

March 29, 2024

To All Concerned Parties

Name of REIT Issuer  
 One REIT, Inc.  
 1-5-5 Otemachi, Chiyoda-ku, Tokyo, Japan  
 Hirofumi Nabeyama, Executive Director  
 (TSE Code: 3290)  
 Contact:  
 Asset Management Company  
 Mizuho REIT Management Co., Ltd.  
 Hirofumi Nabeyama, Chief Executive Officer  
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Notice concerning Change of Property Management Company

One REIT, Inc. (hereinafter referred to as “One REIT”) announced that there will be a change (hereinafter referred to as the “Change”) in the property management company (hereinafter referred to as the “PM Company”) of ten properties owned by One REIT as described below.

1. Overview of the Change

Concerning the ten properties owned by One REIT, the PM Company is scheduled to be changed as of April 1, 2024, as follows.

Property No.	Property Name	Former PM Company	New PM Company
OT-7	ONEST Nakano Building	XYMAX Corporation	XYMAX Corporation (The company name will be changed from XYMAX Split-preparation Company on April 1, 2024.)
OT-9	Minami-Shinagawa JN Building		
OT-10	Minami-Shinagawa N Building		
OT-11	Minami-Shinagawa J Building		
OT-16	ONEST Omiya Kishiki-cho Building		
OT-18	Crescendo Building		
OT-24	ONEST Kinshicho Square		
OT-26	Shinkawa 1-chome Building		
OT-27	ONEST Hakozaki Building		
OT-28	ONEST Higashi-Nakano Building		

2. Reason for the Change

The Change is made because the contractual status of the former PM company will be inherited by the new PM company due to the absorption-type company split effective April 1, 2024.

### 3. Overview of the New PM Company

Name	XYMAX Corporation (The company name will be changed from XYMAX Split-preparation Company on April 1, 2024.)
Headquarters	1-1-1 Akasaka, Minato-ku, Tokyo
Position / Name of Representative	Hideo Karashima, President
Major business	<ol style="list-style-type: none"> <li>1. Ownership, sale, purchase, lease, management, brokerage, consulting and appraisal of real estate</li> <li>2. Provide management services for office buildings, retail facilities, logistics facilities, hotels and other real estate</li> <li>3. Comprehensive management and maintenance services for buildings and related facilities</li> <li>4. Sales, sales agent and brokerage of goods accompanying the management and operation of buildings</li> <li>5. Comprehensive Security Services</li> <li>6. Planning, subcontracting, construction, design, construction supervision, and consulting services for construction work, etc.</li> <li>7. Financial instruments business prescribed in the Financial Instruments and Exchange Act</li> <li>8. Facility Management</li> <li>9. Call center operations</li> </ol>
Capital	300 million yen
Relationship with One REIT and the Mizuho REIT Management Co., Ltd. (Asset Management Company)	
Capital relationship	There is no capital relationship to note between the said company and One REIT or the Asset Management Company.
Personnel relationship	There is no personnel relationship to note between the said company and One REIT or the Asset Management Company.
Business relationship	There is no business relationship to note between the said company and the Asset Management Company.
Related party or not	The said company does not fall within the scope of the related parties of One REIT or the Asset Management Company.

### 4. Outlook of the Financial Results

The impact of the Change on the financial results for the fiscal period ended February 2024 (21st fiscal period: September 1, 2023, to February 29, 2024) and the fiscal period ending August 2024 (22nd fiscal period: March 1, 2024, to August 31, 2024) will be minimal, and thus One REIT will not make any revisions to its forecast of financial results for the periods.

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