

Summary of Financial Results for the Fiscal Period Ended February 2026 (REIT)

April 14, 2026

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 Securities Code: 3290 URL: <https://one-reit.com/en/>
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Scheduled date of submission of securities report: May 28, 2026
 Scheduled date of commencement of distribution payment: May 19, 2026
 Preparation of supplementary financial results briefing materials: Yes
 Holding of financial results briefing session: Yes (for institutional investors and analysts)

(Amounts are rounded down to the nearest million yen)

1. Status of Management and Assets for the Fiscal Period Ended February 2026 (September 1, 2025, to February 28, 2026)

(1) Management status (% figures are the percentage of increase (decrease) compared with the previous period)

Fiscal period	Operating revenue		Operating profit		Ordinary profit		Net income	
	million yen	%	million yen	%	million yen	%	million yen	%
Ended Feb. 2026	4,690	(12.0)	2,353	(17.9)	1,923	(22.6)	1,922	(22.4)
Ended Aug. 2025	5,332	6.6	2,866	15.2	2,484	17.0	2,476	16.3

Fiscal period	Net income per unit	Ratio of net income to equity	Ratio of ordinary profit to total assets	Ratio of ordinary profit to operating revenue
	yen	%	%	%
Ended Feb. 2026	2,386	3.1	1.4	41.0
Ended Aug. 2025	3,075	4.0	1.8	46.6

(Note) A 3-for-1 split of investment units was implemented with August 31, 2025, as the record date and September 1, 2025, as the effective date. Net income per unit is calculated by assuming that the split of investment units was implemented at the beginning of the fiscal period ended August 2025.

(2) Distributions status

Fiscal period	Distribution per unit (excluding distribution in excess of earnings)	Total distributions (excluding distribution in excess of earnings)	Distribution per unit in excess of earnings	Total distributions in excess of earnings	Distribution payout ratio	Ratio of distributions to net assets
	yen	million yen	yen	million yen	%	%
Ended Feb. 2026	2,386	1,921	–	–	99.9	3.1
Ended Aug. 2025	8,329	2,236	–	–	90.2	3.6

(Note 1) The difference between distribution per unit stated in the above table (2) and net income per unit stated in the above table (1) for the fiscal period ended August 2025 is because net income per unit for the fiscal period ended August 2025 is calculated by assuming that the 3-for-1 split of investment units was implemented at the beginning of the fiscal period ended August 2025 and because of the provision of reserve for tax purpose reduction entry (227 million yen).

(Note 2) Distribution payout ratio is calculated by the following formula (rounded down to one decimal place).
 Distribution payout ratio = Total distributions (excluding distribution in excess of earnings) ÷ Net income × 100

(3) Financial position

Fiscal period	Total assets	Net assets	Equity ratio	Net assets per unit
	million yen	million yen	%	yen
Ended Feb. 2026	134,898	61,682	45.7	76,585
Ended Aug. 2025	135,376	61,996	45.8	76,975

(Note) A 3-for-1 split of investment units was implemented with August 31, 2025, as the record date and September 1, 2025, as the effective date. Net assets per unit is calculated by assuming that the split of investment units was implemented at the beginning of the fiscal period ended August 2025.

(4) Status of cash flows

Fiscal period	Net cash provided by (used in) operating activities	Net cash provided by (used in) investing activities	Net cash provided by (used in) financing activities	Cash and cash equivalents at end of period
	million yen	million yen	million yen	million yen
Ended Feb. 2026	8,477	(5,531)	(2,235)	12,168
Ended Aug. 2025	9,465	(8,717)	(2,061)	11,457

2. Forecast of Financial Results for the Fiscal Periods Ending August 2026 (March 1, 2026, to August 31, 2026) and February 2027 (September 1, 2026, to February 28, 2027)

(% figures are the percentage of increase (decrease) compared with the previous period)

Fiscal period	Operating revenue		Operating profit		Ordinary profit		Net income	
	million yen	%	million yen	%	million yen	%	million yen	%
Ending Aug. 2026	5,006	6.7	2,383	1.2	1,813	(5.7)	1,812	(5.7)
Ending Feb. 2027	5,226	4.4	2,516	5.6	1,833	1.1	1,832	1.1

Fiscal period	Distribution per unit (excluding distribution in excess of earnings)		Distribution per unit in excess of earnings	
	yen		yen	
Ending Aug. 2026	2,170		-	
Ending Feb. 2027	2,170		-	

(Reference) Forecast net income per unit (fiscal period ending August 2026): 1,892 yen

Forecast net income per unit (fiscal period ending February 2027): 1,881 yen

(Note 1) Distribution per unit for the fiscal period ending August 2026 is assumed to be distribution of the amount after reversal of internal reserves (300 million yen) is added to net income.

(Note 2) Distribution per unit for the fiscal period ending February 2027 is assumed to be distribution of the amount after reversal of internal reserves (280 million yen) is added to net income.

* Other

(1) Changes in accounting policies, changes in accounting estimates and retrospective restatement

- ① Changes in accounting policies accompanying amendments to accounting standards, etc.: No
- ② Changes in accounting policies other than ①: No
- ③ Changes in accounting estimates: No
- ④ Retrospective restatement: No

(2) Total number of investment units issued and outstanding

- ① Total number of investment units issued and outstanding (including treasury units) at end of period

Fiscal period ended February 2026	805,404	units
Fiscal period ended August 2025	268,468	units
- ② Number of treasury units at end of period

Fiscal period ended February 2026	-	units
Fiscal period ended August 2025	-	units

* Summary of financial results are exempt from the audit by a certified public accountant or an auditing firm.

* Special note

The management status outlook and other forward-looking statements contained in this document are based on information currently available to and certain assumptions deemed reasonable by One REIT. Accordingly, actual management status and other results may differ materially due to a variety of factors. In addition, the forecast is not a guarantee of the amount of distributions.