One REIT, Inc.

For Information Purposes Only

September 3, 2026

To All Concerned Parties

Name of REIT Issuer
One REIT, Inc.
1-5-5 Otemachi, Chiyoda-ku, Tokyo, Japan
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(TSE Code: 3290)
Contact:
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Toshiaki Nakayama, Chief Executive Officer
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Notice Concerning Conclusion of Interest Rate Swap Agreement

One REIT, Inc. (hereinafter referred to as "One REIT") announced today that it has concluded an interest rate swap agreement (hereinafter referred to as the "Agreement") with respect to contract number 0053 among the borrowings announced in the "Notice Concerning Borrowing of Funds (Including Green Loan)" dated August 27, 2026.

1. About the Agreement
   (1) Reason for Concluding the Agreement
   The Agreement has been concluded to hedge the risk of interest rate fluctuations concerning the borrowing under contract number 0053.

   (2) Details of the Agreement

Target borrowing	Counterparty	Assumed principal (million yen)	Interest rate (Note 1)	Commencement date	Termination date	Interest rate payment date
Contract number 0053	Daiwa Securities Co. Ltd.	4,970	Fixed interest rate payable: 2.75380% Floating interest rate receivable: base interest rate (JBA one-month Japanese yen TIBOR) + 0.37500%	September 7, 2026	March 11, 2030	First payment on September 30, 2026, with subsequent payments on the last day of each month and on the final repayment date.

(Note) The applicable interest rate for contract number 0053 will be effectively fixed at 2.75380% with the conclusion of the Agreement.

2. Other
   Risks related to the Agreement remain unchanged from the description in "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: http://www.one-reit.com/en/