For Information Purposes Only

One REIT, Inc.

August 27, 2026

To All Concerned Parties

Name of REIT Issuer
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(TSE Code: 3290)
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Notice Concerning Borrowing of Funds (Including Green Loans)

One REIT, Inc. (hereinafter referred to as "One REIT") hereby announces that it borrows funds (hereinafter referred to as the "Borrowings") as follows today.
Of the Borrowings, contract numbers 0052 and 0053 are green loans to be executed based on the green finance framework established by One REIT.
For details of the green finance framework, please refer to "Green Finance" on One REIT's website (https://one-reit.com/en/sustainability/finance/greenfinance.html).

1. Overview of the Borrowings

(1) Details of the Borrowings

Contract No.	Lenders	Borrowing amount (million yen)	Interest rate	Drawdown date	Repayment date	Security/ Principal repayment method
0051	Syndicate of lenders arranged by Mizuho Bank, Ltd. (Note 1) (Note 2)	5,000	Floating rate: JBA one-month Japanese yen TIBOR +0.32500% (Note 5)	September 7, 2026	March 12, 2029	Unsecured / Unguaranteed ・ Lump-sum repayment on the maturity date (Note 7)
0052	Syndicate of lenders arranged by Mizuho Bank, Ltd. (Note 2) (Note 3)	2,150 (Green Loan)	Floating rate: JBA one-month Japanese yen TIBOR +0.35000% (Note 5)		September 7, 2029	
0053	Syndicate of lenders arranged by Mizuho Bank, Ltd. (Note 2) (Note 4)	4,970 (Green Loan)	Floating rate: JBA one-month Japanese yen TIBOR +0.37500% (Note 5) (Note 6)		March 11, 2030	
Total		12,120				

(Note1) The syndicate of lenders is scheduled to consist of Mizuho Bank, Ltd., Mizuho Trust & Banking Co., Ltd., SBI Shinsei Bank, Limited, Resona Bank, Limited, The Bank of Fukuoka, Ltd. and THE NISHI-NIPPON CITY BANK, LTD.

(Note2) The conclusion of the Borrowings falls under the category of a transaction with "interested persons, etc." defined in the Act on Investment Trusts and Investment Corporations and a "transaction with an interested party" defined in the internal rules concerning trading with an interested party of Mizuho REIT Management Co., Ltd. (hereinafter referred to as the "Asset Management Company"), and the decision is made after taking predetermined procedures in accordance with the internal rules of the Asset Management Company.

(Note3) The syndicate of lenders is scheduled to consist of SBI Shinsei Bank, Limited, The Bank of Fukuoka, Ltd., THE NISHI-NIPPON CITY BANK, LTD. and THE SHONAI BANK, Ltd.

(Note4) The syndicate of lenders is scheduled to consist of Mizuho Bank, Ltd., Mizuho Trust & Banking Co., Ltd., Sumitomo Mitsui Banking Corporation, Resona Bank, Limited, Aozora Bank, Ltd., The 77 Bank, Ltd., The Chiba Bank, Ltd., The Bank of Kyoto, Ltd. and San ju San Bank, Ltd.

(Note5) The base interest rate to be applied for the calculation period of the interest due on interest payment dates is scheduled to be the one-month Japanese yen TIBOR announced by the Japanese Bankers Association (JBA) TIBOR Administration on two business days prior to the drawdown date for the first interest payment period, and two business days prior to the interest payment date immediately preceding each interest payment date thereafter. The Japanese yen TIBOR by the JBA can be found on the website of the JBA TIBOR Administration (https://www.jbatibor.or.jp/english/rate/).

(Note6) The interest rate is scheduled to be effectively fixed through an interest rate swap.

(Note7) If certain conditions are met from the drawdown date to the repayment date, such as One REIT providing prior written notice, One REIT may prepay all or part of the Borrowings.

(2) Reason for the Borrowings

The borrowed funds will be used to repay existing borrowings due on September 7, 2026 (total outstanding: 12,120 million yen) and to cover part of the related expenses.

Of the Borrowings, contract number 0052 is a green loan to finance or refinance the acquisition of ONEST Nagoya Nishiki Square, and contract number 0053 is a green loan to finance or refinance the acquisition of ONEST Motoyoyogi Square.

(Reference: Details of existing borrowings subject to repayment)

<table>
<tr><th>Contract No.</th><th>Lenders</th><th>Borrowing amount (million yen)</th><th>Interest rate</th><th>Drawdown date</th><th>Repayment date</th><th>Security/ Principal repayment method</th></tr>
<tr><td>0026</td><td>Mizuho Trust & Banking Co., Ltd.
Mizuho Bank, Ltd.
Sumitomo Mitsui Banking Corporation
SBI Shinsei Bank, Limited
Resona Bank, Limited
The Bank of Fukuoka, Ltd.
San ju San Bank, Ltd.
THE NISHI-NIPPON CITY BANK, LTD
The Bank of Kyoto, Ltd.
Nippon Life Insurance Company</td><td>9,200</td><td>Fixed: 0.75000% (Note 1)</td><td>September 9, 2019</td><td rowspan="2">September 7, 2026</td><td rowspan="2">Unsecured / Unguaranteed
・
Lump-sum repayment on the maturity date</td></tr>
<tr><td>0039</td><td>Mizuho Trust & Banking Co., Ltd.
Mizuho Bank, Ltd.
The Bank of Fukuoka, Ltd.
THE NISHI-NIPPON CITY BANK, LTD
The Chugoku Bank, Ltd
Daishi Hokuetsu Bank, Ltd.</td><td>2,920</td><td>Floating rate: JBA one-month Japanese yen TIBOR +0.35000% (Note 2)</td><td>September 7, 2023</td></tr>
<tr><td colspan="2">Total</td><td>12,120</td><td colspan="4"></td></tr>
</table>

(Note 1) Since the interest rate is effectively fixed through an interest rate swap, the effectively fixed interest rate is stated.

(Note 2) The base interest rate to be applied for the calculation period of the interest due on interest payment dates is scheduled to be the one-month Japanese yen TIBOR announced by the Japanese Bankers Association (JBA) TIBOR Administration on two business days prior to the drawdown date for the first interest payment period, and two business days prior to the interest payment date immediately preceding each interest payment date thereafter. The Japanese yen TIBOR by the JBA can be found on the website of the JBA TIBOR Administration.

(3) Amount, Use, and Expenditure Date of Funds to Be Procured

I. Amount of funds procured

12,120 million yen

II. Specific use of funds procured

As described above in “(2) Reason for the Borrowings,” the funds will be used to repay the existing borrowings and cover part of the related expenses.

III. Expenditure date

September 7, 2026

2. Status of Interest-bearing Debt after the Borrowings

(unit: million yen)

	Before the Borrowings	After the Borrowings	Change
Short-term borrowings (Note)	12,120	―	-12,120
Long-term borrowings (Note)	58,874	70,994	12,120
Total borrowings	70,994	70,994	―
Investment corporation bonds	9,400	9,400	―
Total interest-bearing debt	80,394	80,394	―

(Note) With a base date of September 7, 2026, “Short-term borrowings” refer to borrowings due within one year (including long-term borrowings due within one year), and “Long-term borrowings” refer to borrowings due in more than one year.

3. Other

Risks related to the Borrowings and the interest rate swap agreement remain unchanged from the description of “Chapter 1 Fund Information – Part 1 Fund Status – 3. Investment Risks” (Japanese version only) of the securities report filed on May 28, 2026.

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