

August 28, 2025

To All Concerned Parties

Name of REIT Issuer  
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Asset Management Company  
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### Notice concerning Borrowing of Funds (Green Loan)

One REIT, Inc. (hereinafter referred to as “One REIT”) announced that it has decided on borrowing of funds (hereinafter referred to as the “Borrowings”) as follows today.

All of the Borrowings are green loans to be executed based on the green finance framework established by One REIT.

For details of the green finance framework, please refer to “Green Finance” on One REIT’s website (<https://one-reit.com/en/sustainability/finance/greenfinance.html>).

#### 1. Overview of the Borrowings

##### (1) Details of the Borrowings

Contract No.	Lenders	Borrowing amount (million yen)	Interest rate	Drawdown date	Repayment date	Security/ Principal repayment method
0044	Syndicate of lenders arranged by Mizuho Bank, Ltd. (Note1) (Note2)	2,000 (Green Loan)	Floating rate: base interest rate (JBA one-month Japanese yen TIBOR) +0.40000% (Note5)	September 8, 2025	September 7, 2029	Unsecured / Unguaranteed • Lump-sum repayment on the maturity date (Note8)
0045	Syndicate of lenders arranged by Mizuho Bank, Ltd. (Note3)	2,850 (Green Loan)	Floating rate: base interest rate (JBA one-month Japanese yen TIBOR) +0.45000% (Note5)		September 7, 2030	
0046	Syndicate of lenders arranged by Mizuho Bank, Ltd. (Note4)	5,124 (Green Loan)	Floating rate: base interest rate (JBA six-month Japanese yen TIBOR) +0.45000% (Note6) (Note7)		September 7, 2030	
Total		9,974				

(Note1) The syndicate of lenders will consist of Mizuho Trust & Banking Co., Ltd., SBI Shinsei Bank, Limited, Resona Bank, Limited and The Bank of Fukuoka, Ltd.

(Note2) The conclusion of the Borrowings falls under the category of a transaction with “interested persons, etc.” defined in the Act on Investment Trusts and Investment Corporations and a “transaction with an interested party” defined in the internal rules

concerning trading with an interested party of Mizuho REIT Management Co., Ltd. (hereinafter referred to as the “Asset Management Company”), and the decision is made after taking predetermined procedures in accordance with the internal rules of the Asset Management Company. The same applies hereinafter.

(Note3) The syndicate of lenders will consist of Mizuho Trust & Banking Co., Ltd., Mizuho Bank, Ltd., Aozora Bank, Ltd., and The Bank of Yokohama, Ltd.

(Note4) The syndicate of lenders will consist of Mizuho Trust & Banking Co., Ltd., Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, SBI Shinsei Bank, Limited, Resona Bank, Limited and Aozora Bank, Ltd.

(Note5) The base interest rate to be applied for the calculation period of the interest due on interest payment dates is scheduled to be the one-month Japanese yen TIBOR announced by the Japanese Bankers Association (JBA) TIBOR Administration on two business days prior to the drawdown date for the first interest payment period, and two business days prior to the interest payment date immediately preceding each interest payment date thereafter. The Japanese yen TIBOR by the JBA can be found on the website of the JBA TIBOR Administration (<https://www.jbatibor.or.jp/english/rate/>).

(Note6) The base interest rate to be applied for the calculation period of the interest due on interest payment dates is scheduled to be the six-month Japanese yen TIBOR announced by the Japanese Bankers Association (JBA) TIBOR Administration on two business days prior to the drawdown date for the first interest payment period, and two business days prior to the interest payment date immediately preceding each interest payment date thereafter.

(Note7) The interest rate will be effectively fixed through interest rate swaps.

(Note8) If certain conditions are met from the drawdown date to the repayment date such as One REIT providing prior written notice, One REIT may prepay all or part of the Borrowing.

## (2) Reason for the Borrowings

The borrowed funds will be used to repay existing borrowings (contract numbers: 0028, 0030 and 0035, total outstanding: 9,974 million yen) due on September 8, 2025<sup>(Note1)</sup>.

The existing borrowings due on September 8, 2025, are funds raised for the purpose of financing or refinancing the acquisition funds of ONEST Kanda Square, ONEST Hongo Square and ONEST Ikebukuro East Building, which are specified assets that meet the eligibility criteria set out in the green finance framework.

(Reference: Details of existing borrowings subject to repayment)

Reference: Details of Existing Borrowings Subject to Repayment						
Contract No.	Lenders	Borrowing amount (million yen)	Interest rate	Drawdown date	Repayment date <sup>(Note1)</sup>	Security/ Principal repayment method
0028	Mizuho Trust & Banking Co., Ltd. Mizuho Bank, Ltd. Sumitomo Mitsui Banking Corporation SBI Shinsei Bank, Limited Resona Bank, Limited Aozora Bank, Ltd.	5,124	Fixed: 0.58600% (Note2)	September 7, 2020	September 8, 2025	Unsecured / Unguaranteed • Lump-sum repayment on the maturity date
0030	Mizuho Trust & Banking Co., Ltd. Mizuho Bank, Ltd. SBI Shinsei Bank, Limited Resona Bank, Limited Aozora Bank, Ltd. The Bank of Yokohama, Ltd.	2,850	Fixed: 0.55971%	March 30, 2021		
0035	Mizuho Trust & Banking Co., Ltd. Mizuho Bank, Ltd. Sumitomo Mitsui Banking Corporation SBI Shinsei Bank, Limited Resona Bank, Limited The Bank of Fukuoka, Ltd.	2,000	Floating: 1.12000% (Note3)	September 7, 2022		
Total		9,974				

(Note1) The repayment date of the individual loan agreement is September 7, 2025, but because this date is a bank holiday, the actual repayment date will be the next business day, September 8, 2025.

(Note2) Since interest rate is effectively fixed through the interest rate swap, the interest rate effectively fixed by such arrangement is stated.

(Note3) The applicable interest rate as of August 28, 2025, is described.

(3) Amount, Use, and Expenditure Date of Funds to Be Procured

I. Amount of funds procured

9,974 million yen

II. Specific use of funds procured

As described above in “(2) Reason for the Borrowings”, the funds will be used for the repayment.

III. Expenditure date

September 8, 2025

2. Status of Interest-bearing Debt after the Borrowings

(unit: million yen)

		Before the Borrowings	After the Borrowings	Change
	Short-term borrowings <sup>(Note)</sup>	22,094	12,120	-9,974
	Long-term borrowings <sup>(Note)</sup>	33,900	43,874	9,974
	Total borrowings	55,994	55,994	—
	Investment corporation bonds	9,400	9,400	—
	Total interest-bearing debt	65,394	65,394	—

(Note) With a base date of September 8, 2025, “Short-term borrowings” refer to borrowings due within one year (including long-term borrowings due within one year) and “Long-term borrowings” refer to borrowings due in more than one year.

3. Other

Risks related to the Borrowings remain unchanged from the description of “Chapter 1 Fund Information – Part 1 Fund Status – 3. Investment Risks” (Japanese version only) of the securities report filed on May 29, 2025.

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