

September 28, 2026

To All Concerned Parties

Name of REIT Issuer  
 One REIT, Inc.  
 1-5-5 Otemachi, Chiyoda-ku, Tokyo, Japan  
 Katsuya Kume, Executive Director  
 (TSE Code: 3290)  
 Contact:  
 Asset Management Company  
 Mizuho REIT Management Co., Ltd.  
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### Notice Concerning Borrowing of Funds

One REIT, Inc. (hereinafter referred to as “One REIT”) hereby announces that it will borrow funds (hereinafter referred to as the “Borrowing”), as follows.

#### 1. Overview of the Borrowing

##### (1) Details of the Borrowing

| Contract No.  | Lender                        | Borrowing amount (million yen) | Interest rate                                                                                       | Drawdown date      | Repayment date     | Security/ Principal repayment method                                            |
|---------------|-------------------------------|--------------------------------|-----------------------------------------------------------------------------------------------------|--------------------|--------------------|---------------------------------------------------------------------------------|
| —<br>(Note 1) | Mizuho Bank, Ltd.<br>(Note 2) | 5,000                          | Floating rate: base interest rate (JBA one-month Japanese yen TIBOR) +0.20000%<br>(Note 3) (Note 4) | September 30, 2026 | September 30, 2027 | Unsecured / Unguaranteed<br>Lump-sum repayment on the maturity date<br>(Note 5) |

(Note 1) This Borrowing is made under the credit line (uncommitted basis) agreement entered into with Mizuho Bank, Ltd. on July 31, 2025. For details, please refer to the “Notice Concerning Execution of Credit Line (Non-commitment Basis) Agreement” dated July 24, 2025 and the “Notice Concerning Extension of the Term of Credit Line (Non-commitment Basis)” dated July 22, 2026.

(Note 2) As the Borrowing constitutes a transaction with an “interested person, etc.” under the Act on Investment Trusts and Investment Corporations and a “transaction with an interested party” under the Asset Management Company’s Rules on Transactions with Interested Parties, the decision was made after completing the prescribed procedures in accordance with the Asset Management Company’s internal rules.

(Note 3) The first interest payment date is scheduled to be October 30, 2026, and each subsequent interest payment date is scheduled to be the last business day of each month for banks.

(Note 4) The base interest rate applicable to each interest calculation period is scheduled to be the one-month Japanese yen TIBOR announced by the JBA TIBOR Administration two business days before the drawdown date for the first period and two business days before the immediately preceding interest payment date for each subsequent period. The Japanese yen TIBOR is available on the JBA TIBOR Administration website (<https://www.jbatibor.or.jp/english/rate/>).

(Note 5) If certain conditions are satisfied during the period from the drawdown date to the repayment date, including One REIT providing prior written notice, One REIT may make early repayment of all or part of the Borrowing.

(2) Reason for the Borrowing

The Borrowing will be used to fund part of the acquisition price and related expenses for the asset to be acquired as described in the “Notice Concerning Acquisition and Leasing of Beneficiary Interests in Domestic Real Estate (OKINAWA GRAND MER RESORT)” announced today.

(3) Amount, Use, and Expenditure Date of Funds to Be Procured

(i) Amount of funds procured

5,000 million yen

(ii) Specific use of funds procured

The funds will be used to fund part of the acquisition price and related expenses for the asset to be acquired.

(iii) Expenditure date

September 30, 2026

2. Status of Interest-bearing Debt after the Borrowing

(unit: million yen)

|  |                                         | Before<br>the Borrowing | After<br>the Borrowing | Change |
|--|-----------------------------------------|-------------------------|------------------------|--------|
|  | Short-term borrowings <sup>(Note)</sup> | —                       | 5,000                  | 5,000  |
|  | Long-term borrowings <sup>(Note)</sup>  | 70,994                  | 70,994                 | —      |
|  | Total borrowings                        | 70,994                  | 75,994                 | 5,000  |
|  | Investment corporation bonds            | 9,400                   | 9,400                  | —      |
|  | Total interest-bearing debt             | 80,394                  | 85,394                 | 5,000  |

(Note) As of September 30, 2026, “Short-term borrowings” refer to borrowings due within one year, including long-term borrowings due within one year, and “Long-term borrowings” refer to borrowings due in more than one year.

3. Other

Risks related to the Borrowing remain unchanged from the description of “Chapter 1 Fund Information – Part 1 Fund Status – 3. Investment Risks” of the securities report filed on May 28, 2026.

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