



 One REIT, Inc. (TSE Code: 3290)

Supplement to “Notice concerning Revisions to Forecast of Financial Results and Cash Distribution for the Fiscal Period Ending February 2022 (17th Fiscal Period) and Forecast of Financial Results and Cash Distribution for the Fiscal Period Ending August 2022 (18th Fiscal Period)”

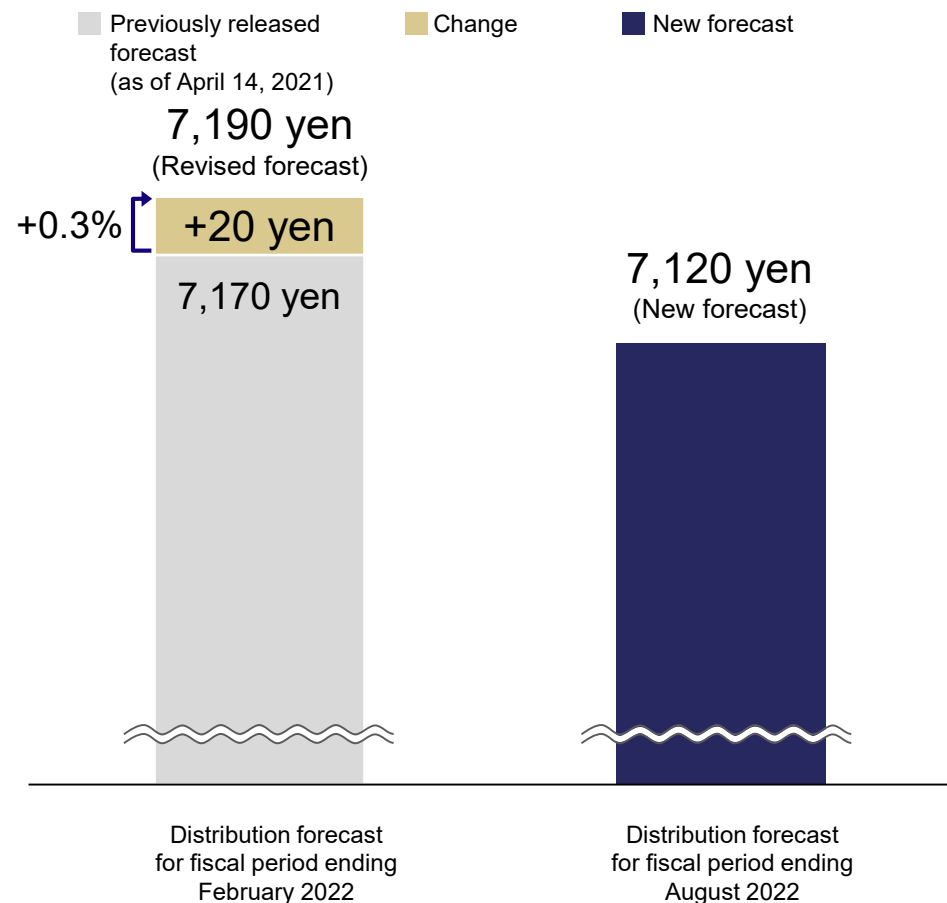
September 8, 2021 (Wednesday)

Mizuho REIT Management Co., Ltd. (Asset Management Company)

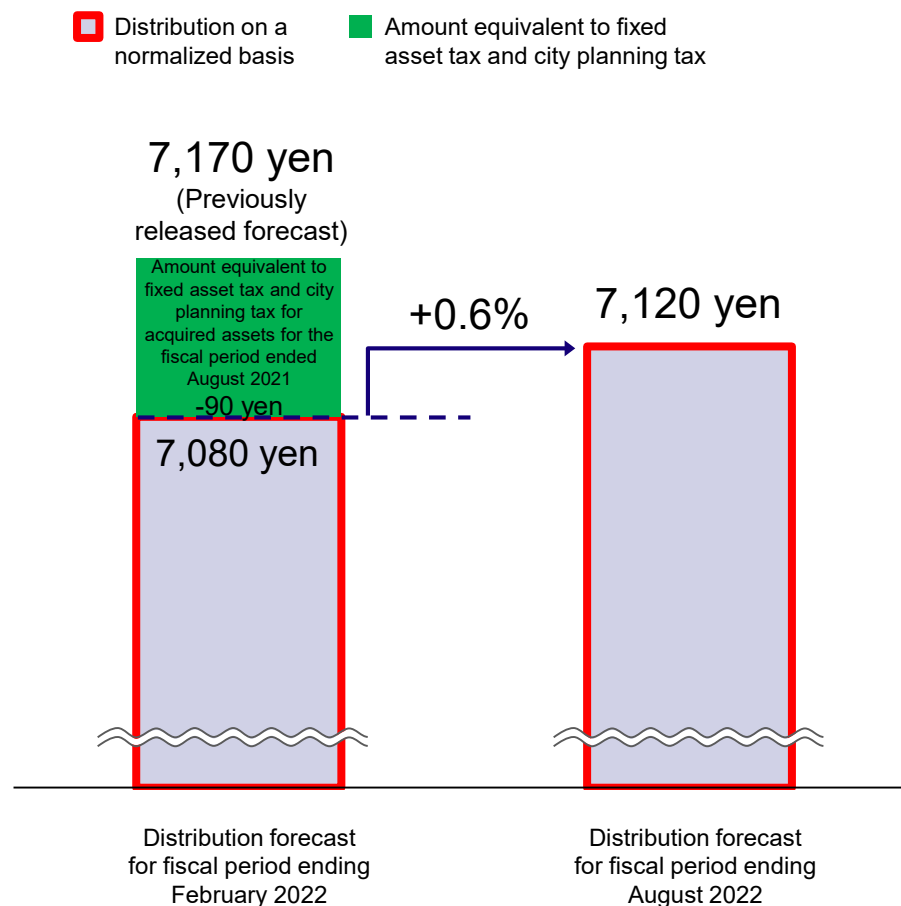
Change in Cash Distribution Forecast and Idea on Normalized Level

- Distribution per unit (forecast) for the fiscal period ending February 2022 is expected to increase by 0.3% from the previously released forecast through the Public Offering, etc. (Note 1)
- On a normalized basis, distribution for the fiscal period ending August 2022 is expected to increase by 0.6% from the fiscal period ending February 2022

Comparison Between the Fiscal Period Ending February 2022 and the Fiscal Period Ending August 2022



Distribution (Forecast) on a Normalized Basis (Note 2)



(Note 1) The “Public Offering, etc.” refers to the issuance of new investment units through primary offering and third-party allotment resolved today.

(Note 2) Distribution on a normalized basis based on the distribution forecast for the fiscal period ending February 2022 before the revision which is the most recent forecast figure before the Public Offering, etc. and the announcement of revisions to the performance forecast associated with it has been calculated by adjusting the temporary impact (amount equivalent to fixed asset tax and city planning tax for the assets acquired in the fiscal period ended August 2021 which will not be recorded as expenses) that was taken into consideration in said forecast, and has been compared with the latest distribution forecast for the fiscal period ending August 2022 when the fixed asset tax and city planning tax for the assets acquired in the fiscal period ended August 2021 and the assets to be acquired will be recorded as expenses.

Disclaimer

- In this document, the information described in “Notice concerning Revisions to Forecast of Financial Results and Cash Distribution for the Fiscal Period Ending February 2022 (17th Fiscal Period) and Forecast of Financial Results and Cash Distribution for the Fiscal Period Ending August 2022 (18th Fiscal Period)” announced on September 8, 2021, in accordance with the listing rules of the Tokyo Stock Exchange and other related information have been added and organized. For the assumptions of the forecast figures described in this document, please refer to the assumptions described in this announcement (“Summary of Financial Results for the Fiscal Period Ended February 2021 (REIT)” dated April 14, 2021, for the assumptions of the forecast for the fiscal period ending February 2022 (17th fiscal period) before the revision).
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