

June 25, 2025

To All Concerned Parties

Name of REIT Issuer  
One REIT, Inc.  
1-5-5 Otemachi, Chiyoda-ku, Tokyo, Japan  
Hidetoshi Kato, Executive Director  
(TSE Code: 3290)  
Contact:  
Asset Management Company  
Mizuho REIT Management Co., Ltd.  
Toshiaki Nakayama, Chief Executive Officer  
Contact Person: Kazuhiro Mitsuka,  
Managing Director Finance & Administration Division  
TEL: +81-3-5220-3804

Notice concerning Change of Representative Director at Asset Management Company

One REIT, Inc. (hereinafter referred to as “One REIT”) announced today that Mizuho REIT Management Co., Ltd., One REIT’s asset manager, decided at its Board of Directors meeting held today to make the following change to its representative director.

Change of Representative Director (effective June 25, 2025)

Name	New Title	Former Title
Toshiaki Nakayama	Representative Director	Director
Hirofumi Nabeyama	—	Representative Director

Hirofumi Nabeyama has resigned his position due to the completion of his tenure.

One REIT will carry out necessary notification procedures in accordance with the Financial Instruments and Exchange Act, Real Estate Brokerage Act, and other applicable laws and regulations.

The career summary of the new representative director is attached.

One REIT corporate website: <https://one-reit.com/en/>

ATTACHMENT

Career Summary of New Representative Director

Title	Name	Career Highlights	
Representative Director	Toshiaki Nakayama	April 1998	Joined The Fuji Bank, Limited (currently Mizuho Bank, Ltd.)
		July 2013	Senior Manager of Real Estate Finance Department of Mizuho Bank, Ltd.
		April 2016	Senior Manager of Business Promotion Department II of Mizuho Bank, Ltd.
		April 2018	Deputy General Manager of Real Estate Finance Department of Mizuho Bank, Ltd.
		April 2025	Real Estate Business Coordination Department of Mizuho Trust & Banking Co., Ltd. (current)
			Seconded to Mizuho Realty One Co., Ltd. Executive Officer (current)
			Re-seconded to Mizuho REIT Management Co., Ltd. Director
		June 2025	Re-seconded to Mizuho REIT Management Co., Ltd. Representative Director (current)