

December 6, 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  
Contact Person: Takeshi Akimoto,  
Managing Director Finance & Administration Division  
TEL: +81-3-3242-7155

Notice concerning Obtainment of Preferential Negotiation Rights for Acquisition of a Property  
(Kuramochi Building Daiichi)

One REIT, Inc. (hereinafter referred to as “One REIT”) announced that it today obtained preferential negotiation rights for the acquisition of the trust beneficiary right (hereinafter referred to as the “Property”) to Kuramochi Building Daiichi (hereinafter referred to as the “Real Estate”) (hereinafter referred to as the “Preferential Negotiation Rights”) as follows.

**1. Overview of the Preferential Negotiation Rights**

(1)	Target asset	Trust beneficiary right to Kuramochi Building Daiichi (Please refer to “3. Features and Overview of the Real Estate” for the details of the Real Estate.)	
(2)	Entity from which One REIT obtained the Preferential Negotiation Rights	Not disclosed <sup>(Note 1)</sup>	
(3)	Description of the Preferential Negotiation Rights	Right to preferential negotiation for One REIT regarding acquisition of the Property	
(4)	Exercise period of the Preferential Negotiation Rights	From December 10, 2019, to September 30, 2021	
(5)	Period allowed for sale	From September 1, 2020, to September 30, 2021	
(6)	Terms and conditions for exercising the Preferential Negotiation Rights	The following conditions shall be met: 1) The purchase price is at least the minimum purchase price <sup>(Note 2)</sup> 2) The transaction date is on a business day during the period allowed for sale (Note 2) The following prices were established in accordance with the transaction date	
		Transaction date	Minimum purchase price (excluding consumption tax)
		From September 1, 2020, to September 30, 2020	4,020 million yen
		From October 1, 2020, to September 30, 2021	A price deemed reasonable considering the internal rate of return (IRR) of the seller matching or exceeding the designated figure

(Note 1) Although the entity is a domestic business company, the name is not disclosed as consent for disclosure has not been obtained.

One REIT has the Preferential Negotiation Rights, but this is a right to negotiation and One REIT will not be obliged to acquire the Property. Furthermore, presently, this does not constitute a decision by One REIT to acquire the Property nor guarantee that One REIT can acquire the Property.

The obtainment of the Preferential Negotiation Rights does not fall under the category of a transaction with “an interested person, etc.” as defined in the Act on Investment Trusts and Investment Corporations or with “interested parties” as set forth in the interested party transaction rules of Mizuho REIT Management Co., Ltd. (hereinafter referred to as the “Asset Management Company”). However, if One REIT acquires the Property in the future, it will fall under the category of a transaction with “interested parties,” and thus the decision shall be made after predetermined procedures are taken in accordance with the internal rules and regulations of the Asset Management Company and One REIT.

Furthermore, neither One REIT nor the Asset Management Company will pay consideration to the seller for the obtainment of the Preferential Negotiation Rights.

## 2. Reason and Background of the Obtainment of the Preferential Negotiation Rights

Pursuant to the “basic policy of asset management and investment attitude” set forth in its Articles of Incorporation, One REIT obtained the Preferential Negotiation Rights in order to secure the opportunity to acquire the Property, which is located in the Tokyo metropolitan area, a target investment area of One REIT, and allows expectations for stable earnings over the medium to long term. One REIT believes that if the Property is acquired, such will promote expansion of the asset size and diversification of its portfolio, leading to further reinforcement of the portfolio.

In this transaction, One REIT obtained sales information from Mizuho Real Estate Management Co., Ltd., (hereinafter referred to as “MREM”), which possesses extensive know-how on property selection and management, and acquired the Preferential Negotiation Rights through the establishment of the scheme with the support of MREM. Going forward, One REIT will continue its endeavors to enhance the stability and quality of its portfolio by utilizing sponsor support and such, with an aim to increase unitholder value and medium- to long-term growth.

## 3. Features and Overview of the Real Estate

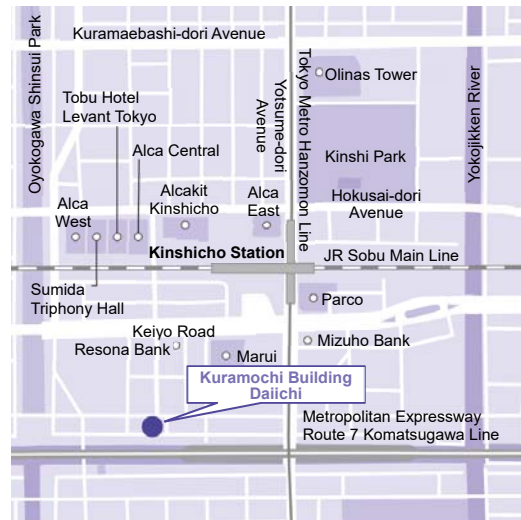
The Real Estate is an office building with great traffic convenience located an approximate six-minute walk from Kinshicho Station on the JR Sobu Main Line and the Tokyo Metro Hanzomon Line, and offers excellent access to Tokyo Station and Otemachi Station. In addition, the rooms for lease are without pillars and thus the layout can be easily changed. As the Real Estate has high specifications with an individual air-conditioning system and a machine security system, etc., continuous stable demand from tenants is expected in the future.

### <The Real Estate Overview>

(1)	Property name	Kuramochi Building Daiichi
(2)	Address (domicile)	2-3-7 Kotobashi, Sumida-ku, Tokyo
(3)	Use	Office, residence, garage
(4)	Area	756.89 m <sup>2</sup>
(5)	Total floor space	4,659.78 m <sup>2</sup>
(6)	Completed	April 1992
(7)	Construction / Number of floors	S with flat roof B1/9F

- (i) The “Use” column contains the primary type of use stated in the registry and may differ from present state.
- (ii) The “Area” column contains the parcel area as stated in the registry and may differ from present state.
- (iii) The “Total floor space” column contains the sum total of the floor areas stated in the registry and may differ from present state.
- (iv) The “Completed” column is the initial completion date as stated in the registry.
- (v) The “Construction / Number of floors” column contains the construction and numbers of floors as stated in the registry and may differ from present state.

<Photo and Map of the Real Estate>



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