

October 6, 2017

To All Concerned Parties

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Notice concerning Completion of Asset Transfer (J Tower)

One REIT, Inc. (hereafter referred to as “One REIT”) announced that it today completed the asset transfer announced in “Notice concerning Asset Transfer and Lease Termination (J Tower)” dated September 22, 2017 as follows.

1. Overview of Transfer

| Property No. | Property name | Asset to be transferred | Transfer price ^(Note) |
|--------------|---------------|--------------------------|----------------------------------|
| OT-1 | J Tower | Trust beneficiary rights | 25,220 million yen |

(Note) The transfer price excludes transfer costs, adjusted amount of fixed asset tax and city planning tax, consumption tax and local consumption tax, etc.

2. Others

Please refer to the press release “Notice concerning Asset Transfer and Lease Termination (J Tower)” dated September 22, 2017 for the details of the transfer of J Tower.

As for endeavors including the acquisition of substitute properties and refinancing after the transfer of J Tower announced in the concerned press release, One REIT is continuously making specific considerations in line with the assumed schedule. Forecasts of financial results for the fiscal period ending February 2018 and the fiscal period ending August 2018 (10th fiscal period: March 1, 2018 to August 31, 2018) are scheduled to be announced on October 16, 2017, the date for announcing financial results for the fiscal period ended August 2017 (8th fiscal period). These will be announced promptly ahead of the concerned announcement of financial results once conditions allow for such forecasts of financial results to be announced.

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