

July 30, 2019

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
Mizuho REIT Management Co., Ltd.
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Notice concerning Issuance of Investment Corporation Bonds

One REIT, Inc. (hereafter referred to as “One REIT”) announced today it decided on the issuance of investment corporation bonds (hereafter referred to as the “Issuance”) as follows.

1. Overview of the Investment Corporation Bonds

- (1) Name: One REIT, Inc. 1st Unsecured Investment Corporation Bonds (with pari passu conditions among specified investment corporation bonds) (hereafter referred to as the “1st Investment Corporation Bonds”)
One REIT, Inc. 2nd Unsecured Investment Corporation Bonds (with pari passu conditions among specified investment corporation bonds) (hereafter referred to as the “2nd Investment Corporation Bonds”)
- Hereafter, the 1st Investment Corporation Bonds and the 2nd Investment Corporation Bonds are collectively referred to as the “Investment Corporation Bonds.” In the following items, matters common to both the 1st Investment Corporation Bonds and the 2nd Investment Corporation Bonds are not described separately.
- (2) Total issue amount: 3,500 million yen
Breakdown: The 1st Investment Corporation Bonds 1,500 million yen
The 2nd Investment Corporation Bonds 2,000 million yen
- (3) Form of bond certificate: The Bonds Transfer Act is applicable to the Investment Corporation Bonds, thus investment corporation bond certificates will not be issued.
- (4) Issue price: 100 yen per 100 yen of each investment corporation bond
- (5) Redemption price: 100 yen per 100 yen of each investment corporation bond
- (6) Interest rate: The 1st Investment Corporation Bonds 0.400% per annum
The 2nd Investment Corporation Bonds 0.820% per annum
- (7) Denomination price: 100 million yen
- (8) Offering method: Public offering
- (9) Offering period: July 30, 2019 (Tuesday)

- (10) Payment date: August 5, 2019 (Monday)
- (11) Security and guarantee: The Investment Corporation Bonds will be issued on an unsecured and unguaranteed basis with no specific assets reserved for the Investment Corporation Bonds.
- (12) Redemption method and date:
The 1st Investment Corporation Bonds
The total amount of investment corporation bonds will be redeemed on August 5, 2024 (Monday).
The 2nd Investment Corporation Bonds
The total amount of investment corporation bonds will be redeemed on August 3, 2029 (Friday).
The Investment Corporation Bonds may be repurchased and cancelled at any time after the payment date, unless otherwise specified by the depository.
If the maturity date of the Investment Corporation Bonds falls on the bank holiday, the payment will be moved to the immediately preceding bank business day.
- (13) Interest payment date: February 5 and August 5 of each year
(The immediately preceding bank business day if such day is a bank holiday.)
- (14) Rating: A (Japan Credit Rating Agency, Ltd.)
- (15) Financial covenant: Negative pledge clause is attached
- (16) Fiscal agent, issuing agent, and paying agent: Mizuho Bank, Ltd.
- (17) Underwriter: Mizuho Securities Co., Ltd.
Daiwa Securities Co., Ltd.
SMBC Nikko Securities Inc.

2. Reason for the Issuance

One REIT has decided on the Issuance to build a stronger financial base through extension of the average borrowing period as well as securement of new financing means with its first issuance of investment corporation bonds.

3. Amount, Use and Scheduled Date of Expenditure of Funds to be Procured

(1) Amount of funds to be procured (estimated net proceeds)

3,466 million yen in total

(2) Specific use and scheduled date of expenditure of funds to be procured

Of the above estimated net proceeds, 2,700 million yen will be allocated to repayment of existing borrowings of 2,700 million yen due for repayment on September 3, 2019; and the remaining amount will be allocated to repayment of part of existing borrowings of 14,074 million yen due for repayment on September 7, 2019.

4. Status of Interest-bearing Debt ^(Note 1)

(Unit: millions of yen)

			Before the Issuance	After the Issuance	Change
		Short-term borrowings (Note 2)	16,774	14,074	-2,700
		Long-term borrowings (Note 2)	34,124	34,124	—
	Total borrowings		50,898	48,198	-2,700
	Investment corporation bonds		—	3,500	3,500
	Total interest-bearing debt		50,898	51,698	800

(Note 1) Status after the Issuance and the execution of the prepayment announced in “Notice concerning Prepayment of Existing Borrowings (Finalized Repayment Details)” dated today is stated.

(Note 2) “Short-term borrowings” refers to borrowings with a maturity of one year or less (including current portion of long-term borrowings) and “Long-term borrowings” refers to borrowings with a maturity of more than one year.

5. Outlook for Financial Results

Please refer to “Notice concerning Prepayment of Existing Borrowings (Finalized Repayment Details)” dated today.

6. Other Necessary Information for Investors to Better Understand and Make Informed Decisions Based on the above Information

Concerning the risks pertaining to the Issuance, there will be no change to the content of “Chapter 1 Fund Information – Part 1 Fund Status 3. Investment Risks” of the securities report filed on May 30, 2019.

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