

February 29, 2024

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
 Contact Person: Kazuhiro Mitsuka
 Managing Director Finance & Administration Division
 TEL: +81-3-5220-3804

Notice concerning Completion of Additional Acquisition of One REIT’s Investment Units
 by Mizuho Realty One Co., Ltd.

One REIT, Inc. (hereinafter referred to as “One REIT”) announced that it has received a notice of completion of additional acquisition of One REIT’s investment units (hereinafter referred to as the “Additional Acquisition”), which has been announced in the press release, “Notice concerning Additional Acquisition of One REIT’s Investment Units by Mizuho Realty One Co., Ltd.” dated October 16, 2023, from Mizuho Realty One Co., Ltd. (hereinafter referred to as “MONE”), the parent company of Mizuho REIT Management Co., Ltd., One REIT’s asset manager, and a wholly-owned subsidiary of Mizuho Trust & Banking Co., Ltd., the sponsor of One REIT, as described below.

Status of One REIT’s investment units held by MONE

	Before the Additional Acquisition	At the Additional Acquisition	After the Additional Acquisition
Total number of investment units issued and outstanding	268,468 units	-	268,468 units
Number of investment units held by MONE	26,850 units	12,620 units	39,470 units
Percentage held	10.0%	4.7%	14.7%

The Additional Acquisition has no impact on One REIT’s financial results.

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