

June 10, 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.
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Notice concerning Prepayment of Existing Borrowings

One REIT, Inc. (hereafter referred to as “One REIT”) announced today prepayment of existing borrowings (hereafter referred to as the “Prepayment”) as follows:

1. Overview of the Prepayment

(1)	Prepayment amount	300 million yen
(2)	Prepayment date	June 28, 2019
(3)	Prepayment fund	Refund of consumption tax related to the payment of property acquisition expenses and other expenses in the fiscal period ended February 2019 as well as cash on hand.

2. Details of Borrowings Subject to the Prepayment

Contract No: 0022

(1)	Lender	Mizuho Trust & Banking Co., Ltd. and Mizuho Bank, Ltd.
(2)	Balance of borrowings	300 million yen
(3)	Prepayment amount	300 million yen
(4)	Balance after prepayment	0 yen
(5)	Interest rate ^(Note)	0.30818% (Base interest rate (JBA one-month Japanese Yen TIBOR) + 0.25000%)
(6)	Drawdown date	September 21, 2018
(7)	Principal repayment date	September 7, 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	After the Prepayment	Change
	Short-term borrowings (Note)	17,074	16,774	-300
	Long-term borrowings (Note)	34,124	34,124	—
	Total borrowings	51,198	50,898	-300
	Investment corporation bonds	—	—	—
	Total interest-bearing debt	51,198	50,898	-300

(Note) “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 (12th fiscal period: March 1, 2019 to August 31, 2019) and the fiscal period ending February 2020 (13th fiscal period: September 1, 2019 to February 29, 2020) is minimal, there is no change to the financial results forecasts.

5. Other

There will be no change to the content of “Investment Risk” described in One REIT’s 11th Fiscal Period Securities Report filed on May 30, 2019 with the Prepayment.

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