

April 14, 2026

To All Concerned Parties

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Notice concerning Difference between Forecasted and Determined Distributions
for the Fiscal Period Ended February 2026 (25th Fiscal Period)

One REIT, Inc. (hereinafter referred to as “One REIT”) hereby announces as follows that a difference has arisen between the previously announced forecast and the actual amount of distributions per unit for the fiscal period ended February 2026 (25th Fiscal Period: September 1, 2025 to February 28, 2026), as announced on December 15, 2025 in the “Notice concerning Revisions to Forecasts of Financial Results and Distribution for the Fiscal Period Ending February 2026 (25th Fiscal Period) and the Fiscal Period Ending August 2026 (26th Fiscal Period)”.

1. Difference between Forecasted and Determined Distributions

(1) Fiscal Period Ending February 2026 (25th Fiscal Period: September 1, 2025, to February 28, 2026)

	Distribution per unit (excluding distribution in excess of earnings) (yen)	Distribution per unit in excess of earnings (yen)
Previously released forecast (A)	2,255	—
Determined amount (B)	2,386	—
Change (B-A)	131	—
Percentage of change	5.8%	—

(Note 1) The number of investment units issued and outstanding at the end of February 2026: 805,404 units.

(Note 2) Amounts have been rounded down to the nearest unit, and percentages have been rounded to the first decimal place.

2. Reason for the Difference

As a result of factors such as improvements in property-related operating revenue and expenses exceeding forecasts and reductions in general administrative expenses, net income for the period exceeded expectations, resulting in a difference of more than 5% from the forecasted distribution per unit as described above.