

March 13, 2026

To All Concerned Parties

Name of REIT Issuer

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Notice concerning Completion of Asset Transfer
(ONEST Kyoto Karasuma Square, 10.0% quasi-co-ownership interest)

One REIT, Inc. (hereinafter referred to as “One REIT”) announced that it has completed the first transfer (10.0% quasi-co-ownership interest) of ONEST Kyoto Karasuma Square today, as described in the previous press release “Notice concerning Acquisition of Domestic Real Estate Trust Beneficiary Rights (CANDEO HOTELS KYOTO KARASUMA ROKKAKU) and Transfer of Domestic Real Estate Trust Beneficiary Rights (ONEST Kyoto Karasuma Square)” dated December 15, 2025, as described below.

1. Overview of Transfer

Property No.	Property name	Transferred Asset	Transfer Price (Note)
OO-2	ONEST Kyoto Karasuma Square	Trust beneficiary rights (10.0% quasi-co-ownership interest)	500 million yen

(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/>