

September 29, 2017

To All Concerned Parties

Name of REIT Issuer:

One REIT, Inc.  
2-1-3 Nihonbashi, Chuo-ku, Tokyo, Japan  
Koji Hashimoto, Executive Director  
(TSE Code: 3290)

Contact:

Asset Management Company  
Simplex REIT Partners Inc.  
Koji Hashimoto, President and Representative Director  
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### **Notice Concerning Change of Property Management Company**

One REIT, Inc. (hereafter referred to as “One REIT”) announced that there will be a change (hereafter referred to as the “Change”) in the property management company (hereafter referred to as the “PM Company”) of Hachioji SIA Building, an asset owned by One REIT, as described below.

#### **1. Overview of the Change**

Concerning the Hachioji SIA Building (hereafter referred to as the “Property”) owned by One REIT, the PM Company is scheduled to be changed as of October 1, 2017 as follows.

Property No.	Property Name	Former PM Company	New PM Company
OT-13	Hachioji SIA Building	Sanko Office Management Co., Ltd.	MS Building Support Co., Ltd.

#### **2. Reason for the Change**

One REIT has decided to change the PM Company as the property management business of Sanko Office Management Co.,Ltd., the former PM Company, will be succeeded to MS Building Support Co., Ltd. as of October 1, 2017 through an absorption-type split.

#### **3. Overview of the New PM Company**

Name	MS Building Support Co., Ltd.
Headquarters	4-6-1 Ginza Chuo-ku, Tokyo
Position / Name of Representative	Shigeo Takei, Chairman Kensei Miura, President
Major business	1. Property management business 2. Real estate purchasing, selling and brokerage businesses 3. Real estate consulting business
Capital	JPY 50,000,000.-
Relationship with One REIT and the Asset Management Company	
Capital relationship	There is no capital relationship to note between the concerned company and One REIT or the Asset Management Company.
Personnel	There is no personnel relationship to note between the concerned company and One

relationship	REIT or the Asset Management Company.
Business relationship	There is no business relationship to note between the concerned company and the Asset Management Company.
Related party or not	The concerned company does not fall within the scope of the related parties of One REIT or the Asset Management Company.

#### **4. Outlook of the Financial Results**

The impact of the change in PM Company on the financial results for the fiscal period ending February 2018 (9th fiscal period; September 1, 2017 to February 28, 2018) will be minimal, and thus One REIT will not make any revisions to its forecast of financial results for the period.

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