

September 5, 2023

To All Concerned Parties

Name of REIT Issuer
 One REIT, Inc.
 1-5-5 Otemachi, Chiyoda-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 Rate)

One REIT, Inc. (hereinafter referred to as “One REIT”) announced that the undecided matter has been determined for the borrowing of funds announced in the press release “Notice concerning Borrowing of Funds (Including Green Loan)” dated August 24, 2023, as follows today.

1. Determination of Interest Rate

Contract No.	Lenders	Borrowing amount (million yen)	Interest rate	Drawdown date	Repayment date	Collateral/ Principal repayment method
0040	Mizuho Bank, Ltd. Sumitomo Mitsui Banking Corporation SBI Shinsei Bank, Limited Resona Bank, Limited Aozora Bank, Ltd. The Nishi-Nippon City Bank, Ltd. The Bank of Kyoto, Ltd. Nippon Life Insurance Company The Chugoku Bank, Ltd. Daishi Hokuetsu Bank, Ltd. The 77 Bank, Ltd. The Chiba Bank, Ltd. The Hiroshima Bank, Ltd.	9,000 (Green Loan)	Fixed: 1.03250%	September 7, 2023	September 7, 2028	Unsecured / Unguaranteed • Lump-sum repayment on the maturity date