC (the "Landlord") for approximately 44,644 rentable square feet located at 63 Kendrick Street, Needham, Massachusetts (the "Premises"), to be used for office, research and development, diagnostic laboratory (including, without limitation, an anatomic pathology laboratory), light manufacturing and warehouse space. The term of the Lease is estimated to commence on the date that is the earlier of (i) August 1, 2027 and (ii) the date on which a final (non-temporary) Certificate of Use and Occupancy covering the Premises has been issued (the "Term Commencement Date"). The base rent will be due 180 days following the Term Commencement Date. The term of the Lease will end on the last day of the month which is 126 months after the Term Commencement Date. The initial monthly base rent is $132,071.83 per month, subject to annual increases of 3.0%. The Company has the option to extend the term of the Lease for two successive five-year periods at fair market rent. The Landlord will provide the Company with a tenant improvement allowance that shall not exceed $100 per rentable square foot. If the Landlord fails to deliver the Premises by certain dates following the target delivery date of January 1, 2027, the Company will be entitled to an abatement of base rent and, if such delay continues for more than 90 days, the right to terminate the Lease, in each case subject to the terms of the Lease. The Company is providing an initial security deposit of $792,431 in cash and such security deposit is subject to reduction upon the satisfaction of certain conditions. The Company will also be responsible for interior and exclusive-use repairs, replacements and services, and its share of operating costs, under the terms of the Lease.

The preceding description of the Lease is qualified in its entirety by reference to the full text of the Lease, which the Company intends to file as an exhibit to its Annual Report on Form 10-K for the fiscal year ended December 31, 2026.

Item 2.03 Creation of a Direct Financial Obligation or an Obligation under an Off-Balance Sheet Arrangement of a Registrant.

To the extent applicable, the information set forth under Item 1.01 of this Current Report on Form 8-K is hereby incorporated in this Item 2.03 by reference.

SIGNATURE

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Date: November 18, 2026

FULGENT GENETICS, INC.

By: */s/ Paul Kim*
Name: Paul Kim
Title: Chief Financial Officer