

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.
 Koji Hashimoto, Chief Executive Officer
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Notice concerning Prepayment of Existing Borrowings (Finalization of Repayment Details)

One REIT, Inc. (hereafter referred to as “One REIT”) announced today that it decided as follows concerning the prepayment of existing borrowings (hereafter referred to as the “Prepayment”) announced in “Notice concerning Prepayment of Existing Borrowings” dated July 25, 2019.

1. Overview of the Prepayment

(1)	Prepayment amount	2,700 million yen
(2)	Planned prepayment date	August 30, 2019
(3)	Prepayment fund	Proceeds from the issuance of One REIT 1st Unsecured Investment Corporation Bonds (with pari passu conditions among specified investment corporation bonds) (hereafter referred to as the “1st Investment Corporation Bonds”) and One REIT 2nd Unsecured Investment Corporation Bonds (with pari passu conditions among specified investment corporation bonds) (hereafter referred to as the “2nd Investment Corporation Bonds”) ^(Note) with August 5, 2019, as the payment date are planned to be used.

(Note) For details of the 1st Investment Corporation Bonds and the 2nd Investment Corporation Bonds, please refer to “Notice concerning Issuance of Investment Corporation Bonds” separately announced today.

2. Details of Borrowings Subject to the Prepayment

Contract No: 0021

(1)	Lender	Mizuho Trust & Banking Co., Ltd. and Mizuho Bank, Ltd.
(2)	Balance of borrowings	2,700 million yen
(3)	Prepayment amount	2,700 million yen
(4)	Balance after prepayment	0 yen
(5)	Interest rate ^(Note)	0.31909% (Base interest rate (JBA one-month Japanese Yen TIBOR) + 0.25000%)
(6)	Drawdown date	September 3, 2018
(7)	Principal repayment date	September 3, 2019
(8)	Collateral	Unsecured and Unguaranteed

(Note) The applied interest rate as of today is described.

3. Status of Interest-bearing Debt after the Prepayment

(Unit: millions of yen)

		Before the Prepayment ^(Note 1)	After the Prepayment	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 before issuance of the 1st Investment Corporation Bonds and the 2nd Investment Corporation Bonds announced in “Notice concerning Issuance of Investment Corporation Bonds” dated today is described.

(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.

4. Outlook for Financial Results

As the impact of the Prepayment on the financial results for the fiscal period ending August 2019 (twelfth fiscal period: March 1, 2019 to August 31, 2019 and the fiscal period ending February 2020 (thirteenth fiscal period: September 1, 2019 to February 29, 2020) is minimal, there is no change to the financial results forecasts.

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

Concerning the risks pertaining to the Prepayment, there will be no change in 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/>