

August 31, 2021

To All Concerned Parties

Name of REIT Issuer
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 Hirofumi Nabeyama, Executive Director
 (TSE Code: 3290)

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Notice concerning Tenant Relocation (Lease Termination)

One REIT, Inc. (hereinafter referred to as “One REIT”) announced that a tenant of Tokyo Parkside Building, one of its management assets, is scheduled for relocation as described below.

1. Background for the Termination of the Lease

One REIT today received the lease agreement termination notice from the tenant concerning the lease agreement described in “2. Overview of the Lease Agreement to be Terminated” below.

2. Overview of the Lease Agreement to be Terminated

(1)	Name of tenant	Nihon Office System K.K. (hereafter referred to as the “Tenant”)
(2)	Name of property	Tokyo Parkside Building (hereafter referred to as the “Property”)
(3)	Total leased area in the lease agreement	1,940.98m ²
(4)	Ratio of leased area applicable to the total leasable area of the Property (Note 1)	15.0%
(5)	Ratio of leased area applicable to the total leasable area of One REIT’s portfolio (Note 2)	1.3%
(6)	Monthly rent (including common area charges)	Undisclosed ^(Notes 3)
(7)	Lease and guarantee deposits, etc.	Undisclosed ^(Notes 3)
(8)	Date termination notice was received	August 31, 2021
(9)	Scheduled date of termination	February 28, 2022

(Note 1) Based on the total leasable area of the Property as of July 31, 2021 (12,920.17m²), the figure is rounded to the first decimal place.

(Note 2) Based on the total leasable area of the One REIT’s portfolio as of July 31, 2021 (152,935.26m²), the figure is rounded to the first decimal place.

(Note 3) The information is undisclosed as consent for disclosure has not been obtained from the tenant.

3. Future Leasing Activities

The Property is an office building with locational characteristics of high convenience in access to central Tokyo and 3-minute walk from Kiba Station, which is about 7-minute ride or four stops on the Tokyo Metro Tozai Line to the one of Tokyo's central business districts in Otemachi, as the nearest station, as well as being very near to a highway ramp of the Metropolitan Expressway. In terms of specifications, it boasts not only a standard floor area of around 300 tsubo, individual air-conditioning system and ceiling height of 2,600 mm, but also common areas such as a recently renewed multi-purpose space as well as a wide-angle view of the luscious green landscape of Kiba Park (Metropolitan Park). Equipped with such functions and facilities, One REIT believes the Property is capable of exerting due competitiveness in the area. Also, this property obtained a CASBEE for Wellness Office certification from the Institute for Building Environment and Energy Conservation. One REIT believes that this property provides a working environment that is not only environmentally-friendly, but is health-conscious, comfortable to use, and enhances intellectual productivity. One REIT intends to focus on leasing activities that contribute to improving unitholder value by taking advantage of the features of the Property while comprehensively considering both the improvement of occupancy rate and the pursuit of higher unit rent.

4. Outlook for Financial Results

As the Tenant's scheduled termination date is February 28, 2022, there will be no impact on the financial results for the fiscal period ended August 2021 (16th fiscal period: March 1, 2021 to August 31, 2021). Furthermore, given that the impact on forecast of financial results for the fiscal period ending February 2022 (17th fiscal period: September 1, 2021 to February 28, 2022) is minimal, no corrections will be made to the forecast.

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