One REIT, Inc.

For Information Purposes Only

July 8, 2026

To All Concerned Parties

Name of REIT Issuer
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Notice Concerning Borrowing of Funds (Determination of Interest Rate)

One REIT, Inc. (hereinafter referred to as "One REIT") hereby announces that the previously undecided matters regarding the borrowing of funds announced in the press release titled "Notice Concerning Borrowing of Funds and Early Repayment of Borrowings" dated June 25, 2026, have been determined today as follows.

1. Determination of Interest Rate

Contract No.	Lender	Borrowing amount (million yen)	Interest rate	Drawdown date	Repayment date	Collateral/ Principal repayment method
0050	Mizuho Bank, Ltd.	2,000	Fixed: 2.25000% (Note1)	July 10, 2026	March 11, 2030	Unsecured / Unguaranteed ・ Lump-sum repayment on the maturity date (Note2)

(Note1) The applicable interest rate for each interest calculation period will be the fixed interest rate plus the difference between one-month Japanese yen TIBOR published by the JBA TIBOR Administration two business days prior to the interest payment date for the immediately preceding interest calculation period (or the drawdown date for the first interest calculation period) and 2.0%, if one-month Japanese yen TIBOR exceeds 2.0%. The first interest payment date will be July 31, 2026, and thereafter the last day of each month (or the preceding business day if such day is not a business day) and the principal repayment date. Please refer to the website of the JBA TIBOR Administration for Japanese yen TIBOR (https://www.jbatibor.or.jp/english/rate/).

(Note2) One REIT may make early repayment of all or part of the borrowing if certain conditions are satisfied, including providing prior written notice, during the period from the drawdown date to the repayment date.

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