

March 31, 2026

To All Concerned Parties

Name of REIT Issuer
One REIT, Inc.
1-5-5 Otemachi, Chiyoda-ku, Tokyo, Japan
Katsuya Kume, 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
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Notice concerning Change of Directors at Asset Management Company

One REIT, Inc. (hereinafter referred to as “One REIT”) announced today that Mizuho REIT Management Co., Ltd. (hereinafter referred to as “the Asset Management Company”), One REIT’s asset manager, resolved at its Board of Directors meeting held today to appoint the following persons as directors, and these appointments were approved at the extraordinary shareholders meeting held on the same day. One REIT also announced that the two directors of the Asset Management Company retired effective today.

1. Appointed Directors (scheduled to be appointed on April 1, 2026)

Director (part-time) Yasuyuki Tsuji
Director (part-time) Shu Ito

2. Retired Directors (retired on March 31, 2026)

Director (part-time) Satoshi Imanishi
Director (part-time) Masashi Ito

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 directors is attached.

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

ATTACHMENT

Career Summary of New Directors

Title	Name	Career Highlights	
Director (part-time)	Yasuyuki Tsuji	April 1990	Joined Recruit Cosmos Co., Ltd. (currently COSMOS INITIA Co., Ltd.)
		October 1992	Joined SOKEN Co., Ltd.
		February 1998	Joined Tanizawa Sogo Appraisal Co., Ltd.
		July 2000	Joined Lendlease Japan Inc.
		October 2003	Joined AIG Global Real Estate Asia Pacific, Inc. (currently Invesco Global Real Estate Asia Pacific, Inc.)
		October 2013	Director of Invesco Global Real Estate Asia Pacific, Inc.
		December 2013	Representative of Invesco Global Real Estate Asia Pacific Inc. in Japan
		April 2026	Scheduled to be appointed President and Representative Director of Mizuho Realty One Co., Ltd. Scheduled to be appointed President and Representative Director of Mizuho Real Estate Management Co., Ltd. Scheduled to be appointed Director of Mizuho REIT Management Co., Ltd.

Title	Name	Career Highlights	
Director (part-time)	Shu Ito	April 2008	Joined Mizuho Trust & Banking Co., Ltd.
		July 2023	Senior Manager of Corporate & Investment Banking Coordination Department of Mizuho Financial Group, Inc.
			Senior Manager of Corporate & Investment Banking Coordination Department of Mizuho Bank, Ltd.
		April 2026	Senior Manager of Real Estate Business Coordination Department of Mizuho Trust & Banking Co., Ltd.
Scheduled to be appointed Deputy General Manager of Real Estate Business Coordination Department of Mizuho Trust & Banking Co., Ltd. Scheduled to be appointed Director of Mizuho REIT Management Co., Ltd.			