

September 4, 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
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Notice concerning Conclusion of Interest Rate Swap Agreement

One REIT, Inc. (hereinafter referred to as “One REIT”) announced today the conclusion of an interest rate swap agreement (hereinafter referred to as the “Agreement”) with respect to the contract number 0046 out of the borrowings announced in “Notice concerning Borrowing of Funds (Green Loan)” dated August 28, 2025.

1. About the Agreement

(1) Reason for Concluding the Agreement

The Agreement has been concluded to avoid risk of interest rate fluctuation concerning borrowings under contract number 0046.

(2) Details of the Agreement

Target borrowing	Counterparty	Assumed principal (million yen)	Interest rate (Note 1)	Commencement date	Termination date	Interest rate payment date
Contract number 0046	Mizuho Bank, Ltd. (Note 2)	5,124	Fixed interest rate payable: 1.82850% Floating interest rate receivable: base interest rate (JBA six-month Japanese yen TIBOR) +0.45000%	September 8, 2025	September 7, 2030	First payment on February 28, 2026, with subsequent payments on the last day of August and February of each year and on the final repayment date.

(Note 1) The applicable interest rates for contract number 0046 will be effectively fixed at 1.82850% with the conclusion of the Agreement.

(Note 2) The conclusion of the Agreement constitutes 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 regulations concerning trading with an interested party of Mizuho REIT Management Co., Ltd. (hereinafter referred to as the “Asset Management Company”), and the decision was made after following predetermined procedures in accordance with the internal rules and regulations of the Asset Management Company.

2. Other

Risks related to the conclusion of the Agreement 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: <http://www.one-reit.com/en/>