

April 3, 2026

To All Concerned Parties

Name of REIT Issuer  
One REIT, Inc.  
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(TSE Code: 3290)  
Contact:  
Asset Management Company  
Mizuho REIT Management Co., Ltd.  
Toshiaki Nakayama, Chief Executive Officer  
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Managing Director Finance & Administration Division  
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**Notice concerning Determination of the Number of New Investment Units  
to be Issued by Way of Third-Party Allotment**

One REIT, Inc. (hereinafter referred to as “One REIT”) announces that it has received notice from the allottee that it intends to subscribe for a portion of the investment units to be issued by way of third-party allotment (hereinafter referred to as the “Third-Party Allotment”), which was resolved together with the issuance of new investment units through the public offering and the secondary offering of investment units (secondary offering through over-allotment) at the meetings of the board of directors held on March 5, 2026 and March 12, 2026, as follows:

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|---|---|
| (1) Number of new investment units to be issued : | 2,226 units<br>(Number of investment units initially scheduled to be issued: 8,301 units) |
| (2) Total paid-in amount (Issue value) :          | 173,385,366 yen<br>(77,891 yen per unit)  |
| (3) Application period (Application date) :       | April 7, 2026 (Tuesday)   |
| (4) Payment date :                                | April 8, 2026 (Wednesday)   |
| (5) Allottee :                                    | Mizuho Securities Co., Ltd.   |

<Note> This document is an English translation of a press release issued by One REIT. It is not intended as an inducement or solicitation for investment. We caution readers to make investment decisions based on their own judgment 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.

<Reference >

1. Issuance of new investment units by way of Third-Party Allotment was resolved together with the issuance of new investment units through the public offering and the secondary offering of investment units(over-allotment) at the meetings of the board of directors held on March 5 and March 12, 2026.

As for the content of the Third-party Allotment, please refer to the “Notice concerning Issuance of New Investment Units and Secondary Offering of Investment Units” announced on March 5, 2026 and “Notice concerning Determination of Prices, etc. for Issuance of New Investment Units and Secondary Offering of Investment Units” announced on March 12, 2026.

2. Changes in Total Number of Investment Units Issued After Third-party Allotment

Total number of outstanding investment units at present	971,444 units
Increase in number of investment units by way of Third-party Allotment	2,226 units
Total number of outstanding investment units after Third-party Allotment	973,670 units

3. Use of Proceeds Procured by way of Third-Party Allotment

The proceeds of 173,385,366 yen from the issuance of new investment units by way of Third-Party Allotment will be held in cash and deposited in financial institutions until disbursed, and are expected to be used for part of future acquisition funds of specified assets <sup>(Note)</sup> or part of repayment of borrowings in the future.

(Note) As defined in Article 2, Paragraph 1 of the Act on Investment Trusts and Investment Corporations.

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

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