

March 12, 2026

To All Concerned parties

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**Notice concerning Determination of Price, etc. for  
Issuance of New Investment Units and Secondary Offering of Investment Units**

One REIT, Inc. (hereinafter referred to as “One REIT”) announces that, at the board of directors meeting held today, it determined the issue price, selling price and other matters concerning the issuance of new investment units and the secondary offering of investment units that had been resolved at the board of directors’ meeting held on March 5, 2026, as follows.

**1. Issuance of New Investment Units through Public Offering (Primary Offering)**

- |     |   |   |
|-----|---|---|
| (1) | Paid-in amount<br>(Issue value) :         | 77,891 yen per unit                                     |
| (2) | Total paid-in amount<br>(Issue value) :   | 12,933,021,640 yen                                      |
| (3) | Issue price<br>(Offer price) :            | 80,535 yen per unit                                     |
| (4) | Total issue amount<br>(Offer price) :     | 13,372,031,400 yen                                      |
| (5) | Application period :                      | March 13, 2026 (Friday)                                 |
| (6) | Payment period for subscription deposit : | From March 13, 2026 (Friday) to March 16, 2026 (Monday) |
| (7) | Payment date :                            | March 18, 2026 (Wednesday)                              |
| (8) | Transfer date :                           | March 19, 2026 (Thursday)                               |

(Note) The underwriters will purchase and underwrite at the paid-in amount (issue value) and offer at the issue price (offer price).

<Note> This document is an English translation of a press release of One REIT. It is not intended as an inducement or solicitation for investment. We caution readers to make investment decisions based on their own judgment and responsibility. This translation of the original Japanese-language notice is provided for informational purposes only, and no warranties or assurances are given regarding the accuracy or completeness of this English translation. In the event of any discrepancy between this translation and the Japanese original, the Japanese original shall prevail in all respects.

## 2. Secondary Offering of Investment Units (Secondary Offering through Over-Allotment)

- (1) Number of investment units to be sold : 8,301 units
- (2) Selling price : 80,535 yen per unit
- (3) Total selling price : 668,521,035 yen
- (4) Application period : March 13, 2026 (Friday)
- (5) Payment period for subscription deposit : From March 13, 2026 (Friday) to March 16, 2026 (Monday)
- (6) Transfer date : March 19, 2026 (Thursday)

## 3. Issuance of New Investment Units by Third-Party Allotment

- (1) Paid-in amount (Issue value) : 77,891 yen per unit
- (2) Total paid-in amount (Issue value) : 646,573,191 yen (Maximum)
- (3) Application period (Application date) : April 7, 2026 (Tuesday)
- (4) Payment date : April 8, 2026 (Wednesday)

(Note) The issuance of investment units not applied by the end of the application period (application date) stated in (3) above shall be cancelled.

### <Reference>

#### 1. Basis for calculation of the issue price and the selling price

- (1) Reference date for calculation : March 12, 2026 (Thursday)
- (2) Price on the base date (closing price) : 82,600 yen
- (3) Discount rate : 2.50 %

#### 2. Syndicate cover transaction period

From March 14, 2026 (Saturday) to April 3, 2026 (Friday)

#### 3. Use of the proceeds

The proceeds from the issuance of new investment units through the primary offering (12,933,021,640 yen) are expected to be used as part of the funds for acquiring assets to be acquired as described in “Notice concerning Acquisition and Leasing of Assets (Six Properties)” dated March 5, 2026. Furthermore, the proceeds from the issuance of new investment units by Third-Party Allotment (up to 646,573,191 yen) will be held in cash and deposited in financial institutions until disbursement and are expected to be used for part of future acquisition funds for specified assets<sup>(Note)</sup> or part of repayment of borrowings in the future.

(Note) As defined in Article 2, Paragraph 1 of the Act on Investment Trusts and Investment Corporations.

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

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