

January 30, 2026

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 Completion of Asset Transfer
(ONEST Minami-Otsuka Building and Shinkawa 1-chome Building)

One REIT, Inc. (hereinafter referred to as “One REIT”) announced that the asset transfer of ONEST Minami-Otsuka Building and Shinkawa 1-chome Building has been completed today, as announced in “Notice concerning Transfer of Domestic Real Estate Trust Beneficiary Rights (ONEST Minami-Otsuka Building and Shinkawa 1-chome Building)” dated September 30, 2025 as follows.

1. Overview of Transfer

Property No.	Property name	Transferred Asset	Transfer Price (Note)
OT-22	ONEST Minami-Otsuka Building	Trust beneficiary rights	6,230 million yen
OT-26	Shinkawa 1-chome Building	Trust beneficiary rights	

(Note) The transfer price excludes transfer costs, adjusted amount of fixed asset tax and city planning tax, consumption tax and local consumption tax, etc.

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