

## Summary of Financial Results for the Fiscal Period Ended February 2018 (REIT)

April 16, 2018

REIT Issuer: One REIT, Inc. Stock Exchange Listing: Tokyo Stock Exchange  
 Securities Code: 3290 URL: <http://www.one-reit.com/en/>  
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 Asset Management Company: Mizuho REIT Management Co., Ltd.  
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 Preparation of supplementary financial results briefing materials: Yes  
 Holding of financial results briefing session: Yes (for institutional investors and analysts)

(Amounts are rounded down to the nearest million yen)

## 1. Status of Management and Assets for the Fiscal Period Ended February 2018 (September 1, 2017 to February 28, 2018)

## (1) Management status (% figures are the percentage of increase (decrease) compared with the previous period)

Fiscal period	Operating revenue		Operating profit		Recurring profit		Net income	
	million yen	%	million yen	%	million yen	%	million yen	%
Ended Feb. 2018	3,868	11.0	2,069	46.1	1,682	49.4	1,620	43.9
Ended Aug. 2017	3,483	4.0	1,416	(1.1)	1,126	2.3	1,125	2.3

Fiscal period	Net income per unit	Ratio of net income to equity	Ratio of recurring profit to total assets	Ratio of recurring profit to operating revenue
	yen	%	%	%
Ended Feb. 2018	8,558	3.9	1.8	43.5
Ended Aug. 2017	5,947	2.7	1.2	32.3

## (2) Distributions status

Fiscal period	Distribution per unit (excluding distribution in excess of earnings)	Total distributions (excluding distribution in excess of earnings)	Distribution per unit in excess of earnings	Total distributions in excess of earnings	Distribution payout ratio	Ratio of distributions to net assets
	yen	million yen	yen	million yen	%	%
Ended Feb. 2018	8,027	1,519	0	0	93.7	3.7
Ended Aug. 2017	5,948	1,125	0	0	100.0	2.7

(Note 1) The amount of total distributions for the fiscal period ended February 2018 is the amount after internally reserving 100 million yen utilizing part of gain on sale of real estate, etc. and thus differs from net income.

(Note 2) Distribution payout ratio is calculated by the following formula (rounded down to one decimal place).

$$\text{Distribution payout ratio} = \frac{\text{Total distributions (excluding distribution in excess of earnings)}}{\text{Net income}} \times 100$$

## (3) Financial position

Fiscal period	Total assets	Net assets	Equity ratio	Net assets per unit
	million yen	million yen	%	yen
Ended Feb. 2018	87,823	41,642	47.4	219,986
Ended Aug. 2017	96,292	41,148	42.7	217,376

## (4) Status of cash flows

Fiscal period	Net cash provided by (used in) operating activities	Net cash provided by (used in) investing activities	Net cash provided by (used in) financing activities	Cash and cash equivalents at end of period
	million yen	million yen	million yen	million yen
Ended Feb. 2018	26,505	(16,570)	(9,991)	7,436
Ended Aug. 2017	2,247	(180)	(1,418)	7,492

2. Forecast of Financial Results for the Fiscal Period Ending August 2018 (March 1, 2018 to August 31, 2018) and February 2019 (September 1, 2018 to February 28, 2019)

(% figures are the percentage of increase (decrease) compared with the previous period)

Fiscal period	Operating revenue		Operating profit		Recurring profit		Net income	
	million yen	%	million yen	%	million yen	%	million yen	%
Ending Aug. 2018	3,242	(16.2)	1,460	(29.4)	1,250	(25.7)	1,249	(22.9)
Ending Feb. 2019	3,193	(1.5)	1,464	0.3	1,258	0.6	1,256	0.6

Fiscal period	Distribution per unit (excluding distribution in excess of earnings)		Distribution per unit in excess of earnings	
	yen		yen	
Ending Aug. 2018	6,600		0	
Ending Feb. 2019	6,640		0	

(Reference) Forecast net income per unit (fiscal period ending August 2018): 6,600 yen

Forecast net income per unit (fiscal period ending February 2019): 6,640 yen

\* Other

(1) Changes in accounting policies, changes in accounting estimates and retrospective restatement

- |   |    |
|---|----|
| ① Changes in accounting policies accompanying amendments to accounting standards, etc.: | No |
| ② Changes in accounting policies other than ①:  | No |
| ③ Changes in accounting estimates:  | No |
| ④ Retrospective restatement:  | No |

(2) Number of investment units issued and outstanding

- ① Number of investment units issued and outstanding (including own investment units) at end of period
- |                                   |         |       |
|-----------------------------------|---------|-------|
| Fiscal period ended February 2018 | 189,298 | units |
| Fiscal period ended August 2017   | 189,298 | units |
- ② Number of own investment units at end of period
- |                                   |   |       |
|-----------------------------------|---|-------|
| Fiscal period ended February 2018 | — | units |
| Fiscal period ended August 2017   | — | units |

(Note) For the number of investment units used as the basis for calculating net income per unit, please refer to “Notes on Per Unit Information” on page 25.

\* Presentation of the status of implementation of audit procedures

At the time of disclosure of this summary of financial results, audit procedures for financial statements pursuant to the Financial Instruments and Exchange Act have not been completed.

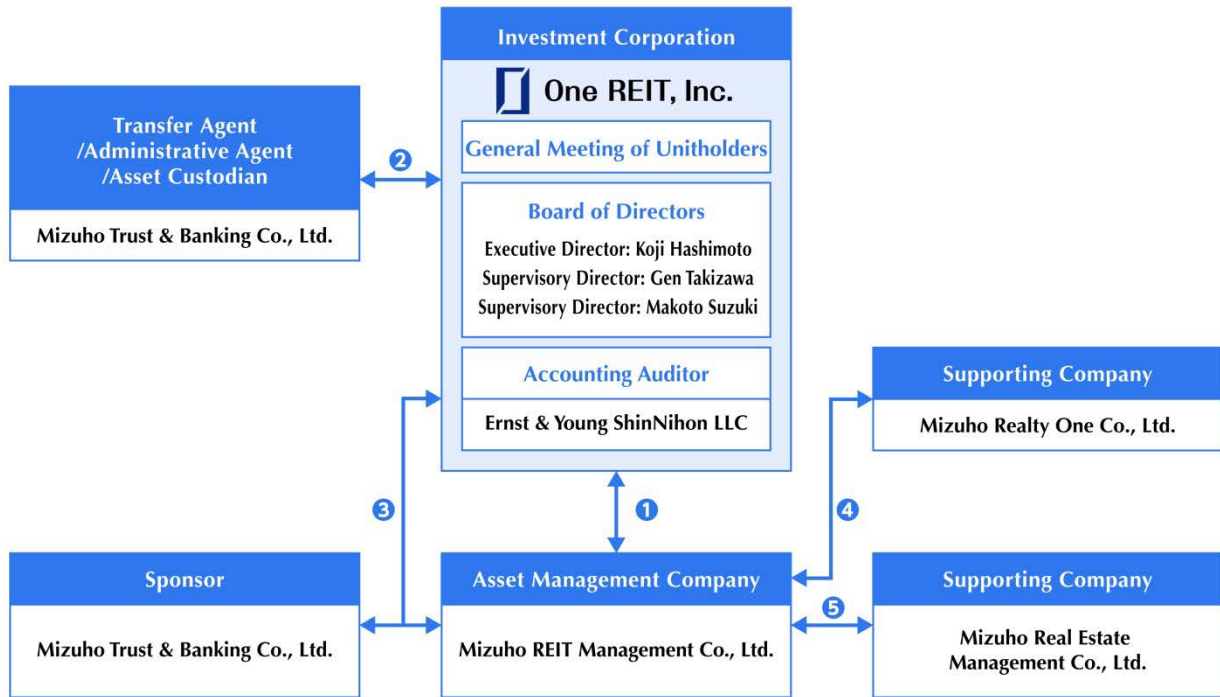
\* Explanation of the appropriate use of the forecast of management status, and other matters of special note

The management status outlook and other forward-looking statements contained in this document are based on information currently available to and certain assumptions deemed reasonable by One REIT. Accordingly, actual management status and other results may differ materially due to a variety of factors. In addition, the forecast is not a guarantee of the amount of distributions. For the assumptions for the forecast of management status, please refer to “Assumptions for the Forecast of Management Status for the Fiscal Periods Ending August 2018 and February 2019” presented on page 9.

○ Table of Contents

1. Associated Corporations of the Investment Corporation .....	2
(1) Structure of One REIT .....	2
(2) The operational roles, name and overview of associated business operations of One REIT and the associated corporations of One REIT.....	3
(3) The role and name and overview of business operations of main associated parties of One REIT other than the above..	6
2. Management Policy and Management Status .....	6
(1)Management Policy .....	6
(2)Management Status.....	6
①Overview of the Fiscal Period under Review .....	6
②Outlook for the Next Fiscal Period.....	7
③Subsequent Material Events .....	8
(3)Investment Risks.....	10
3.Financial Statements.....	11
(1)Balance Sheet.....	11
(2)Statement of Income .....	13
(3)Statement of Unitholders' Equity.....	14
(4)Statement of Cash Distributions .....	15
(5)Statement of Cash Flows .....	16
(6)Notes on the Going Concern Assumption.....	17
(7)Notes on Matters Concerning Significant Accounting Policies .....	17
(8) Notes to the Financial Statements .....	19
(9)Increase (Decrease) in Number of Investment Units Issued and Outstanding .....	26
4.Changes in Directors .....	26
5.Reference Information.....	27
(1)Asset Composition.....	27
(2)Portfolio Diversification .....	27
(3)Period-End Value of Portfolio Real Estate.....	28
(4)Overview of Portfolio Real Estate .....	29
(5)Status of Revenue of Each Property.....	30
(6)Borrowing Status .....	37

1. Associated Corporations of the Investment Corporation  
 (1) Structure of One REIT



①	Asset management contract
②	Administrative Agreement (Administration of investment units) / Administrative agency entrustment / Asset custodian entrustment
③	Sponsor/support contract
④	Business entrustment agreement
⑤	Sponsor/support contract

(Note 1) Mizuho Realty One Co., Ltd., Mizuho Trust & Banking Co., Ltd. and Mizuho Financial Group, Inc., the three parent companies of the Asset Management Company, fall within the scope of specified associated corporations (as defined in Article 12, Paragraph 3 of Cabinet Office Ordinance on Disclosure of Information, etc. on Regulated Securities (Ordinance of the Ministry of Finance No. 22 of 1993, including subsequent amendments); The same shall apply hereinafter) of One REIT.

Mizuho Realty One Co., Ltd. is a wholly owned subsidiary of Mizuho Trust & Banking Co., Ltd. Mizuho Financial Group, Inc. is the parent company of Mizuho Trust & Banking Co., Ltd.

(Note 2) The trade names of the Asset Management Company, Simplex Investment Advisors Inc. and Simplex Real Estate Management Inc. were changed to Mizuho REIT Management Co., Ltd., Mizuho Realty One Co., Ltd. and Mizuho Real Estate Management Co., Ltd. as of January 1, 2018.









































































Property no.	OO-5	OO-6	R-1	R-2	
Property name	Nagoya Fushimi Square Building	Daihakata Building	fab Minami-Osawa (Note)	Niigata Higashibori-dori Parking Building (Note)	
Acquisition date	September 7, 2016	October 25, 2017	October 10, 2013	October 10, 2013	
Acquisition	Acquisition price (million yen)	4,812	10,650	4,250	432
	Composition ratio (%)	6.0	13.2	5.3	0.5
	Carrying amount (million yen)	4,836	10,707	4,043	417
	Value at end of period (million yen)	5,020	11,400	4,760	611
	Composition ratio (%)	5.6	12.8	5.4	0.7
Leasing	Total number of tenants	48	70	14	1
	Total leasable area (m <sup>2</sup> )	8,413.10	15,430.32	8,409.23	8,725.90
	Leased area (m <sup>2</sup> )	8,306.16	15,430.32	8,409.23	8,725.90
	Occupancy rate	98.7%	100.0%	100.0%	100.0%
Operating income (loss)	Number of days under management	181	127	181	181
	① Property-related operating revenue (thousand yen)	171,431	275,652	(undisclosed)	(undisclosed)
	Lease business revenue	160,849	255,516		
	Other lease business revenue	10,582	20,135		
	② Property-related operating expenses (thousand yen)	50,634	99,418		
	Property management fees	16,907	42,271		
	Utilities expenses	14,967	36,896		
	Taxes and public dues	16,093	—		
	Insurance premiums	360	496		
	Repair expenses	1,805	19,296		
	Other	500	456		
	③ Leasing NOI (thousand yen)	120,796	176,234	126,010	22,730
	④ Depreciation (thousand yen)	16,042	25,089	32,688	4,179
	⑤ Property-related operating income (loss) [③-④] (thousand yen)	104,753	151,145	93,321	18,550
⑥ Capital expenditures (thousand yen)	23,412	2,567	7,141	—	
⑦ Leasing NCF [③-⑥] (thousand yen)	97,384	173,666	118,869	22,730	

(Note) ① Property-related operating revenue and ② Property-related operating expenses of fab Minami-Osawa and Niigata Higashibori-dori Parking Building have not been disclosed because consent for disclosure of property-related operating revenue has not been obtained from the tenants.

Property no.	OT-1	Total
Property name	J Tower (Note)	
Acquisition date	October 10, 2013	—
Acquisition	Acquisition price (million yen)	—
	Composition ratio (%)	—
	Carrying amount (million yen)	—
	Value at end of period (million yen)	—
	Composition ratio (%)	—
Leasing	Total number of tenants	—
	Total leasable area (m <sup>2</sup> )	—
	Leased area (m <sup>2</sup> )	—
	Occupancy rate	—
Operating income (loss)	Number of days under management	35
	① Property-related operating revenue (thousand yen)	168,891
	Lease business revenue	135,101
	Other lease business revenue	33,789
	② Property-related operating expenses (thousand yen)	76,490
	Property management fees	17,253
	Utilities expenses	36,215
	Taxes and public dues	12,593
	Insurance premiums	303
	Repair expenses	10,029
	Other	95
	③ Leasing NOI (thousand yen)	92,400
	④ Depreciation (thousand yen)	42,955
	⑤ Property-related operating income (loss) [③-④] (thousand yen)	49,445
	⑥ Capital expenditures (thousand yen)	29,492
⑦ Leasing NCF [③-⑥] (thousand yen)	62,908	

(Note) J Tower was sold as of October 6, 2017.

(6) Borrowing Status

The following is the status of borrowing of funds from each financial institution as of February 28, 2018.

	Term	Drawdown date	Balance at beginning of period (thousand yen)	Balance at end of period (thousand yen)	Average interest rate (%) (Note 1)	Repayment date	Repayment method	Use	Remarks
	Lenders								
Long-term borrowings	Sumitomo Mitsui Banking Corporation	Oct. 10, 2013	4,513,875	—	0.83378	Oct. 10, 2018 (Note 2)	(Note 2)	(Note 5)	Unsecured Unguaranteed
	The Mie Bank, Ltd.		976,500	—					
	Aozora Bank, Ltd.		947,500	—					
	Sumitomo Mitsui Banking Corporation	Oct. 10, 2013	5,649,375	—	1.38226	Oct. 10, 2018 (Note 2)	(Note 2)		
	Kansai Urban Banking Corporation		976,500	—					
	Sumitomo Mitsui Banking Corporation	Oct. 10, 2014	1,481,250	—	1.08473	Oct. 10, 2017 (Note 3)	(Note 3)		
	Aozora Bank, Ltd.		987,500	—					
	Resona Bank, Limited		1,975,000	—					
	ORIX Bank Corporation		987,500	—					
	Sumitomo Mitsui Banking Corporation	Oct. 10, 2014	1,975,000	—	1.35961	Oct. 13, 2020 (Note 2)	(Note 2)	(Note 6)	
	The Mie Bank, Ltd.		987,500	—					
	Sumitomo Mitsui Banking Corporation	Oct. 13, 2015	448,795	—	0.68000	Oct. 10, 2017 (Note 4)	(Note 4)		
	Aozora Bank, Ltd.		992,500	—					
	The Bank of Fukuoka, Ltd.		976,645	—					
	The Mie Bank, Ltd.		595,500	—					
	ORIX Bank Corporation		397,000	—					
	Mizuho Trust & Banking Co., Ltd.	Sep. 7, 2016	1,200,000	1,200,000	0.58096	Sep. 7, 2019	Bullet repayment	(Note 7)	
	Mizuho Bank, Ltd.		1,200,000	1,200,000					
	Sumitomo Mitsui Banking Corporation		750,000	750,000					
	Shinsei Bank Limited		1,500,000	1,500,000					
	Resona Bank, Limited		600,000	600,000					
	The Mie Bank, Ltd.		525,000	525,000					
	The Bank of Fukuoka, Ltd.	150,000	150,000						
	Mizuho Trust & Banking Co., Ltd.	Sep. 7, 2016	400,000	400,000	0.69593	Sep. 7, 2020	Bullet repayment		
	Mizuho Bank, Ltd.		400,000	400,000					
	Sumitomo Mitsui Banking Corporation		250,000	250,000					
	Shinsei Bank Limited		500,000	500,000					
	Resona Bank, Limited		200,000	200,000					
	The Mie Bank, Ltd.		175,000	175,000					
	The Bank of Fukuoka, Ltd.	50,000	50,000						
Mizuho Trust & Banking Co., Ltd.	Sep. 7, 2016	3,199,000	3,199,000	0.58096	Sep. 7, 2019	Bullet repayment	(Note 6)		
Mizuho Bank, Ltd.		3,150,000	3,150,000						
Shinsei Bank Limited		1,500,000	1,500,000						
Resona Bank, Limited		300,000	300,000						
Mizuho Trust & Banking Co., Ltd.	Sep. 7, 2016	3,199,000	3,199,000	0.69593	Sep. 7, 2020				
Mizuho Bank, Ltd.		3,150,000	3,150,000						
Shinsei Bank Limited		1,500,000	1,500,000						
Resona Bank, Limited		300,000	300,000						

	Term	Drawdown date	Balance at beginning of period (thousand yen)	Balance at end of period (thousand yen)	Average interest rate (%) (Note 1)	Repayment date	Repayment method	Use	Remarks
	Lenders								
Long-term borrowings	Mizuho Trust & Banking Co., Ltd.	Oct. 25, 2017	—	135,000	0.44758	Sep. 7, 2020	Bullet repayment	(Note 7)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.		—	135,000					
	Sumitomo Mitsui Banking Corporation		—	2,500,000					
	Aozora Bank, Ltd.		—	375,000					
	Resona Bank, Limited		—	365,000					
	The Mie Bank, Ltd.		—	240,000					
	The Bank of Fukuoka, Ltd.		—	250,000					
	Mizuho Trust & Banking Co., Ltd.	Oct. 25, 2017	—	182,500	0.56720 (Note 8)	Sep. 7, 2021	Bullet repayment	(Note 7)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.		—	182,500					
	Sumitomo Mitsui Banking Corporation		—	3,750,000					
	Aozora Bank, Ltd.		—	562,500					
	Resona Bank, Limited		—	567,500					
	The Mie Bank, Ltd.		—	380,000					
	The Bank of Fukuoka, Ltd.		—	375,000					
	Mizuho Trust & Banking Co., Ltd.	Oct. 25, 2017	—	182,500	0.62750 (Note 8)	Sep. 7, 2022	Bullet repayment	(Note 7)	Unsecured Unguaranteed
	Mizuho Bank, Ltd.		—	182,500					
	Sumitomo Mitsui Banking Corporation		—	3,750,000					
	Aozora Bank, Ltd.		—	562,500					
	Resona Bank, Limited		—	567,500					
	The Mie Bank, Ltd.		—	380,000					
	The Bank of Fukuoka, Ltd.		—	375,000					
Subtotal			49,065,940	40,198,000					
Total			49,065,940	40,198,000					

(Note 1) Average interest rate is the borrowing interest rate for the respective loan agreement (weighted average of balance during the period), rounded to five decimal places.

(Note 2) The entire amount is prepaid on October 25 2017.

(Note 3) Repayment of the principal in installments was completed, with the first repayment on April 10, 2015 and subsequent repayments on each of the 10th of every April and October thereafter, until repayment of the remaining balance of principal on October 10, 2017.

(Note 4) Repayment of the principal in installments was completed, with the first repayment on April 10, 2016 and subsequent repayments on each of the 10th of every April and October thereafter, until repayment of the remaining balance of principal on October 10, 2017.

(Note 5) The intended use of the funds is to allocate the funds to part of the funds for acquisition of real estate and real estate trust beneficiary rights, as well as related costs.

(Note 6) The funds are allotted to part of the funds for repaying existing borrowings.

(Note 7) The intended use of the funds is to allocate the funds to part of the funds for acquisition of real estate trust beneficiary rights, as well as related costs.

(Note 8) Interest rate swap transactions have been conducted to avoid interest rate fluctuation risks and the indicated interest rates take into account the effect of such transactions.