

November 26, 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 Important Employees at Asset Management Company

One REIT, Inc. (hereinafter referred to as “One REIT”) has announced today that Mizuho REIT Management Co., Ltd., One REIT’s asset manager, resolved to make the following changes regarding important employees.

Change of Important Employees (effective December 1, 2025)

Name	New Title	Former Title
Hidetoshi Kato	Director, Manager of Investment Development Division	Director, Manager of Investment & Asset Management Division I and Manager of Investment Development Division
Katsuya Kume	Manager of Investment & Asset Management Division I	Deputy Manager of Investment & Asset Management Division I

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 Manager of Investment & Asset Management Division I is attached.

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

ATTACHMENT

Career Summary of New Manager of Investment & Asset Management Division I

Title	Name	Career Highlights	
Manager of Investment & Asset Management Division I	Katsuya Kume	April 2004	Joined Bussan Real Estate Co., Ltd. (currently Mitsui & Co. Real Estate Ltd.)
		December 2012	Joined Jowa Holdings Company, Limited (currently UNIZO Holdings Company, Limited) Seconded to Jowa Real Estate Company, Limited (currently UNIZO Real Estate Company, Limited)
		December 2013	Joined Japan Hotel REIT Advisors Co., Ltd.
		April 2019	Joined Mizuho Realty One Co., Ltd. Seconded to Mizuho Real Estate Management Co., Ltd. Assigned to Asset Management Division
		July 2020	Appointed as Assistant Manager of Asset Management Division First Team
		October 2022	Appointed as Assistant Manager of Asset Management Division Second Team
		October 2025	Seconded to Mizuho REIT Management Co., Ltd. Appointed as Deputy Manager of Investment & Asset Management Division I (current position)
		December 2025	Appointed as Manager of Investment & Asset Management Division I (scheduled)