

September 5, 2022

To All Concerned Parties

Name of REIT Issuer  
 One REIT, Inc.  
 2-1-3 Nihonbashi, Chuo-ku, Tokyo, Japan  
 Hirofumi Nabeyama, Executive Director  
 (TSE Code: 3290)

Contact:  
 Asset Management Company  
 Mizuho REIT Management Co., Ltd.  
 Hirofumi Nabeyama, Chief Executive Officer  
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### **Notice concerning Borrowing of Funds (Determination of Interest Rates)**

One REIT, Inc. (hereafter referred to as “One REIT”) announced today the determination of interest rates with respect to the borrowing of funds (hereafter referred to as the “Borrowings”) announced in the press release “Notice concerning Borrowing of Funds (Including Green Loans)” dated August 25, 2022, as follows.

#### **1. Determination of Interest Rates**

Contract No.	Lenders	Borrowing amount (million yen)	Interest rate	Drawdown date	Repayment date
0034	Syndicate of lenders arranged by Mizuho Bank, Ltd. (Note1) (Note4)	1,000	Floating: 0.26364% (Note5)	September 7, 2022	September 7, 2023
0035	Syndicate of lenders arranged by Mizuho Bank, Ltd. (Note2) (Note4) (Green Loan)	2,000	Floating: 0.41364% (Note5)		September 7, 2025
0036	Syndicate of lenders arranged by Mizuho Bank, Ltd. (Note3) (Note4) (Green Loan)	6,000	Fixed: 0.79750%		September 7, 2027
Total		9,000			

(Note 1) The syndicate of lenders consists of Mizuho Trust & Banking Co., Ltd. and Mizuho Bank, Ltd.

(Note 2) The syndicate of lenders consists of Mizuho Trust & Banking Co., Ltd., Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Shinsei Bank, Limited, Resona Bank, Limited and the Bank of Fukuoka, Ltd.

(Note 3) The syndicate of lenders consists of Mizuho Trust & Banking Co., Ltd., Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Resona Bank, Limited, Aozora Bank, Ltd., the Bank of Fukuoka, Ltd., and San ju San Bank, Ltd.

(Note 4) 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.

(Note 5) The above interest rate will be applicable from September 7, 2022, to November 30, 2022. The base interest rate applied to the calculation period for interest paid on the second and subsequent interest payment dates will be the

three-month Japanese yen TIBOR announced by JBA TIBOR Administration two business days prior to the most recent preceding interest payment date of each interest payment date. 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/>).

For details of the above Borrowings, please refer to “Notice concerning Borrowing of Funds (Including Green Loans)” dated August 25, 2022.

**2. Other Necessary Information for Investors to Better Understand and Make Informed Decisions Based on the Above Information**

Concerning the risks pertaining to the Borrowings, there will be no change in the content of “Chapter 1. Fund Information – Part 1. Fund Status 3. Investment Risks” of the securities report filed on May 30, 2022.

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

<Reference>

List of Interest-Bearing Debt After the Borrowings

Type	Term <sup>(Note1)</sup>	Lender/Name	Balance (million yen)	Interest rate (Fixed/Floating) <sup>(Note2)</sup>	Repayment date or redemption date
Borrowings	Short-term	Mizuho Trust & Banking Co., Ltd., Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Shinsei Bank, Limited, Resona Bank, Limited, Aozora Bank, Ltd., The Bank of Fukuoka, Ltd., The Nishi-Nippon City Bank, Ltd., The Chugoku Bank, Ltd., The Bank of Kyoto, Ltd., Nippon Life Insurance Company	2,000	0.52091% (Floating)	September 7, 2023
	Short-term	Mizuho Trust & Banking Co., Ltd., Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Shinsei Bank, Limited, Resona Bank, Limited, Aozora Bank, Ltd., The Bank of Fukuoka, Ltd., The Nishi-Nippon City Bank, Ltd., The Chugoku Bank, Ltd., The Bank of Kyoto, Ltd., Nippon Life Insurance Company	6,000	0.67200% (Fixed)	September 7, 2023
	Short-term	Mizuho Trust & Banking Co., Ltd., Mizuho Bank, Ltd.	1,000	0.26364% (Floating)	September 7, 2023
	Long-term	Mizuho Trust & Banking Co., Ltd., Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Shinsei Bank, Limited, Resona Bank, Limited	4,000	0.51000% (Fixed)	September 7, 2024
	Long-term	Mizuho Trust & Banking Co., Ltd., Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Resona Bank, Limited, Aozora Bank, Ltd., The Bank of Fukuoka, Ltd.	6,000	0.40532% (Fixed)	September 7, 2024
	Long-term	Mizuho Trust & Banking Co., Ltd., Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Shinsei Bank, Limited, Resona Bank, Limited, Aozora Bank, Ltd.	5,124	0.58600% (Fixed)	September 7, 2025
	Long-term	Mizuho Trust & Banking Co., Ltd., Mizuho Bank, Ltd., Shinsei Bank, Limited, Resona Bank, Limited, Aozora Bank, Ltd., The Bank of Yokohama, Ltd.	2,850	0.55971% (Fixed)	September 7, 2025
	Long-term	Mizuho Trust & Banking Co., Ltd., Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Shinsei Bank, Limited, Resona Bank, Limited, The Bank of Fukuoka, Ltd.	2,000	0.41364% (Floating)	September 7, 2025
	Long-term	Mizuho Trust & Banking Co., Ltd., Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, 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	9,200	0.75000% (Fixed)	September 7, 2026
	Long-term	Mizuho Trust & Banking Co., Ltd., Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Shinsei Bank, Limited, Resona Bank, Limited, Aozora Bank, Ltd., San ju San Bank, Ltd.	3,000	0.82200% (Fixed)	September 7, 2027
	Long-term	Mizuho Trust & Banking Co., Ltd., Mizuho Bank, Ltd., Shinsei Bank, Limited, Resona Bank, Limited, Aozora Bank, Ltd., the Nishi-Nippon City Bank, Ltd., the Bank of Yokohama, Ltd., the Bank of Kyoto, Ltd., the Dai-ichi Life Insurance Company, Limited, Daishi Hokuetsu Bank, Ltd., the 77 Bank, Ltd., the Chiba Bank, Ltd., the Higo Bank, Ltd., THE SHIZUOKA BANK, LTD.	4,900	0.65422% (Fixed)	September 7, 2027
	Long-term	Mizuho Trust & Banking Co., Ltd., Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Resona Bank, Limited, Aozora Bank, Ltd., The Bank of Fukuoka, Ltd., San ju San Bank, Ltd.	6,000	0.79750% (Fixed)	September 7, 2027
Subtotal			52,074		

Type	Term <sup>(Note1)</sup>	Lender/Name	Balance (million yen)	Interest rate (Fixed/Floating) <sup>(Note2)</sup>	Repayment date or redemption date
Investment corporation bonds	Long-term	1st Unsecured Investment Corporation Bonds (with pari passu conditions among specified investment corporation bonds)	1,500	0.40000% (Fixed)	August 5, 2024
	Long-term	3rd Unsecured Investment Corporation Bonds (with pari passu conditions among specified investment corporation bonds)	1,500	0.53000% (Fixed)	August 6, 2025
	Long-term	2nd Unsecured Investment Corporation Bonds (with pari passu conditions among specified investment corporation bonds)	2,000	0.82000% (Fixed)	August 3, 2029
	Long-term	4th Unsecured Investment Corporation Bonds (with pari passu conditions among specified investment corporation bonds)	1,500	0.86000% (Fixed)	August 6, 2030
	Long-term	5th Unsecured Investment Corporation Bonds (with pari passu conditions among specified investment corporation bonds) (Green Bonds)	3,000	0.78000% (Fixed)	January 27, 2032
Subtotal			9,500		
Total			61,574		

(Note 1) “Short-term” refers to borrowings due within one year or less (including long-term borrowings due within one year), or investment corporation bonds due for redemption within one year. “Long-term” refers to borrowings due in one year or more or investment corporation bonds due for redemption in one year or more, with September 7, 2022, as the base date.

(Note 2) Borrowings for which interest rates are effectively fixed through an interest rate swap, etc. are also indicated as “fixed,” and the interest rate arrived at after effectively fixing through the interest rate swap are indicated. For the interest rates of borrowings with floating rates, those applicable as of September 5, 2022, are indicated.