One REIT, Inc.

For Information Purposes Only

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To All Concerned Parties

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Notice Concerning Hotel Operating Performance (September 2026)

One REIT, Inc. (hereinafter referred to as "One REIT") hereby announces its hotel operating performance for September 2026 and cumulative figures for the current fiscal period (27th fiscal period, ending February 2027), as set out below. The disclosure covers those hotels owned by One REIT whose rent structures include variable rent and for which the tenants have consented to disclosure.
One REIT will continue to disclose its hotel operating performance on a monthly basis.

1. Hotel Operating Performance

(1) Average/aggregate for the five properties with variable rent for which tenant consent to disclosure has been obtained

Item	September 2026 (Monthly)	Year-on-Year (Monthly)	27th Period Average/Cumulative	Year-on-Year (Period)
Occupancy rate	85.8%	+0.5pt	85.8%	+0.5pt
ADR (yen)	12,075	+32.8%	12,075	+32.8%
RevPAR (yen)	10,356	+33.6%	10,356	+33.6%
Sales (million yen)	254	+31.5%	254	+31.5%

(Note 1) The figures above are based on information provided by the tenants. They have not been audited or otherwise reviewed, and their accuracy and completeness cannot be guaranteed. They may differ from the figures presented in securities reports and other documents to be filed in the future. The same applies hereinafter.
(Note 2) "Occupancy rate" means the number of rooms sold during a given period divided by the number of rooms available during the same period, rounded to one decimal place. The same applies hereinafter.
(Note 3) "ADR" means Average Daily Rate, which is total room revenue (including service charges) for a given period divided by the total number of rooms sold during the same period, rounded to the nearest yen. The same applies hereinafter.
(Note 4) "RevPAR" means Revenue Per Available Room, which is total room revenue (including service charges) for a given period divided by the total number of rooms available during the same period, rounded to the nearest yen. The same applies hereinafter.
(Note 5) "Sales" means revenue earned by the tenants from hotel operations and other ancillary businesses, with amounts of less than one million yen truncated. The same applies hereinafter. For the average/aggregate of the five properties for which tenant consent to disclosure has been obtained, sales are the sum of the five properties.
(Note 6) "Year-on-year (monthly)" means a comparison of the average/aggregate figure for the relevant month with that for the same month of the previous year. The same applies hereinafter.
(Note 7) "Year-on-year (period)" means a comparison of the average/cumulative figure for the current fiscal period through the relevant month with that for the corresponding period of the previous year. The same applies hereinafter.
(Note 8) For the year-on-year comparisons (monthly and period), changes in occupancy rate are shown in percentage points, and changes in ADR, RevPAR and sales are shown as percentage changes, each rounded to one decimal place. The same applies hereinafter.

(2) Operating performance of each of the five properties with variable rent for which tenant consent to disclosure has been obtained

No.	Property Name	Item	September 2026 (Monthly)	Year-on-Year (Monthly)	27th Period Average/Cumulative	Year-on-Year (Period)
H-1	Comfort Inn Nagoya Sakae	Occupancy rate	92.8%	+7.9pt	92.8%	+7.9pt
		ADR (yen)	18,046	+71.3%	18,046	+71.3%
		RevPAR (yen)	16,753	+87.3%	16,753	+87.3%
		Sales (million yen)	121	+87.5%	121	+87.5%
H-3	Quintessa Hotel Sapporo Susukino 63 Relax&Spa	Occupancy rate	88.5%	+1.7pt	88.5%	+1.7pt
		ADR (yen)	13,312	-0.7%	13,312	-0.7%
		RevPAR (yen)	11,787	+1.3%	11,787	+1.3%
		Sales (million yen)	39	+2.5%	39	+2.5%
H-4	Quintessa Hotel Kagoshima Tenmonkan Relax&Sleep	Occupancy rate	81.8%	+12.7pt	81.8%	+12.7pt
		ADR (yen)	7,854	+9.5%	7,854	+9.5%
		RevPAR (yen)	6,422	+29.5%	6,422	+29.5%
		Sales (million yen)	19	+29.4%	19	+29.4%
H-5	Quintessa Hotel Fukuoka Hakata Relax&Sleep	Occupancy rate	89.1%	-4.0pt	89.1%	-4.0pt
		ADR (yen)	12,239	-0.2%	12,239	-0.2%
		RevPAR (yen)	10,908	-4.5%	10,908	-4.5%
		Sales (million yen)	27	-2.8%	27	-2.8%
H-6	THE HEDISTAR HOTEL NARITA	Occupancy rate	78.6%	-9.9pt	78.6%	-9.9pt
		ADR (yen)	6,634	+16.6%	6,634	+16.6%
		RevPAR (yen)	5,217	+3.6%	5,217	+3.6%
		Sales (million yen)	46	-0.9%	46	-0.9%

2. Key Factors Behind Year-on-Year Changes

- At Comfort Inn Nagoya Sakae, ADR and other metrics rose significantly year on year, as the hotel captured accommodation demand generated by the Asian Games.
- At Quintessa Hotel Kagoshima Tenmonkan Relax&Sleep, ADR and other metrics remained solid year on year, supported by factors including the launch of the Kagoshima tourism support discount campaign.
- At THE HEDISTAR HOTEL NARITA, occupancy rate declined year on year because some guest rooms have been taken off sale owing to renovation work in preparation for the rebranding.

End

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

Reference

Rent Structures of Owned Hotels

Property No.	Property Name	Rent Structure	
		Fixed Rent	Variable Rent
H-1	Comfort Inn Nagoya Sakae	–	○
H-2	CANDEO HOTELS KYOTO KARASUMA ROKKAKU	○	–
H-3	Quintessa Hotel Sapporo Susukino 63 Relax&Spa	–	○
H-4	Quintessa Hotel Kagoshima Tenmonkan Relax&Sleep	–	○
H-5	Quintessa Hotel Fukuoka Hakata Relax&Sleep	–	○
H-6	THE HEDISTAR HOTEL NARITA	○	○
H-7	DoubleTree by Hilton Naha Shuri Castle	–	○
H-8	OKINAWA GRAND MER RESORT	○	○

(Note) DoubleTree by Hilton Naha Shuri Castle and OKINAWA GRAND MER RESORT have rent structures that include variable rent; however, because the tenants have not consented to disclosure of the hotels' operating performance, such information is not disclosed.