

January 31, 2023

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 Submission of Shelf Registration Statement
for Investment Corporation Bonds**

One REIT, Inc. (hereafter referred to as “One REIT”) announced that it today submitted a shelf registration statement for investment corporation bonds to the Kanto Local Finance Bureau as follows.

Overview of the Submitted Shelf Registration Statement

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| (1) Planned Issue Amount | 50 billion yen |
| (2) Type of Investment Security | Investment corporation bonds (excluding short-term investment corporation bonds) |
| (3) Shelf Registration Submission Date | January 31, 2023 |
| (4) Planned Issuance Period | Two years from the planned effective date of the shelf registration under the shelf registration statement (from February 8, 2023 to February 7, 2025). |
| (5) Use of Funds | Funds are planned to be appropriated for the acquisition of specified assets (as defined in Article 2, Paragraph 1 of the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, as amended)), repayment of borrowings, redemption of investment corporation bonds (including short-term investment corporation bonds), refund funds for lease and guarantee deposits, payment for repairs, etc. and working capital. |

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