

September 21, 2018

To All Concerned Parties

Name of REIT Issuer
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 (TSE Code: 3290)

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Notice concerning Completion of Acquisition of Assets
(Tokyo Parkside Building and Higobashi Center Building)

One REIT, Inc. (hereafter referred to as “One REIT”) announced as of today the completion of acquisition of assets in the below table as announced in the press release “Notice concerning Acquisition and Leasing of Assets (Tokyo Parkside Building and Higobashi Center Building)” dated as of September 4, 2018.

1. Overview of the Acquisition

Property No.	Property name	Location ^(Note 1)	Acquired property	Seller	Acquisition price (million yen) ^(Note 2)
OT-19	Tokyo Parkside Building	Koto-ku, Tokyo	Trust beneficiary interest	GK SIA Bridge No. 3	10,450
OO-7	Higobashi Center Building	Osaka-shi, Osaka	Trust beneficiary interest	IBJ Leasing Company, Limited	8,930
Total (2 properties)					19,380

(Note1) The “Location” column contains the minimum independent administrative district where each asset is located.

(Note2) The “Acquisition price” column contains the trading value of the asset (excluding equivalent to consumption tax, etc.) described in the purchase and sale agreement of trust beneficiary interest related to the asset.

2. Other

For more details about the acquisition of the assets mentioned above, please refer to the press release “Notice concerning Acquisition and Leasing of Assets (Tokyo Parkside Building and Higobashi Center Building)” dated as of September 4, 2018.

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

<Note> This document is a press release to make a public announcement of the completion of acquisition of assets of One REIT. It is not intended as an inducement or solicitation for investment. We caution readers to undertake investment decisions based on their own investigation and responsibility. This translation of the original Japanese-language notice is provided for informational purposes only, and no warranties or assurances are given regarding the accuracy or completeness of this English translation. In the event of any discrepancy between this translation and the Japanese original, the Japanese original shall prevail in all respects.