



One REIT

Semi-Annual Report

for the 24th Fiscal Period

from March 1, 2025, to August 31, 2025

To Our Unitholders

Hidetoshi Kato

Executive Director
One REIT, Inc.



We would like to express our sincere gratitude for your continued excellent support.

We are pleased to report on the management status of One REIT for the 24th fiscal period ended August 2025. In the office building leasing market during the fiscal period under review, demand from tenants remained solid thanks to the review of office area associated with hiring of new employees, floor expansion within the same buildings for business expansion, and relocation for locational improvement. Due to such, rent is expected to continue increasing.

In such an environment, as part of asset replacement strategies aimed at improving portfolio quality by taking advantage of the favorable selling environment, One REIT transferred three properties namely Minami-Shinagawa JN Building, Minami-Shinagawa N Building and Minami-Shinagawa J Building (total transfer price: 6,700 million yen) on March 11, 2025, as well as 55% quasi-co-ownership interest in MY Kumamoto Building (transfer price: 1,028 million yen) on March 19, 2025, and acquired Comfort Inn Nagoya Sakae Ekimae (acquisition price: 7,740 million yen) on March 21, 2025.

In addition, One REIT will continue to make efforts aimed at reducing environmental load and realizing a sustainable society as its corporate social responsibility by recognizing the importance of consideration for environment, social, and governance issues in real estate investment management. In the fiscal period under review, One REIT received a “Rank A” (Very Good) in Certification for CASBEE for Real Estate for ONEST Yokohama Nishiguchi Building, ONEST Ueno Okachimachi Building and FIELD Kita-Sando.

As a result, One REIT’s assets as of the end of the fiscal period under review comprised a portfolio totaling 29 properties (total acquisition price: 123,788 million yen; silent partnership equity interest is not included), a total leasable area of 159,275.53m², and an end-of-period occupancy rate of 98.3%.

Concerning distributions, One REIT attempts to include the maximum amount of cash distribution of earnings in deductible expense. In the 24th fiscal period, One REIT decided to distribute roughly the entire amount of unappropriated retained earnings after deducting the unappropriated earnings internally reserved in or before the previous fiscal period with accrual of gain on sale of real estate, etc. As a result, One REIT declared distribution per investment unit of 8,329 yen.

We will aim to maximize unitholder value through continued full utilization of sponsor support and pursuit of “continuous growth of distributions” and “disciplined external growth while considering the portfolio and financial structure.”

We appreciate your continued support and patronage.

Overview of Asset Management

1. Change in Management Status and Other Management Results

Fiscal Period		20th fiscal period	21st fiscal period	22nd fiscal period	23rd fiscal period	24th fiscal period
		From: Mar. 1, 2023 To: Aug. 31, 2023	From: Sep. 1, 2023 To: Feb. 29, 2024	From: Mar. 1, 2024 To: Aug. 31, 2024	From: Sep. 1, 2024 To: Feb. 28, 2025	From: Mar. 1, 2025 To: Aug. 31, 2025
Operating revenue	(million yen)	4,636	4,575	4,658	5,001	5,332
Property-related operating revenue	(million yen)	4,636	4,574	4,658	4,670	4,504
Operating expenses	(million yen)	2,488	2,443	2,479	2,513	2,466
Property-related operating expenses	(million yen)	2,106	2,066	2,103	2,106	2,043
Operating profit	(million yen)	2,147	2,131	2,178	2,487	2,866
Ordinary profit	(million yen)	1,832	1,797	1,835	2,124	2,484
Net income	(million yen)	1,831	1,796	1,835	2,129	2,476
Total assets	(million yen)	134,873	134,718	134,950	135,613	135,376
(Period-on-period comparison)	(%)	+0.3	(0.1)	+0.2	+0.5	(0.2)
Interest-bearing liabilities	(million yen)	65,494	65,494	65,494	65,494	65,394
Net assets	(million yen)	61,158	61,123	61,162	61,457	61,996
(Period-on-period comparison)	(%)	(0.0)	(0.1)	+0.1	+0.5	+0.9
Unitholders' capital	(million yen)	59,164	59,164	59,164	59,164	59,164
Total number of investment units issued and outstanding	(units)	268,468	268,468	268,468	268,468	268,468
Net assets per unit ^(Note 3)	(yen)	227,804	227,674	227,818	228,917	76,975
Total distributions	(million yen)	1,831	1,796	1,834	1,937	2,236
Distribution payout ratio ^(Note 4, 5)	(%)	99.9	99.9	99.9	90.9	90.2
Distribution per unit	(yen)	6,821	6,691	6,835	7,217	8,329
Distribution per unit of earnings	(yen)	6,821	6,691	6,835	7,217	8,329
Distribution per unit in excess of earnings	(yen)	—	—	—	—	—
Ratio of ordinary profit to total assets ^(Note 5)	(%)	1.4	1.3	1.4	1.6	1.8
(Annualized) ^(Note 2)	(%)	2.7	2.7	2.7	3.2	3.6
Return on equity ^(Note 5)	(%)	3.0	2.9	3.0	3.5	4.0
(Annualized) ^(Note 2)	(%)	5.9	5.9	6.0	7.0	8.0
Equity ratio ^(Note 5)	(%)	45.3	45.4	45.3	45.3	45.8
(Period-on-period variation)		(0.2)	+0.0	(0.0)	(0.0)	+0.5
Loan to value (LTV)	(%)	48.6	48.6	48.5	48.3	48.3
<Reference Information>						
Number of properties at end of period	(properties)	32	32	32	32	29
Total number of tenants at end of period	(tenants)	572	574	572	579	503
Total leasable area at end of period	(m ²)	173,544.96	173,482.14	173,425.92	171,706.90	159,275.53
Occupancy rate at end of period	(%)	98.9	98.7	98.2	98.4	98.3
Depreciation during period	(million yen)	609	593	605	620	605
Capital expenditures during period	(million yen)	461	644	503	564	506
Leasing NOI ^(Note 5)	(million yen)	3,138	3,102	3,159	3,184	3,066
Leasing NCF ^(Note 5)	(million yen)	2,677	2,457	2,656	2,619	2,559

- (Note 1) The operating periods of One REIT are the six-month periods from March 1 to August 31 and from September 1 to February 28 (29 in leap years) of the following year.
- (Note 2) Annualization is based on 365 days for a year and calculated by using operating periods of 184 days for the 20th fiscal period, 182 days for the 21st fiscal period, 184 days for the 22nd fiscal period, 181 days for the 23rd fiscal period, and 184 days for the 24th fiscal period.
- (Note 3) One REIT implemented a 3-for-1 split of investment units with August 31, 2025, as the record date and September 1, 2025, as the effective date. Net assets per unit is calculated assuming that the split of investment units was implemented at the beginning of the 24th fiscal period.
- (Note 4) Distribution payout ratio is rounded down to the first decimal place.
- (Note 5) It is calculated based on the following formula.

Distribution payout ratio	$\text{Total distributions (excluding distribution in excess of earnings)} \div \text{Net income} \times 100$
Ratio of ordinary profit to total assets	$\text{Ordinary profit} \div \{(\text{total assets at beginning of period} + \text{total assets at end of period}) \div 2\} \times 100$
Return on equity	$\text{Net income} \div \{(\text{net assets at beginning of period} + \text{net assets at end of period}) \div 2\} \times 100$
Equity ratio	$\text{Net assets at end of period} \div \text{total assets at end of period} \times 100$
Leasing NOI	$\text{Property-related operating revenue} - \text{property-related operating expenses} + \text{depreciation}$
Leasing NCF	$\text{Leasing NOI} - \text{capital expenditures}$

2. Asset Management for 24th Fiscal Period

1) Brief History of the Investment Corporation

One REIT has Mizuho REIT Management Co., Ltd. (hereinafter referred to as the “Asset Management Company”) ^(Note 1), which is a member of the Mizuho Financial Group, as its asset management company and invests in office buildings, hotels, residences, retail facilities and real estate for other uses without limiting the main use ^(Note 2), aiming to build a portfolio that seeks both the securement of stable income and growth over the medium to long term. Furthermore, One REIT strives for further growth with the aim of maximizing unitholder value under the basic policies of “continuous growth of distributions” and “disciplined external growth while considering the portfolio and financial structure,” alongside obtaining various support in terms of property acquisition, management, and financial aspects from our sponsor, Mizuho Trust & Banking Co., Ltd., which has an abundant track record in the Japanese real estate market.

One REIT was incorporated, pursuant to the Act on Investment Trusts and Investment Corporations (hereinafter the “Investment Trust Act”), on June 25, 2013, with the Asset Management Company as the organizer and listed on the J-REIT section of the Tokyo Stock Exchange (securities code: 3290) on October 9, 2013. With public offerings, etc. that have followed, the total number of investment units issued and outstanding as of the end of the period under review stands at 268,468.

- (Note 1) Mizuho Financial Group, Inc., Mizuho Trust & Banking Co., Ltd. and Mizuho Realty One Co., Ltd. (hereinafter referred to as “MONE”) fall within the scope of parent companies of the Asset Management Company. MONE is a wholly owned subsidiary of Mizuho Trust & Banking Co., Ltd., the sponsor, and holds all issued shares of the Asset Management Company and Mizuho Real Estate Management Co., Ltd. (hereinafter referred to as “MREM”). Three companies, namely MONE, the Asset Management Company and MREM, together comprise the MONE Group. MREM is the management company of MONE Group’s private real estate fund.
- (Note 2) One REIT made partial amendments to the Articles of Incorporation at the General Meeting of Unitholders held on May 27, 2025, to change from a policy to primarily invest in office buildings to a policy to invest in office buildings, hotels, residences, retail facilities and real estate for other uses without limiting the main use for the purpose of aiming to build a portfolio that seeks both the securement of stable income and growth over the medium to long term.

2) Management Results

In the fiscal period under review (fiscal period ended August 2025 [24th fiscal period]), the economic environment saw real GDP grow at a rate of 0.5% quarter on quarter (annual rate of 2.2%) for April to June 2025 (second preliminary estimates) and other impact of price rises, but also increase in corporate capital investment, private consumption associated with rising wages, and expansion in inbound tourism demand. These, among other factors, resulted in moderate economic recovery continuing with resilience.

In the office building leasing market, demand from tenants remained solid thanks to the review of office area associated with hiring of new employees, floor expansion within the same buildings for business expansion, and relocation for locational improvement, among other factors. Due to such, rent is expected to continue increasing.

As part of asset replacement strategies aimed at improving portfolio quality and taking advantage of the favorable selling environment, One REIT transferred three properties (Minami-Shinagawa JN Building, Minami-Shinagawa N Building and Minami-Shinagawa J Building; transfer price: 6,700 million yen) on March 11, 2025, as well as 55% quasi-co-ownership interest in MY Kumamoto Building (transfer price: 1,028 million yen) on March 19, 2025, and acquired Comfort Inn Nagoya Sakae (acquisition price: 7,740 million yen) on March 21, 2025.

In addition, One REIT continues to make efforts aimed at reducing environmental load and realizing a sustainable society as corporate social responsibility by recognizing the importance of consideration for environment, social, and governance issues in real estate investment management. In the fiscal period ended August 2025, One REIT received a “Rank A” (Very Good) in Certification for CASBEE for Real Estate for ONEST Yokohama Nishiguchi Building, ONEST Ueno Okachimachi Building and FIELD Kita-Sando.

As a result, One REIT’s portfolio as of the end of the fiscal period ended August 2025 comprised a total of 29 properties (total acquisition price: 123,788 million yen; not including silent partnership equity interest) with a total leasable area of 159,275.53 m², and the occupancy rate as of the end of the fiscal period ended August 2025 was 98.3%.

3) Financing

In the fiscal period ended August 2025, One REIT issued investment corporation bonds in the amount of 2,900 million yen on July 30, 2025, in order to allocate the funds to the repayment of existing borrowings in the amount of 1,500 million yen due for repayment on July 31, 2025, and the redemption of investment corporation bonds in the amount of 1,500 million yen due for redemption on August 6, 2025. Of these funds, 1,000 million yen was procured through green bonds.

As a result, as of the end of the fiscal period ended August 2025, the balance of interest-bearing liabilities was 65,394 million yen and the ratio of interest-bearing liabilities to total assets (LTV) was 48.3%.

4) Business Performance and Distributions

As a result of the management described above, business performance in the fiscal period ended August 2025 was operating revenue of 5,332 million yen, operating profit of 2,866 million yen, ordinary profit of 2,484 million yen and net income of 2,476 million yen.

With the intention for distributions to be in a manner that the maximum amount of distributions of earnings would be included in deductible expenses by application of the special provisions for taxation on investment corporations (Article 67-15 of the Act on Special Measures Concerning Taxation), One REIT decided to distribute 2,236,069,972 yen after deducting reserve for tax purpose reduction entry from unappropriated retained earnings pursuant to Article 65-8 (“special provisions for taxation in cases of establishment of special account due to transfer of a certain asset”) of the Act on Special Measures Concerning Taxation.

As a result, One REIT declared distribution per investment unit of 8,329 yen.

3. Status of Additional Offering

The following is the changes in the total number of investment units issued and outstanding for One REIT and in unitholders' capital for the last five years through the end of the fiscal period under review.

Date	Description	Total number of investment units issued and outstanding (units)		Unitholders' capital (million yen)		Note
		Increase (Decrease)	Balance	Increase (Decrease)	Balance	
September 22, 2021	Capital increase through public offering	27,200	267,108	7,628	58,783	(Note 1)
October 15, 2021	Capital increase by way of third-party allotment	1,360	268,468	381	59,164	(Note 2)

(Note 1) New investment units were issued through public offering at an issue price of 289,965 yen (paid-in amount: 280,448 yen) per unit for the purpose of procuring funds for acquisition of new properties.

(Note 2) New investment units were issued by way of third-party allotment in line with capital increase through public offering at a paid-in amount of 280,448 yen per unit.

(Note 3) One REIT implemented a 3-for-1 split of investment units with August 31, 2025, as the record date and September 1, 2025, as the effective date. The total number of investment units issued and outstanding after the split is 805,404 units.

Changes in Trading Price of Investment Units

The highest and lowest prices (closing prices) of the investment units of One REIT on Tokyo Stock Exchange's Real Estate Investment Trust Market on which the investment units of One REIT are listed by period are as follows:

By Period		20th fiscal period	21st fiscal period	22nd fiscal period	23rd fiscal period	24th fiscal period ^(Note) (before ex-rights)	24th fiscal period ^(Note) (after ex-rights)
		From: Mar. 1, 2023 To: Aug. 31, 2023	From: Sep. 1, 2023 To: Feb. 29, 2024	From: Mar. 1, 2024 To: Aug. 31, 2024	From: Sep. 1, 2024 To: Feb. 28, 2025	From: Mar. 1, 2025 To: Aug. 31, 2025	From: Mar. 1, 2025 To: Aug. 31, 2025
Highest	(yen)	261,000	273,100	274,600	252,000	277,100	90,000
Lowest	(yen)	225,600	250,100	247,200	220,800	232,900	89,800

(Note) One REIT implemented a 3-for-1 split of investment units with August 31, 2025, as the record date and September 1, 2025, as the effective date. Accordingly, investment units have been traded at the ex-rights price since August 29, 2025.

4. Cash Distributions

With the intention for distributions to be in a manner that the maximum amount of distributions of earnings would be included in deductible expenses by application of the special provisions for taxation on investment corporations (Article 67-15 of the Act on Special Measures Concerning Taxation), One REIT decided to distribute 2,236,069,972 yen after deducting reserve for tax purpose reduction entry from unappropriated retained earnings pursuant to Article 65-8 ("special provisions for taxation in cases of establishment of special account due to transfer of a certain asset") of the Act on Special Measures Concerning Taxation.

As a result, One REIT declared distribution per investment unit of 8,329 yen.

5. Future Management Policy and Challenges to Address

1) Future Investment Environment

The economic recovery is still expected to continue on the back of rising wages and increasing inbound tourism demand, but the impact of U.S. and other countries' trade policies and other factors could lead to slowdown in overseas economies, which could have adverse ripple effects in the form of negative impact spreading to also corporate earnings, causing companies to hold back on capital investment, and such dragging down the economy overall.

In the office building leasing market, while close attention still needs to be paid to the impact of efforts to lease up office buildings in new supply, demand remains strong from corporate needs for office expansion, with particularly offices in highly competitive locations expected to become even more highly sought after.

In the office building transaction market, although interest rate hikes and other market trends warrant close attention, domestic and overseas institutional investors' strong appetite to acquire properties and the limited information of prime properties for sale on the market suggest that the intense property acquisition environment will still likely continue.

In the hotel market, demand is expected to be robust for each segment, whether domestic or international, or leisure or business.

2) Future Management Policy and Challenges to Address

One REIT strives to grow while obtaining various support in terms of property acquisition, management and financial aspects from our sponsor, Mizuho Trust & Banking Co., Ltd., which has an abundant track record in the Japanese real estate market, and aims to maximize unitholder value. One REIT will seek to maintain and increase the value of assets under management through operation and management aimed at maximizing the competitiveness (internal growth) as well as improve the portfolio quality by continuing to conduct selective investment (external growth) to achieve stable growth over the medium to long term.

In order to achieve the growth strategy in both aspects of external growth and internal growth as described above, it is the policy of One REIT to take full advantage of support from Mizuho Trust & Banking Co., Ltd., the sponsor, in addition to utilizing investment expertise and business as well as other resources of the Asset Management Company, MONE and MREM. In collaboration with MONE and MREM, the sponsor is enhancing the provision of hotel pipeline information, essential human resources, and expertise, and other ways to explore acquiring assets beyond small and medium-sized office buildings, which has long been One REIT's core investment target.

(a) External growth

One REIT aims to expand asset size, while maintaining and enhancing the portfolio quality by conducting investment having assessed the location, building specifications, use attributes, etc. of individual properties, based on the policy to build a portfolio with small and medium-sized office buildings ^(Note 1) as the core investment target while also incorporating hotels, residences, retail facilities, etc.

The investment target area is "areas suitable for the uses of assets subject to investment, in consideration of the regional diversification of the portfolio, in Japan, " with "five major metropolitan areas centering on the Tokyo metropolitan area, regional ordinance-designated cities, etc." ^(Note 2) set as the target for office buildings, residences and retail facilities, and "major cities across Japan and their surrounding areas or tourist destinations" set as the target for hotels.

(Note 1) "Small and medium-sized office buildings" refers to office buildings of which the total floor area is less than 33,000 m² (approximately 10,000 tsubos) and having certain building specifications that meet the needs of tenants. The same applies hereinafter.

(Note 2) “Tokyo metropolitan area” refers to the prefectures of Tokyo, Kanagawa, Saitama and Chiba.
 “Five major metropolitan areas” refers to the Tokyo metropolitan area, Osaka area (Osaka City), Nagoya area (Nagoya City), Fukuoka area (Fukuoka City), Sapporo area (Sapporo City) and their suburbs.
 Regional ordinance-designated cities refers to ordinance-designated cities located outside the five major metropolitan areas and non-ordinance-designated cities that are the location of a prefectural government (prefectural capitals) or their equivalent.
 The same applies hereinafter.

(b) Internal growth

One REIT will seek to maintain and increase occupancy rates and increase leasing business revenue by taking the following initiatives.

- ◆ Strengthening collaboration with property management companies and brokers
- ◆ Building and strengthening tenant relations
- ◆ Negotiating for upward rent revisions to meet the market trends
- ◆ Maintaining and enhancing property value through utilization of strategic CAPEX (capital expenditure) ^(Note)
- ◆ Reducing operation/management costs by reviewing current contracts
- ◆ Strengthening ESG (environment, society and governance) initiatives

(Note) “Strategic CAPEX (capital expenditure)” refers to implementing capital expenditures for renovation work, introduction of individual air-conditioning systems, improvement of building visibility through renovating entrance areas and other work for maintaining and enhancing property value based on long-term perspectives, in a timely and appropriate manner while taking priority levels and other factors into consideration.

6. Significant Subsequent Events

Split of Investment Units

One REIT implemented a 3-for-1 split of investment units with August 31, 2025, as the record date and September 1, 2025, as the effective date.

a. Purpose of the Split

In light of the market penetration of the new Nippon Individual Savings Account (New NISA) that began in January 2024 and the price level of investment unit desirable to individual investors as announced by Tokyo Stock Exchange, Inc., One REIT implemented a split of investment units to lower the amount per investment unit in order to make it easier for individual investors to invest, thereby expanding its investor base and improving the liquidity of its investment units.

b. The Split Method

With August 31, 2025, as the record date, One REIT’s investment units held by unitholders listed or recorded in the final unitholders register as of the date ^(Note) were split on a 3-for-1 basis.

(Note) As the day and the day before are holidays for the administrator of the unitholders register, it was August 29, 2025, in practice.

c. Increase in Number of Investment Units through the Split

- | | |
|--|-----------------|
| i. Total number of One REIT’s investment units issued and outstanding before the split: | 268,468 units |
| ii. Number of investment units increased through the split: | 536,936 units |
| iii. Total number of One REIT’s investment units issued and outstanding after the split: | 805,404 units |
| iv. Total number of investment units authorized after the split: | 4,000,000 units |

(Note) There is no change in the total number of investment units authorized after the split from that before the split.

For the figures of per unit information when assuming that the split of investment units was implemented at the beginning of the fiscal period ended August 2025, please refer to “Notes on Per Unit Information.”

Asset Transfer

On September 30, 2025, One REIT concluded an agreement to transfer ONEST Minami-Otsuka Building and Shinkawa 1-chome Building as follows to pursue management that seeks both the securement of stable income and growth over the medium to long term, thereby aiming to maximize unitholder profits. With the transfer, approximately 154 million yen and approximately 9 million yen are expected to be recorded as gain on sale of real estate properties in the financial results for the 25th fiscal period (ending February 2026), respectively.

Property name	ONEST Minami-Otsuka Building	Shinkawa 1-chome Building
Location	Toshima Ward, Tokyo	Chuo Ward, Tokyo
Specified asset type	Trust beneficiary rights	
Planned transfer date	January 30, 2026	
Planned transfer price ^(Note 1)	4,100 million yen	2,130 million yen
Buyer	GLOBAL LINK MANAGEMENT INC.	
Conclusion date of purchase and sale agreement	September 30, 2025	

(Note 1) “Planned transfer price” indicates the respective trading values for the assets to be transferred indicated in the purchase and sale agreement for the trust beneficiary rights for the assets to be transferred (hereinafter referred to as the “Purchase and Sale Agreement”) (excluding transfer costs, adjusted amount of fixed asset tax and city planning tax, consumption tax, local consumption tax, etc.), or its total amount, rounded down to the nearest million yen.

(Note 2) Since the planned transfer date is January 30, 2026, which is at least one month after the conclusion of the Purchase and Sale Agreement, the Agreement falls under the category of forward commitments, etc. specified in the Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc. set forth by the Financial Services Agency. The Purchase and Sale Agreement stipulates that it may be terminated in the event that either party breaches the Agreement, the other party notifies the non-compliant party and specifies a reasonable period of time to remedy the matter, and the non-compliant party does not remedy the applicable breach within the specified period of time. Furthermore, if the Purchase and Sale Agreement is terminated, it is stipulated that the non-compliant party shall pay an amount equivalent to 10% of the trading value (excluding the amount equivalent to consumption tax and local consumption tax) to the other party as a penalty for breach of contract. However, One REIT is the seller and has no fund procurement risk or other concerns relating to fulfilment of the Purchase and Sale Agreement. It is therefore considered unlikely that One REIT will incur liability for damage compensation and that there will be a material impact on its financial conditions, etc.

On December 15, 2025, One REIT concluded an agreement to transfer ONEST Kyoto Karasuma Square as follows to pursue management that seeks both the securement of stable income and growth over the medium to long term, thereby aiming to maximize unitholder profits. With the transfer, approximately 105 million yen is expected to be recorded as gain on sale of real estate property in the financial results for the 26th fiscal period (ending August 2026).

Property name	ONEST Kyoto Karasuma Square			
Location	Kyoto City, Kyoto Prefecture			
Specified asset type	Trust beneficiary right			
Planned transfer date	1st: March 13, 2026 (10.0% quasi-co-ownership interest)	2nd: February 26, 2027 (20.0% quasi-co-ownership interest)	3rd: August 31, 2027 (25.0% quasi-co-ownership interest)	4th: September 30, 2027 (45.0% quasi-co-ownership interest)
Planned transfer price ^(Note 1)	500 million yen	1,000 million yen	1,250 million yen	2,250 million yen
Buyer	Tokyo Tatemono Co., Ltd.			
Conclusion date of purchase and sale agreement	December 15, 2025			

(Note 1) “Planned transfer price” shows the respective trading values for the assets to be transferred indicated in the purchase and sale agreement for the trust beneficiary rights for the assets to be transferred (hereinafter referred to as the “Purchase and Sale Agreement”) (excluding transfer costs, adjusted amount of fixed asset tax and city planning tax, consumption tax, local consumption tax, etc.), or its total amount, rounded down to the nearest million yen.

(Note 2) Since the planned transfer dates are set at least one month after the conclusion of the Purchase and Sale Agreement, the Agreement falls under the category of forward commitments, etc. specified in the Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc. set forth by the Financial Services Agency. The Purchase and Sale Agreement stipulates that it may be terminated in the event that either party breaches the Agreement, the other party notifies the non-compliant party and specifies a reasonable period of time to remedy the matter, and the non-compliant party does not remedy the applicable breach within the specified period of time. Furthermore, if the Purchase and Sale Agreement is terminated, it is stipulated that the non-compliant party shall compensate up to a maximum amount equivalent to 10% of the trading value (excluding the amount equivalent to consumption tax and local consumption tax) to the other party as a penalty for breach of contract. However, One REIT is the seller and has no fund procurement risk or other concerns relating to fulfilment of the Purchase and Sale Agreement. It is therefore considered unlikely that One REIT will incur liability for damage compensation and that there will be a material impact on its financial conditions, etc.

(Reference Information)

Acquisition of Asset

On December 18, 2025, One REIT acquired the real estate trust beneficiary right in one property as follows.

Property name	CANDEO HOTELS KYOTO KARASUMA ROKKAKU
Location	Kyoto City, Kyoto Prefecture
Specified asset type	Trust beneficiary right
Acquisition date	December 18, 2025
Acquisition price ^(Note)	4,800 million yen
Seller	Tokyo Tatemono Co., Ltd.
Conclusion date of purchase and sale agreement	December 15, 2025

(Note) “Acquisition price” shows the trading value for the acquired asset stated in the purchase and sale agreement for the trust beneficiary right for the acquired asset (excluding consumption tax, local consumption tax, and other various expenses required for the acquisition), rounded down to the nearest million yen.

Status of Assets under Management

1. Asset Composition

Type of asset	Use of asset	Region ^(Note 1)	23rd fiscal period (February 28, 2025)		24th fiscal period (August 31, 2025)	
			Total amount held (million yen) ^(Note 2)	As a percentage of total assets (%) ^(Note 3)	Total amount held (million yen) ^(Note 2)	As a percentage of total assets (%) ^(Note 3)
Real estate	Office buildings	Tokyo metropolitan area	6,094	4.5	6,069	4.5
	Office buildings subtotal		6,094	4.5	6,069	4.5
Real estate total			6,094	4.5	6,069	4.5
Real estate in trust	Office buildings	Tokyo metropolitan area	78,398	57.8	72,260	53.4
		Regional ordinance-designated cities, etc.	37,677	27.8	37,171	27.5
	Office buildings subtotal		116,075	85.6	109,431	80.8
	Hotels	Regional ordinance-designated cities, etc.	—	—	7,788	5.8
	Hotels subtotal		—	—	7,788	5.8
Real estate in trust total			116,075	85.6	117,220	86.6
Investment securities ^(Note 4)			15	0.0	15	0.0
Deposits and other assets			13,427	9.9	12,071	8.9
Total assets			135,613	100.0	135,376	100.0

(Note 1) Regions are classified as follows:

- 1) The Tokyo metropolitan area refers to Tokyo, Kanagawa, Saitama, and Chiba prefectures.
- 2) Regional ordinance-designated cities and core regional cities are collectively referred to as “regional ordinance-designated cities, etc.” “Regional ordinance-designated cities” refers to ordinance-designated cities located outside the Tokyo metropolitan area. “Core regional cities” refers to non-ordinance-designated cities located outside the Tokyo metropolitan area that are the location of a prefectural government (prefectural capitals) or their equivalent.

(Note 2) “Total amount held” is the carrying amount (book value less depreciation in the case of real estate and real estate in trust).

(Note 3) “As a percentage of total assets” is rounded to the first decimal place.

(Note 4) “Investment securities” is the silent partnership equity interest pertaining to a silent partnership having Kagurazaka Kogyo GK as the operator.

2. Major Assets Owned by One REIT

The following is an overview of major assets (ten largest properties by book value at end of period) owned by One REIT as of August 31, 2025.

Name of real estate, etc.	Book value (million yen)	Leasable area (m ²)	Leased area (m ²)	Occupancy rate (%)	As a percentage of total property-related operating revenue (%) ^(Note)	Major use
Daihakata Building	10,819	15,458.13	15,378.51	99.5	10.3	Office
Tokyo Parkside Building	10,525	12,920.17	12,920.17	100.0	8.6	Office
Higobashi Center Building	9,544	15,872.58	15,811.12	99.6	8.8	Office
Comfort Inn Nagoya Sakae	7,788	5,186.54	5,186.54	100.0	3.9	Hotel
ONEST Motoyoyogi Square	7,379	7,580.05	7,580.05	100.0	5.6	Office
ONEST Kanda Square	6,069	5,257.13	5,257.13	100.0	4.7	Office
ONEST Hongo Square	5,416	4,454.15	4,454.15	100.0	3.0	Office
Nagoya Fushimi Square Building	4,767	8,418.90	8,345.01	99.1	4.6	Office
ONEST Nishi-Gotanda Square	4,678	4,248.63	4,248.63	100.0	2.9	Office
REID-C Chiba Ekimae Building	4,534	6,068.42	6,068.42	100.0	4.0	Office
Total	71,524	85,464.70	85,249.73	99.7	56.3	

(Note) “As a percentage of total property-related operating revenue” is calculated by rounding to the first decimal place.

3. Itemized Portfolio Assets

1) Itemization of Real Estate, Etc. Portfolio Assets

The following is an overview of the real estate, etc. owned by One REIT as of August 31, 2025.

	Name of real estate, etc.	Location	Type of ownership	Leasable area (m ²)	Appraisal value at end of period (million yen) ^(Note)	Book value at end of period (million yen)
OT-2	ONEST Kanda Square	17 Kanda Konya-cho, Chiyoda-ku, Tokyo	Real estate	5,257.13	9,370	6,069
OT-3	Tachikawa Nishiki-cho Building	1-8-7 Nishiki-cho, Tachikawa-shi, Tokyo	Real estate trust beneficiary rights	5,616.11	4,250	3,008
OT-5	ONEST Yokohama Nishiguchi Building	2-6-1 Kitasaiwai, Nishi-ku, Yokohama-shi, Kanagawa Prefecture	Real estate trust beneficiary rights	4,183.52	3,920	3,036
OT-7	ONEST Nakano Building	1-11-2 Arai, Nakano-ku, Tokyo	Real estate trust beneficiary rights	3,116.49	3,510	2,845
OT-13	Hachioji SIA Building	10-2 Yokoyama-cho, Hachioji-shi, Tokyo	Real estate trust beneficiary rights	2,749.83	809	708
OT-14	ONEST Motoyoyogi Square	30-13 Motoyoyogi-cho, Shibuya-ku, Tokyo	Real estate trust beneficiary rights	7,580.05	9,180	7,379
OT-15	ONEST Ueno Okachimachi Building	5-15-14 Ueno, Taito-ku, Tokyo	Real estate trust beneficiary rights	2,953.93	3,150	2,767
OT-16	ONEST Omiya Kishiki-cho Building	1-23-1 Kishiki-cho, Omiya-ku, Saitama-shi, Saitama Prefecture	Real estate trust beneficiary rights	3,523.51	3,750	3,144
OT-17	ONEST Ikebukuro East Building	3-12-2 Higashi-Ikebukuro, Toshima-ku, Tokyo	Real estate trust beneficiary rights	2,677.80	2,300	2,181
OT-18	Crescendo Building	2-3-4 Shin-Yokohama, Kohoku-ku, Yokohama-shi, Kanagawa Prefecture	Real estate trust beneficiary rights	4,232.00	2,640	2,550
OT-19	Tokyo Parkside Building	5-8-40 Kiba, Koto-ku, Tokyo	Real estate trust beneficiary rights	12,920.17	11,500	10,525
OT-20	ONEST Nishi-Gotanda Square	7-24-5 Nishi-Gotanda, Shinagawa-ku, Tokyo	Real estate trust beneficiary rights	4,248.63	4,730	4,678
OT-21	ONEST Hongo Square	1-24-1 Hongo, Bunkyo-ku, Tokyo	Real estate trust beneficiary rights	4,454.15	5,380	5,416
OT-22	ONEST Minami-Otsuka Building	2-37-5 Minami-Otsuka, Toshima-ku, Tokyo	Real estate trust beneficiary rights	4,123.03	4,010	3,896
OT-23	ONEST Kanda-Nishifukuda-cho Building	4 Kanda Nishifukuda-cho, Chiyoda-ku, Tokyo	Real estate trust beneficiary rights	1,698.43	2,190	2,143
OT-24	ONEST Kinshicho Square	2-3-7 Kotobashi, Sumida-ku, Tokyo	Real estate trust beneficiary rights	3,910.34	4,390	3,991
OT-25	REID-C Chiba Ekimae Building	1-15-3 Benten, Chuo-ku, Chiba-shi, Chiba Prefecture	Real estate trust beneficiary rights	6,068.42	4,680	4,534
OT-26	Shinkawa 1-chome Building	1-2-14 Shinkawa, Chuo-ku, Tokyo	Real estate trust beneficiary rights	1,528.56	2,100	2,089

Status of Assets under Management

Name of real estate, etc.		Location	Type of ownership	Leasable area (m ²)	Appraisal value at end of period (million yen) ^(Note)	Book value at end of period (million yen)
OT-27	ONEST Hakozaeki Building	31-4 Nihonbashi-Hakozaeki-cho, Chuo-ku, Tokyo	Real estate trust beneficiary rights	1,751.61	1,800	1,767
OT-28	ONEST Higashi-Nakano Building	4-6-2 Higashi-Nakano, Nakano-ku, Tokyo	Real estate trust beneficiary rights	2,040.28	1,860	1,756
OT-29	FIELD Kita-Sando	4-4-4 Sendagaya, Shibuya-ku, Tokyo	Real estate trust beneficiary rights	1,873.47	4,010	3,837
OO-1	ONEST Shin-Osaka Square	4-5-36 Miyahara, Yodogawa-ku, Osaka-shi, Osaka Prefecture	Real estate trust beneficiary rights	9,437.82	6,710	4,261
OO-2	ONEST Kyoto Karasuma Square	634 Shichikannon-cho, Karasuma-dori Rokkaku Sagaru, Nakagyo-ku, Kyoto-shi, Kyoto Prefecture	Real estate trust beneficiary rights	8,882.07	4,150	3,830
OO-3	ONEST Nagoya Nishiki Square	1-8-6 Nishiki, Naka-ku, Nagoya-shi, Aichi Prefecture	Real estate trust beneficiary rights	5,801.80	3,630	2,196
OO-5	Nagoya Fushimi Square Building	1-13-26 Nishiki, Naka-ku, Nagoya-shi, Aichi Prefecture	Real estate trust beneficiary rights	8,418.90	5,660	4,767
OO-6	Daihakata Building	2-20-1 Hakataekimae, Hakata-ku, Fukuoka-shi, Fukuoka Prefecture	Real estate trust beneficiary rights	15,458.13	11,300	10,819
OO-7	Higobashi Center Building	1-9-1 Edobori, Nishi-ku, Osaka-shi, Osaka Prefecture	Real estate trust beneficiary rights	15,872.58	11,300	9,544
OO-8	Daido Life Mito Building	1-1-25 Sakuragawa, Mito-shi, Ibaraki Prefecture	Real estate trust beneficiary rights	3,710.23	1,790	1,751
H-1	Comfort Inn Nagoya Sakae	3-16-30 Nishiki, Naka-ku, Nagoya-shi, Aichi Prefecture	Real estate trust beneficiary rights	5,186.54	8,310	7,788
Total				159,275.53	142,379	123,290

(Note) Appraisal values of each property are entrusted to The Tanizawa Sogo Appraisal Co., Ltd., Daiwa Real Estate Appraisal Co., Ltd., Chuo Real Estate Appraisal Co., Ltd., Japan Real Estate Institute and JLL Morii Valuation & Advisory K.K., and “Appraisal value at end of period” is the value as of August 31, 2025, described in each real estate appraisal report.

The following is the status of leasing of real estate, etc. owned by One REIT.

		23rd fiscal period (September 1, 2024, to February 28, 2025)				24th fiscal period (March 1, 2025, to August 31, 2025)			
Name of real estate, etc.		Total number of tenants [as of end of period] (tenants)	Occupancy rate [as of end of period] (%)	Property- related operating revenue [during period] (million yen)	As a percentage of total property-related operating revenue (%) ^(Note 1)	Total number of tenants [as of end of period] (tenants)	Occupancy rate [as of end of period] (%)	Property- related operating revenue [during period] (million yen)	As a percentage of total property-related operating revenue (%) ^(Note 1)
OT-2	ONEST Kanda Square	30	100.0	209	4.5	30	100.0	212	4.7
OT-3	Tachikawa Nishiki-cho Building	22	100.0	152	3.3	22	100.0	153	3.4
OT-5	ONEST Yokohama Nishiguchi Building	11	100.0	130	2.8	10	93.0	125	2.8
OT-7	ONEST Nakano Building	7	100.0	117	2.5	7	100.0	117	2.6
OT-9	Minami-Shinagawa JN Building ^(Note 2)	22	92.1	125	2.7	—	—	7	0.2
OT-10	Minami-Shinagawa N Building ^(Note 2)	18	100.0	116	2.5	—	—	6	0.2
OT-11	Minami-Shinagawa J Building ^(Note 2)	13	100.0	102	2.2	—	—	5	0.1
OT-13	Hachioji SIA Building	14	100.0	47	1.0	14	100.0	47	1.1
OT-14	ONEST Motoyoyogi Square	10	100.0	261	5.6	9	100.0	253	5.6
OT-15	ONEST Ueno Okachimachi Building	11	100.0	93	2.0	11	100.0	95	2.1
OT-16	ONEST Omiya Kishiki-cho Building	19	100.0	121	2.6	20	100.0	123	2.7
OT-17	ONEST Ikebukuro East Building	7	100.0	73	1.6	7	100.0	77	1.7
OT-18	Crescendo Building	32	100.0	90	1.9	32	100.0	95	2.1
OT-19	Tokyo Parkside Building	15	100.0	375	8.0	15	100.0	385	8.6
OT-20	ONEST Nishi-Gotanda Square	11	100.0	111	2.4	11	100.0	129	2.9
OT-21	ONEST Hongo Square	7	100.0	130	2.8	7	100.0	136	3.0
OT-22	ONEST Minami-Otsuka Building	14	100.0	113	2.4	14	100.0	115	2.6
OT-23	ONEST Kanda-Nishifukuda-cho Building	8	100.0	53	1.2	8	100.0	53	1.2
OT-24	ONEST Kinshicho Square	7	96.6	99	2.1	7	86.6	98	2.2
OT-25	REID-C Chiba Ekimae Building	17	100.0	177	3.8	17	100.0	179	4.0
OT-26	Shinkawa 1-chome Building	14	100.0	45	1.0	13	100.0	44	1.0
OT-27	ONEST Hakozaki Building	5	100.0	50	1.1	5	77.6	49	1.1
OT-28	ONEST Higashi-Nakano Building	8	100.0	51	1.1	8	100.0	52	1.2
OT-29	FIELD Kita-Sando	4	100.0	98	2.1	4	100.0	88	2.0
OO-1	ONEST Shin-Osaka Square	29	100.0	213	4.6	29	100.0	230	5.1
OO-2	ONEST Kyoto Karasuma Square	11	100.0	199	4.3	9	91.8	189	4.2
OO-3	ONEST Nagoya Nishiki Square	4	73.9	118	2.5	6	90.5	104	2.3
OO-4	MY Kumamoto Building ^(Note 2)	19	100.0	76	1.6	—	—	4	0.1
OO-5	Nagoya Fushimi Square Building	44	100.0	203	4.4	43	99.1	207	4.6
OO-6	Daihakata Building	63	96.9	455	9.7	62	99.5	464	10.3
OO-7	Higobashi Center Building	63	99.6	380	8.2	62	99.6	395	8.8
OO-8	Daido Life Mito Building	20	98.5	71	1.5	20	100.0	76	1.7
H-1	Comfort Inn Nagoya Sakae ^(Note 3)	—	—	—	—	1	100.0	—	—
Total		579	98.4	4,670	100.0	503	98.3	4,504	100.0

Status of Assets under Management

(Note 1) “As a percentage of total property-related operating revenue” is calculated by rounding to the first decimal place.

(Note 2) Minami-Shinagawa JN Building, Minami-Shinagawa N Building, and Minami-Shinagawa J Building were transferred on March 11, 2025, and 55% quasi-co-ownership interest in MY Kumamoto Building was transferred on March 19, 2025.

(Note 3) The information is not disclosed for Comfort Inn Nagoya Sakae as consent for disclosure of individual rent has not been obtained from the lessee.

2) Itemization of Securities Portfolio Assets

The following is an overview of the securities owned by One REIT as of August 31, 2025.

Name of asset	Type of asset	Amount	Book value (million yen)		Appraisal value (million yen) ^(Note 1)		Valuation profit and loss (million yen)	Note
			Unit price	Amount	Unit price	Amount		
Silent partnership equity interest with Kagurazaka Kogyo GK as the operator ^(Note 2)	Silent partnership equity interests	–	–	15	–	15	–	–
Total		–	–	15	–	15	–	–

(Note 1) “Appraisal value” is book value.

(Note 2) Assets under management is a real estate trust beneficiary right in Kagurazaka Plaza Building as trust assets.

4. Status of Contract Amount, Etc. and Fair Value of Specified Transactions

The following is the status of contract amount, etc. and fair value of specified transactions by One REIT as of August 31, 2025.

Term	Type	Contract amount, etc. (million yen) ^(Note 1)		Fair value (million yen) ^(Note 2)
		Due after one year		
Transaction other than market transaction	Interest rate swap transactions (payable fixed interest rates and receivable floating interest rates)	17,324	12,200	—
Total		17,324	12,200	

(Note 1) Contract amount, etc. of interest swap agreement are based on notional principal.

(Note 2) Fair value is omitted as the transaction meets the requirements for special treatment of the financial instruments accounting standards.

5. Status of Other Assets

Real estate, trust beneficiary rights in trust assets mainly of real estate, etc. are included in “3. Itemized Portfolio Assets” above. There are no additional specified assets that are main investment targets of One REIT other than those listed in “3. Itemized Portfolio Assets” above.

6. Status of Assets Owned by Countries and Regions

One REIT does not own assets in countries and regions other than Japan.

Capital Expenditures of Owned Real Estate

1. Schedule of Capital Expenditures

The following is the major capital expenditures arising from renovation work, etc. planned for the 25th fiscal period (ending February 2026) for real estate and real estate in trust for real estate trust beneficiary rights held by One REIT. As a result, a portion of the expected cost of work may be classified under expenses in fiscal accounting.

Name of real estate, etc.	Location	Purpose	Scheduled period	Expected cost of work (thousand yen)		
				Total amount	Amount of payment during period	Amount already paid
Daihakata Building	Fukuoka City, Fukuoka	Upgrading of extra-high-voltage substation (phase three of six-phase work)	From: Nov. 30, 2025 To: Feb. 28, 2026	131,653	–	–
Higobashi Center Building	Osaka City, Osaka	Renovation of extra-high-voltage substation (phase five of nine-phase work)	From: Sep. 1, 2025 To: Feb. 28, 2026	59,460	–	–
ONEST Nishi-Gotanda Square	Shinagawa Ward, Tokyo	Upgrading of elevators	From: May 1, 2025 To: Jan. 30, 2026	38,733	–	–
Higobashi Center Building	Osaka City, Osaka	Overhaul of air-conditioning systems (for southern leased rooms on 3rd to 17th floors) (phase nine of nine-phase work)	From: Jun. 1, 2025 To: Nov. 30, 2025	30,098	–	–
ONEST Shin-Osaka Square	Osaka City, Osaka	Renovation of outdoor air handling unit (phase two of two-phase work)	From: Nov. 1, 2025 To: Nov. 30, 2025	25,755	–	–
ONEST Kanda-Nishifukuda-cho Building	Chiyoda Ward, Tokyo	Conversion of exclusive space on 1st floor into office space	From: Oct. 31, 2025 To: Dec. 25, 2025	15,200	–	–
ONEST Kyoto Karasuma Square	Kyoto City, Kyoto	Upgrading of substation	From: Nov. 1, 2025 To: Nov. 28, 2025	14,998	–	–
Crescendo Building	Yokohama City, Kanagawa	Upgrading of cubicles	From: Nov. 1, 2025 To: Dec. 31, 2025	12,473	–	–
ONEST Shin-Osaka Square	Osaka City, Osaka	Upgrading of FCUs in leased rooms	From: Oct. 31, 2025 To: Jan. 31, 2026	10,100	–	–

2. Capital Expenditures during the Fiscal Period

The following is the summary of properties which had major work that constitutes capital expenditures implemented during the fiscal period under review (the fiscal period ended August 2025). Capital expenditures for the fiscal period under review amounted to 506,567 thousand yen for the entire portfolio; and when combined with 175,342 thousand yen recorded under repair expenses, the total amount of work implemented comes to 681,910 thousand yen.

Name of real estate, etc.	Location	Purpose	Period	Cost of work (thousand yen)
Daihakata Building	Fukuoka City, Fukuoka	Upgrading of extra-high-voltage substation (phase two of six-phase work)	From: May 1, 2025 To: Aug. 21, 2025	135,271
Higobashi Center Building	Osaka City, Osaka	Overhaul of air-conditioning systems (for southern leased rooms on 3rd to 17th floors) (phase eight of nine-phase work)	From: Apr. 25, 2025 To: May 19, 2025	33,935
Higobashi Center Building	Osaka City, Osaka	Maintenance of absorption chiller/heater	From: Mar. 15, 2025 To: Apr. 17, 2025	18,786
ONEST Nakano Building	Nakano Ward, Tokyo	Renovation of external wall (west side) (phase four of four-phase work)	From: Feb. 7, 2025 To: Apr. 8, 2025	10,025
		Others		308,547
		Total		506,567

Status of Acquisition and Sales during the Fiscal Period

1. Status of Acquisition and Sales of Real Estate and Asset-Backed Securities, Etc., Infrastructure Assets and Infrastructure-Related Assets

Type of asset	Name of real estate, etc.	Acquisition		Transfer			Gain or loss on sale (million yen)
		Acquisition date	Acquisition price (million yen)	Transfer date	Transfer price (million yen)	Book value (million yen) ^(Note 1)	
Trust beneficiary rights	Minami-Shinagawa JN Building	—	—				
Trust beneficiary rights	Minami-Shinagawa N Building	—	—	March 11, 2025	6,700	6,019	422
Trust beneficiary rights	Minami-Shinagawa J Building	—	—				
Trust beneficiary rights	MY Kumamoto Building (55% quasi-co-ownership interest)	—	—	March 19, 2025	1,028	579	405
Trust beneficiary rights	Comfort Inn Nagoya Sakae	March 21, 2025	7,740	—	—	—	—
Total		—	7,740	—	7,728	6,599	828

(Note 1) “Transfer price” is the amount excluding transaction intermediary fees, taxes and public dues and other various expenses required for the transfer of the relevant real estate (transaction amount stated in the sale and purchase contract, etc.)

(Note 2) In addition to the above, there were “other sales expenses” for the transfers: 90 million yen for Minami-Shinagawa JN Building, 83 million yen for Minami-Shinagawa N Building, 840,000 yen for Minami-Shinagawa J Building, and 42 million yen for MY Kumamoto Building (55% quasi-co-ownership interest), which are reflected in the amount indicated in “Gain or loss on sale.”

2. Status of Acquisition and Sales of Other Assets, Etc.

Not applicable.

3. Survey on Values of Specified Assets, Etc.

Acquisition or transfer	Type of asset	Name of real estate, etc.	Transaction date	Acquisition price or transfer price (million yen) ^(Note 1)	Real estate appraisal value (million yen) ^(Note 3)	Real estate appraisal agency	Effective date of the appraisal
Transfer	Trust beneficiary rights	Minami-Shinagawa JN Building			2,154	Daiwa Real Estate Appraisal Co., Ltd.	August 31, 2024
Transfer	Trust beneficiary rights	Minami-Shinagawa N Building	March 11, 2025	6,700	2,110	Daiwa Real Estate Appraisal Co., Ltd.	August 31, 2024
Transfer	Trust beneficiary rights	Minami-Shinagawa J Building			2,270	Daiwa Real Estate Appraisal Co., Ltd.	August 31, 2024
Transfer	Trust beneficiary rights	MY Kumamoto Building (55% quasi-co-ownership interest)	March 19, 2025	1,028	770	Chuo Real Estate Appraisal Co., Ltd.	August 31, 2024
Acquisition	Trust beneficiary rights	Comfort Inn Nagoya Sakae	March 21, 2025	7,740	8,310	Japan Real Estate Institute	February 1, 2025

Status of Acquisition and Sales during the Fiscal Period

(Note 1) “Acquisition price or transfer price” is the amount excluding transaction intermediary fees, taxes and public dues and other various expenses required for the acquisition or transfer of the relevant real estate (transaction amount stated in the sale and purchase contract, etc.)

(Note 2) The above appraisal is carried out by applying “Real Estate Appraisal Standards, Specific Thesis Chapter 3: Appraisal on Prices of Real Estate Subject to Securitization.

(Note 3) “Real estate appraisal value” of MY Kumamoto Building (55% quasi-co-ownership interest) is the amount obtained by multiplying the real estate appraisal value for the entire property by the percentage of quasi-co-ownership interest (55%) in the transferred real estate trust beneficiary rights.

4. Status of Transactions with Interested Persons

1) Status of Transactions

There are no acquisitions or sales of specified assets with interested persons.

2) Amount of Paid Fees, Etc.

Term	Total paid fees (A)	Breakdown of transactions with interested persons		As a percentage of total amount (B/A) (Note 1)
		Paid parties	Paid amount (B)	
Property management fees	400 million yen	Mizuho Bank, Ltd.	0 million yen	0.2%
Trust fees	14 million yen	Mizuho Trust & Banking Co., Ltd.	2 million yen	20.5%
Asset custody fees	5 million yen	Mizuho Trust & Banking Co., Ltd.	5 million yen	100.0%
Administrative service fees	22 million yen	Mizuho Trust & Banking Co., Ltd.	22 million yen	100.0%
Other operating expenses	93 million yen	Mizuho Bank, Ltd.	0 million yen	0.8%
		Mizuho Trust & Banking Co., Ltd.	1 million yen	1.9%
Sales brokerage fee	198 million yen	Mizuho Trust & Banking Co., Ltd.	198 million yen	100.0%
Other non-operating expenses	2 million yen	Mizuho Bank, Ltd.	0 million yen	3.2%

(Note 1) “As a percentage of total amount” is calculated by rounding to the first decimal place.

(Note 2) The following is the paid fees appropriated as assets and not handled as expenses paid to interested persons other than the paid fees, etc. above

Mizuho Bank, Ltd.	13 million yen
Mizuho Trust & Banking Co., Ltd.	1 million yen
Mizuho Securities Co., Ltd.	11 million yen

5. Status of Transactions with the Asset Management Company Regarding Concurrent Work Conducted by the Asset Management Company, Etc.

One REIT’s Asset Management Company (Mizuho REIT Management Co., Ltd.) does not concurrently conduct any of the class 1 financial instruments transaction business, class 2 financial instruments transaction business, land and building transaction business, or real estate syndication business, and has no such transactions with One REIT.

Balance Sheet

(Unit: thousand yen)

	23rd fiscal period (Feb. 28, 2025)	24th fiscal period (Aug. 31, 2025)
Assets		
Current assets		
Cash and deposits	4,988,383	3,933,521
Cash and deposits in trust	7,782,664	7,524,171
Operating accounts receivable	102,406	156,547
Prepaid expenses	207,454	173,076
Income taxes receivable	756	1,780
Accounts receivable - other	137	—
Other	765	4,403
Total current assets	13,082,567	11,793,500
Non-current assets		
Property, plant and equipment		
Buildings	3,665,025	3,668,006
Accumulated depreciation	(1,356,799)	(1,383,968)
Buildings, net	2,308,226	2,284,037
Structures	9,842	9,842
Accumulated depreciation	(7,256)	(7,578)
Structures, net	2,586	2,263
Machinery and equipment	70,951	70,951
Accumulated depreciation	(63,503)	(63,949)
Machinery and equipment, net	7,447	7,001
Tools, furniture and fixtures	12,204	26,552
Accumulated depreciation	(6,227)	(10,538)
Tools, furniture and fixtures, net	5,977	16,014
Land	3,770,347	3,770,347
Buildings in trust	33,729,395	31,341,572
Accumulated depreciation	(7,546,104)	(6,928,701)
Buildings in trust, net	26,183,290	24,412,870
Structures in trust	62,261	65,171
Accumulated depreciation	(16,348)	(15,207)
Structures in trust, net	45,912	49,964
Machinery and equipment in trust	513,513	540,739
Accumulated depreciation	(217,808)	(213,141)
Machinery and equipment in trust, net	295,704	327,597
Tools, furniture and fixtures in trust	123,019	113,347
Accumulated depreciation	(79,272)	(64,336)
Tools, furniture and fixtures in trust, net	43,747	49,011
Land in trust	86,226,451	92,357,175
Construction in progress in trust	12,763	13,927
Total property, plant and equipment	118,902,457	123,290,213
Intangible assets		
Land leasehold interests in trust	3,267,915	—
Other	4,834	3,907
Total intangible assets	3,272,749	3,907
Investments and other assets		
Investment securities	15,506	15,353
Lease and guarantee deposits	10,300	10,300
Long-term prepaid expenses	291,869	211,997
Deferred tax assets	6,591	2
Total investments and other assets	324,268	237,653
Total non-current assets	122,499,475	123,531,774
Deferred assets		
Investment corporation bond issuance costs	31,415	51,451
Total deferred assets	31,415	51,451
Total assets	135,613,458	135,376,726

(Unit: thousand yen)

	23rd fiscal period (Feb. 28, 2025)	24th fiscal period (Aug. 31, 2025)
Liabilities		
Current liabilities		
Operating accounts payable	205,720	331,397
Short-term borrowings	1,500,000	—
Current portion of investment corporation bonds	1,500,000	—
Current portion of long-term borrowings	9,974,000	9,974,000
Accounts payable - other	618,239	601,689
Accrued expenses	5,703	12,877
Income taxes payable	649	617
Accrued consumption taxes	93,185	150,053
Advances received	1,236,703	712,373
Other	—	58,319
Total current liabilities	15,134,201	11,841,327
Non-current liabilities		
Investment corporation bonds	6,500,000	9,400,000
Long-term borrowings	46,020,000	46,020,000
Leasehold and guarantee deposits received	283,543	283,637
Leasehold and guarantee deposits received in trust	6,218,673	5,835,337
Total non-current liabilities	59,022,217	61,538,975
Total liabilities	74,156,418	73,380,302
Net assets		
Unitholders' equity		
Unitholders' capital	59,164,521	59,164,521
Surplus		
Voluntary retained earnings		
Reserve for tax purpose reduction entry	—	207,000
Total retained earnings	—	207,000
Unappropriated retained earnings (undisposed loss)	2,292,518	2,624,902
Total surplus	2,292,518	2,831,902
Total unitholders' equity	61,457,039	61,996,423
Total net assets	*1 61,457,039	61,996,423
Total liabilities and net assets	135,613,458	135,376,726

Statement of Income and Retained Earnings

(Unit: thousand yen)

		23rd fiscal period (From: Sep. 1, 2024 To: Feb. 28, 2025)	24th fiscal period (From: Mar. 1, 2025 To: Aug. 31, 2025)
Operating revenue			
Leasing business revenue	*1	4,225,385	4,059,171
Other leasing business revenue	*1	445,337	444,977
Dividend income		253	338
Gain on sale of real estate properties	*2	330,510	828,268
Total operating revenue		5,001,486	5,332,756
Operating expenses			
Expenses related to leasing business	*1	2,106,681	2,043,085
Impairment losses	*3	20,930	—
Asset management fees		297,977	298,743
Asset custody fees		5,200	5,221
Administrative service fees		21,531	22,082
Directors' compensations		3,876	3,876
Other operating expenses		57,616	93,671
Total operating expenses		2,513,813	2,466,680
Operating profit		2,487,672	2,866,075
Non-operating income			
Interest income		5,470	11,191
Insurance claim income		—	179
Reversal of distributions payable		390	356
Other		—	53
Total non-operating income		5,860	11,781
Non-operating expenses			
Interest expenses		233,037	250,072
Interest expenses on investment corporation bonds		29,826	34,880
Financing fees		100,358	102,178
Amortization of investment corporation bond issuance costs		3,850	4,373
Other		2,360	2,196
Total non-operating expenses		369,432	393,702
Ordinary profit		2,124,101	2,484,155
Net income before income taxes		2,124,101	2,484,155
Income taxes - current		753	647
Income taxes - deferred		(6,576)	6,589
Total income taxes		(5,823)	7,237
Net income		2,129,924	2,476,917
Retained earnings brought forward		162,593	147,984
Unappropriated retained earnings (undisposed loss)		2,292,518	2,624,902

Statement of Changes in Net Assets

23rd fiscal period (September 1, 2024, to February 28, 2025)

(Unit: thousand yen)

	Unitholders' equity				Total net assets
	Unitholders' capital	Surplus		Total unitholders' equity	
		Unappropriated retained earnings (undisposed loss)	Total surplus		
Balance at beginning of period	59,164,521	1,997,572	1,997,572	61,162,093	61,162,093
Changes during period					
Dividends of surplus		(1,834,978)	(1,834,978)	(1,834,978)	(1,834,978)
Net income		2,129,924	2,129,924	2,129,924	2,129,924
Total changes during period	–	294,945	294,945	294,945	294,945
Balance at end of period	59,164,521	2,292,518	2,292,518	61,457,039	61,457,039

24th fiscal period (March 1, 2025, to August 31, 2025)

(Unit: thousand yen)

	Unitholders' equity							Total net assets
	Unitholders' capital	Surplus					Total unitholders' equity	
		Voluntary retained earnings			Unappropriated retained earnings (undisposed loss)	Total surplus		
		Reserve for tax purpose reduction entry	Reserve for special account for tax purpose reduction entry of non-current assets	Total retained earnings				
Balance at beginning of period	59,164,521	–	–	–	2,292,518	2,292,518	61,457,039	61,457,039
Changes during period								
Provision of reserve for special account for tax purpose reduction entry of non-current assets			207,000	207,000	(207,000)	–	–	–
Reversal of reserve for special account for tax purpose reduction entry of non-current assets			(207,000)	(207,000)	207,000	–	–	–
Provision of reserve for tax purpose reduction entry		207,000		207,000	(207,000)	–	–	–
Dividends of surplus					(1,937,533)	(1,937,533)	(1,937,533)	(1,937,533)
Net income					2,476,917	2,476,917	2,476,917	2,476,917
Total changes during period	–	207,000	–	207,000	332,383	539,383	539,383	539,383
Balance at end of period	59,164,521	207,000	–	207,000	2,624,902	2,831,902	61,996,423	61,996,423

Statement of Cash Distributions

(Unit: yen)

Item	Fiscal Period	
	23rd fiscal period (From: Sep. 1, 2024 To: Feb. 28, 2025)	24th fiscal period (From: Mar. 1, 2025 To: Aug. 31, 2025)
I. Unappropriated retained earnings	2,292,518,280	2,624,902,188
II. Amount of distribution	1,937,533,556	2,236,069,972
[Amount of distributions per investment unit]	(7,217)	(8,329)
III. Voluntary retained earnings		
Provision of reserve for tax purpose reduction entry	207,000,000	227,000,000
IV. Retained earnings carried forward	147,984,724	161,832,216
Method of calculating the amount of distributions	<p>Pursuant to the distribution policy provided in Article 35, Paragraph 1, Item 2 of the Articles of Incorporation of One REIT, the amount of distributions shall be in excess of an amount equivalent to 90% of the amount of earnings available for distribution of One REIT provided in Article 67-15, Paragraph 1 of the Act on Special Measures Concerning Taxation, but no more than the amount of earnings.</p> <p>Based on such policy, One REIT decided to pay out distributions of 1,937,533,556 yen from unappropriated retained earnings after deducting the reserve for tax purpose reduction entry pursuant to Article 65-8 ("special provisions for taxation in cases of establishment of special account due to transfer of a certain asset") of the Act on Special Measures Concerning Taxation. One REIT will not engage in the distribution of cash in excess of earnings provided in Article 35, Paragraph 2 of the Articles of Incorporation of One REIT.</p>	<p>Pursuant to the distribution policy provided in Article 35, Paragraph 1, Item 2 of the Articles of Incorporation of One REIT, the amount of distributions shall be in excess of an amount equivalent to 90% of the amount of earnings available for distribution of One REIT provided in Article 67-15, Paragraph 1 of the Act on Special Measures Concerning Taxation, but no more than the amount of earnings.</p> <p>Based on such policy, One REIT decided to pay out distributions of 2,236,069,972 yen from unappropriated retained earnings after deducting the reserve for tax purpose reduction entry pursuant to Article 65-8 ("special provisions for taxation in cases of establishment of special account due to transfer of a certain asset") of the Act on Special Measures Concerning Taxation. One REIT will not engage in the distribution of cash in excess of earnings provided in Article 35, Paragraph 2 of the Articles of Incorporation of One REIT.</p>

Statement of Cash Flows

(Unit: thousand yen)

	23rd fiscal period (From: Sep. 1, 2024 To: Feb. 28, 2025)	24th fiscal period (From: Mar. 1, 2025 To: Aug. 31, 2025)
Cash flows from operating activities		
Net income before income taxes	2,124,101	2,484,155
Depreciation	620,937	606,406
Amortization of investment corporation bond issuance costs	3,850	4,373
Impairment losses	20,930	–
Interest income	(5,470)	(11,191)
Reversal of distributions payable	(390)	(356)
Interest expenses	262,863	284,953
Decrease (increase) in operating accounts receivable	22,936	(54,141)
Decrease (increase) in accounts receivable - other	(137)	137
Decrease (increase) in prepaid expenses	(29,784)	34,378
Decrease in property, plant, and equipment in trust due to sale	475,682	3,331,124
Decrease in intangible assets in trust due to sale	–	3,267,915
Increase (decrease) in operating accounts payable	(125,285)	125,677
Increase (decrease) in accounts payable - other	17,140	(6,713)
Increase (decrease) in accrued consumption taxes	(25,154)	56,867
Increase (decrease) in advances received	471,549	(524,329)
Decrease (increase) in long-term prepaid expenses	(45,245)	79,871
Other	(277)	54,680
Subtotal	3,788,248	9,733,808
Interest received	5,470	11,191
Interest paid	(264,228)	(277,779)
Income taxes paid	(1,579)	(1,703)
Net cash provided by (used in) operating activities	3,527,910	9,465,517
Cash flows from investing activities		
Purchase of property, plant and equipment	(6,967)	(17,530)
Purchase of property, plant and equipment in trust	(541,920)	(8,316,446)
Refund of leasehold and guarantee deposits received	–	(392)
Proceeds from leasehold and guarantee deposits received	531	486
Refund of leasehold and guarantee deposits received in trust	(260,791)	(721,121)
Proceeds from leasehold and guarantee deposits received in trust	271,258	337,785
Proceeds from redemption of investment securities	–	152
Net cash provided by (used in) investing activities	(537,889)	(8,717,066)
Cash flows from financing activities		
Repayments of short-term borrowings	(1,000,000)	(1,500,000)
Proceeds from long-term borrowings	11,000,000	–
Repayments of long-term borrowings	(10,000,000)	–
Proceeds from issuance of investment corporation bonds	–	2,875,590
Redemption of investment corporation bonds	–	(1,500,000)
Distributions paid	(1,834,799)	(1,937,396)
Net cash provided by (used in) financing activities	(1,834,799)	(2,061,806)
Net increase (decrease) in cash and cash equivalents	1,155,221	(1,313,354)
Cash and cash equivalents at beginning of period	11,615,825	12,771,047
Cash and cash equivalents at end of period	*1 12,771,047	11,457,693

Notes to Financial Statements

Basis of Presentation of Financial Statements

One REIT maintains its accounting records and prepares its financial statements in accordance with accounting principles generally accepted in Japan (“Japanese GAAP”), including provisions set forth in the Investment Trust Act, the Financial Instruments and Exchange Act and the relevant laws and regulations, which are different in certain respects as to the application and disclosure requirements of International Financial Reporting Standards. The accompanying financial statements are a translation of the financial statements, which were prepared in accordance with Japanese GAAP and were presented in the Securities Report of One REIT filed with the Kanto Local Finance Bureau. As permitted under the Japanese Financial Instruments and Exchange Act, amounts of less than one million yen have been omitted. As a result, the totals shown in the accompanying financial statements do not necessarily agree with the sum of the individual amounts. One REIT does not prepare consolidated financial statements as it has no subsidiaries.

Notes to Significant Accounting Policies

1. Standards for valuation and method of valuation of assets

Securities

Other securities

Stocks and others without a quoted market price

Cost determined by the moving average method is adopted.

Silent partnership equity interests

The method of incorporating an equity interest’s proportionate amount of the net amount of income (loss) of the silent partnership is adopted.

2. Method of depreciation of non-current assets

1) Property, plant and equipment (including trust assets)

The straight-line method is adopted.

The useful life of core property, plant and equipment is as follows:

Buildings	3~59 years
Structures	4~45 years
Machinery and equipment	5~10 years
Tools, furniture and fixtures	2~15 years

2) Intangible assets

The straight-line method is adopted.

3) Long-term prepaid expenses

The straight-line method is adopted.

3. Accounting for deferred assets

1) Investment unit issuance expenses

Amortized using the straight-line method over 3 years.

2) Investment corporation bond issuance costs

Amortized using the straight-line method through to the redemption date.

4. Standards for recognition of revenue and expenses

1) Accounting for property tax, etc.

Of the tax amount assessed and determined for property tax, city planning tax, depreciable asset tax, etc. on real estate, etc. held, the method adopted is that the amount corresponding to the relevant calculation period is expensed as expenses related to leasing business.

The amount equivalent to property tax, etc. in the fiscal year including the acquisition date when money was paid to the seller as reimbursement upon acquisition of real estate, etc. is included in the cost of acquisition of the relevant real estate, etc. and not recognized as expenses. No amount equivalent to property tax, etc. was included in the cost of acquisition of real estate property in the 23rd fiscal period. The amount equivalent to property tax, etc. included in the cost of acquisition of real estate property was 28,495 thousand yen in the 24th fiscal period.

2) Standards for recognition of revenue

- **Sale of real estate properties**

For sale of real estate properties, revenue is recognized when the customer, the buyer, obtains control of the real estate and other assets as a result of fulfilling the delivery obligations stipulated in the real estate property sale agreement. In the statement of income and retained earnings, “Gain on sale of real estate properties” or “Loss on sale of real estate properties” is presented as the amount of “Revenue on sale of real estate properties,” the amount paid for the real estate properties, less “Cost of sale of real estate properties,” which is the book value of real estate properties sold, and “Other expenses on sale,” which are expenses directly related to sale.

- **Utilities revenue**

Utilities revenue is recognized as revenue in accordance with the supply of electricity and other services to the lessee (customer), in accordance with the real estate property lease agreement and related agreements.

For utilities revenue deemed as revenue for which One REIT is an agent, One REIT recognizes as revenues net amount received as charges for electricity and other services supplied by the relevant third-party provider, less the amount paid to said provider.

5. Hedge accounting method

1) Hedge accounting method

Special treatment is applied to interest rate swap transactions since they satisfy the requirements for special treatment.

2) Hedging instruments and hedged items

Hedging instruments: Interest rate swap transactions

Hedged items: Interest on borrowings

3) Hedging policy

One REIT conducts derivative transactions for hedging risks provided for in the Articles of Incorporation pursuant to the financing policy stipulated in the Asset Management Guideline.

4) Method of assessing hedge effectiveness

Since interest rate swap transactions satisfy the requirements for special treatment, assessment of hedge effectiveness is omitted.

6. Scope of funds in the statement of cash flows

The funds (cash and cash equivalents) in the statement of cash flows consist of cash on hand and cash in trust; deposits that can be withdrawn at any time and deposits in trust; and short-term investments with a maturity of 3 months or less from the date of acquisition, which are readily convertible to cash and bear only an insignificant risk of price fluctuation.

7. Other matters serving as the basis for preparing financial statements

1) Accounting for trust beneficiary rights in real estate, etc.

Concerning trust beneficiary rights in real estate, etc. held, all accounts of assets and liabilities within trust assets as well as all accounts of revenue and expenses from the trust assets are recognized in the relevant account item of the balance sheet and statement of income and retained earnings.

The following material items of the trust assets recognized in the relevant account item are separately listed on the balance sheet.

- (1) Cash and deposits in trust
- (2) Buildings in trust; structures in trust; machinery and equipment in trust; tools, furniture and fixtures in trust; land in trust; and construction in progress in trust
- (3) Land leasehold interests in trust
- (4) Leasehold and guarantee deposits received in trust

2) Accounting for non-deductible consumption taxes

Non-deductible consumption taxes in the acquisition of assets is included in the cost of acquisition of the respective assets.

Unapplied Accounting Standards

- Accounting Standard for Leases (ASBJ Statement No. 34 issued on September 13, 2024, ASBJ)
- Implementation Guidance on Accounting Standard for Leases (ASBJ Guidance No. 33 issued on September 13, 2024, ASBJ), etc.

(1) Overview

As part of its efforts to make Japanese accounting standards consistent with international standards, the Accounting Standards Board of Japan (ASBJ) conducted a study to facilitate the development of an accounting standard that would be based on international accounting standards for all leases and recognize assets and liabilities through the scope of all leases for a lessee. While the basic policy was to adopt the single lessee model from IFRS 16, the ASBJ decided to only include the main provisions listed in IFRS 16, rather than include them all. Through these decisions, accounting standards announced by the ASBJ aim to be simple, highly convenient, and will not require adjustments, in principle, even if provisions of IFRS 16 are used in separate financial statements.

As for the approach for allocating lease expenses for lessees in the accounting treatment of lessees, a singular accounting treatment model, similar to that of IFRS 16, will be applied to all leases to recognize depreciation as it pertains to the right-of-use assets and amount equivalent to interest income as it pertains to lease liabilities, regardless of whether the lease is a finance lease or an operating lease.

(2) Planned date of application

The plan is to apply from the beginning of the fiscal period ending February 2028.

(3) Impact of application of these accounting standards

We are currently evaluating the impact value that the application of this Accounting Standard for Leases, etc. will have on our financial statements.

Notes to the Balance Sheet

*1. Minimum net assets as provided in Article 67, Paragraph 4 of the Act on Investment Trusts and Investment Corporations

(Unit: thousand yen)

23rd fiscal period (As of Feb. 28, 2025)	24th fiscal period (As of Aug. 31, 2025)
50,000	50,000

Notes to the Statement of Income and Retained Earnings

*1. Breakdown of property-related operating income (loss)

(Unit: thousand yen)

	23rd fiscal period (From: Sep. 1, 2024 To: Feb. 28, 2025)	24th fiscal period (From: Mar. 1, 2025 To: Aug. 31, 2025)
A. Property-related operating revenue		
Leasing business revenue		
Rent revenue	3,529,790	3,447,579
Common area charges revenue	495,394	427,245
Parking revenue	173,105	161,114
Other rent revenue	27,095	23,232
Total	4,225,385	4,059,171
Other leasing business revenue		
Utilities revenue	420,937	427,635
Other revenue	24,399	17,342
Total	445,337	444,977
Total property-related operating revenue	4,670,722	4,504,148
B. Property-related operating expenses		
Expenses related to leasing business		
Property management fees	424,284	400,658
Utilities expenses	465,034	438,568
Taxes and public dues	400,253	394,140
Insurance premiums	12,423	11,946
Repair expenses	119,889	175,342
Trust fees	16,513	14,353
Depreciation	620,010	605,479
Other sundry expenses	48,273	2,595
Total property-related operating expenses	2,106,681	2,043,085
C. Property-related operating income (loss) [A – B]	2,564,041	2,461,063

2. Breakdown of gain (loss) on sale of real estate properties*23rd fiscal period (September 1, 2024, to February 28, 2025)**

(Unit: thousand yen)

MY Kumamoto Building (45% quasi-co-ownership interest)

Revenue on sale of real estate properties	841,500
Cost of sale of real estate properties	475,682
Other expenses on sale	35,306
Gain on sale of real estate properties	330,510

24th fiscal period (March 1, 2025, to August 31, 2025)

(Unit: thousand yen)

Minami-Shinagawa JN Building

Revenue on sale of real estate properties	2,210,000
Cost of sale of real estate properties	2,118,632
Other expenses on sale	90,153
Gain on sale of real estate properties	1,214

Minami-Shinagawa N Building

Revenue on sale of real estate properties	2,160,000
Cost of sale of real estate properties	2,062,513
Other expenses on sale	83,859
Gain on sale of real estate properties	13,627

Minami-Shinagawa J Building

Revenue on sale of real estate properties	2,330,000
Cost of sale of real estate properties	1,837,962
Other expenses on sale	84,191
Gain on sale of real estate properties	407,845

MY Kumamoto Building (55% quasi-co-ownership interest)

Revenue on sale of real estate properties	1,028,500
Cost of sale of real estate properties	579,931
Other expenses on sale	42,986
Gain on sale of real estate properties	405,581

3. Impairment losses*23rd fiscal period (September 1, 2024, to February 28, 2025)**

(Unit: thousand yen)

Minami-Shinagawa JN Building

Use	Location	Type	Impairment losses
Office building	Shinagawa Ward, Tokyo	Land leasehold interests in trust, etc.	20,930

In calculating impairment losses, each property is considered as an asset group. As for one of the asset groups planned to be sold, the book value was reduced to a recoverable amount. This amount of decrease was recorded as an impairment loss within the operating expenses category.

Impairment losses resulting from the sale are deemed to be an operating expense in nature, and are classified as an operating expense in accordance with Article 48, Paragraph 2 of the Regulation on Accountings of Investment Corporations. The breakdown of impairment losses is as follows: Buildings in trust of 10,440 thousand yen, Structures in trust of 5 thousand yen, Machinery and equipment in trust of 54 thousand yen, Tools, furniture and fixtures in trust of 8 thousand yen, and Land leasehold interests in trust of 10,421 thousand yen.

Furthermore, the recoverable amount of this asset group is measured based on its net realizable value. Net realizable value is calculated as the actual selling price minus any estimated disposal costs.

24th fiscal period (March 1, 2025, to August 31, 2025)

Not applicable.

Notes to the Statement of Changes in Net Assets

1. Total number of investment units authorized, and total number of investment units issued and outstanding

	23rd fiscal period (From: Sep. 1, 2024 To: Feb. 28, 2025)	24th fiscal period (From: Mar. 1, 2025 To: Aug. 31, 2025)
Total number of investment units authorized	4,000,000 units	4,000,000 units
Total number of investment units issued and outstanding	268,468 units	268,468 units

Notes to the Statement of Cash Flows

*1. Reconciliation of cash and cash equivalents at end of period to the amount of balance sheet accounts

(Unit: thousand yen)

	23rd fiscal period (From: Sep. 1, 2024 To: Feb. 28, 2025)	24th fiscal period (From: Mar. 1, 2025 To: Aug. 31, 2025)
Cash and deposits	4,988,383	3,933,521
Cash and deposits in trust	7,782,664	7,524,171
Cash and cash equivalents	12,771,047	11,457,693

Notes on Lease Transactions

Operating leases (as lessor)

Future minimum lease revenues

(Unit: thousand yen)

Term	23rd fiscal period (As of Feb. 28, 2025)	24th fiscal period (As of Aug. 31, 2025)
Due within 1 year	347,149	277,091
Due after 1 year	437,120	372,041
Total	784,269	649,133

Notes on Financial Instruments

1. Matters concerning status of financial instruments

(1) Policy for handling financial instruments

One REIT procures funds through issuance of investment units, borrowings from financial institutions or issuance of investment corporation bonds, etc. upon acquisition of new assets under management, etc.

One REIT limits derivative transactions to those for investing funds for the purpose of hedging the risk of fluctuations in interest rates on borrowings, etc. and other risks.

(2) Description of financial instruments and associated risks, and risk management structure

The use of the funds from borrowings and issuance of investment corporation bonds are primarily as funds for acquisition of assets under management, repayment of debt, etc. Concerning the liquidity risk and interest rate fluctuation risk associated with such financing, One REIT manages and limits the concerned risks by diversifying the lending financial institutions, as well as considering and implementing effective use of surplus funds, procurement of funds from the capital market through issuance of investment units, etc. and other various procurement of funds.

In addition, borrowings with floating interest rates are exposed to the risk of the interest rate payable rising. One REIT manages the concerned risk by adjusting the ratio of borrowings with floating interest rates (ratio of the balance of borrowings with floating interest rates to the amount of borrowings in total) depending on the financial environment, etc., as well as making derivative transactions (interest-rate swap transactions, etc.) available as a hedging instrument for hedging the risk of floating interest rates rising and converting the interest expenses to fixed interest rates.

Deposits are those for investing One REIT's surplus funds and are exposed to the credit risk of, for example, failure of the financial institutions that are holding the deposits, but One REIT exercises prudence by limiting the deposit period to short term, taking security and liquidity into consideration and taking the market environment and status of cash flows fully into account.

Leasehold and guarantee deposits received are deposits from tenants and are exposed to the risk of return of the deposits to tenants due to tenants moving out of properties. One REIT limits the concerned risk by setting aside an amount in the range that will not hinder the return of deposits.

Investment securities are equity investments in silent partnerships and are exposed to the credit risk of the issuer, risk of fluctuation in the value, etc. of real estate, etc. and risk of fluctuation in interest rates.

(3) Supplementary explanation on matters concerning fair value, etc. of financial instruments

Certain assumptions, etc. are adopted in the calculation of the fair value of financial instruments. Accordingly, there may be cases where the concerned values will vary when different assumptions, etc. are adopted.

2. Matters concerning fair value, etc. of financial instruments

The following is the carrying amount and fair value as of February 28, 2025, and the amount of difference between these. Please note that the following table does not include silent partnership equity interests ^(Note 2). In addition, as “Cash and deposits,” “Cash and deposits in trust” and “Short-term borrowings” are cash and settled within a short period of time, the fair value is approximately the same as the book value, and thus notes are omitted.

(Unit: thousand yen)

	Carrying amount	Fair value	Amount of difference
(1) Current portion of investment corporation bonds	1,500,000	1,496,700	(3,300)
(2) Current portion of long-term borrowings	9,974,000	9,959,178	(14,821)
(3) Investment corporation bonds	6,500,000	6,138,950	(361,050)
(4) Long-term borrowings	46,020,000	45,415,192	(604,807)
(5) Leasehold and guarantee deposits received	283,543	236,307	(47,236)
(6) Leasehold and guarantee deposits received in trust	6,218,673	5,308,229	(910,444)
Liabilities total	70,496,217	68,554,557	(1,941,659)
(7) Derivative transactions	—	—	—

The following is the carrying amount and fair value as of August 31, 2025, and the amount of difference between these. Please note that the following table does not include silent partnership equity interests ^(Note 2). In addition, as “Cash and deposits,” “Cash and deposits in trust” and “Short-term borrowings” are cash and settled within a short period of time, the fair value is approximately the same as the book value, and thus notes are omitted.

(Unit: thousand yen)

	Carrying amount	Fair value	Amount of difference
(1) Current portion of long-term borrowings	9,974,000	9,973,876	(123)
(2) Investment corporation bonds	9,400,000	8,999,420	(400,580)
(3) Long-term borrowings	46,020,000	45,421,433	(598,566)
(4) Leasehold and guarantee deposits received	283,637	213,434	(70,203)
(5) Leasehold and guarantee deposits received in trust	5,835,337	4,565,673	(1,269,663)
Liabilities total	71,512,975	69,173,836	(2,339,138)
(6) Derivative transactions	—	—	—

(Note 1) Method of calculating the fair value of financial instruments and matters concerning derivative transactions

(1) Current portion of long-term borrowings; (3) Long-term borrowings

As long-term borrowings with floating interest rates reflect market interest rates within a short period of time, the fair value is thought to be approximately the same as the book value and is thus stated at that book value. For long-term borrowings with floating interest rates to which special treatment for interest rate swaps is applied (please refer to “Notes on Derivative Transactions” below) and those with fixed interest rate, the fair value is calculated by discounting the sum of principal and interest at an interest rate assumed in a case where a similar loan is taken out corresponding to the remaining period.

(2) Investment corporation bonds

Figures are calculated based on the Reference Statistical Prices [Yields] for OTC Bond Transactions prepared by Japan Securities Dealers Association.

(4) Leasehold and guarantee deposits received; (5) Leasehold and guarantee deposits received in trust

For leasehold and guarantee deposits received and leasehold and guarantee deposits received in trust, the fair value is calculated based on the present value of their future cash flows discounted at an interest rate that takes into account the period until the due date and credit risk.

(6) Derivative transactions

Please refer to “Notes on Derivative Transactions” below.

Notes to Financial Statements

(Note 2) Silent partnership equity interests

For silent partnership equity interests, the fair value is calculated with application of the treatment stipulated in Paragraph 24-16 of the Implementation Guidance on Accounting Standard for Fair Value Measurement (ASBJ Guidance No. 31 issued on June 17, 2021). No notes are provided on matters prescribed in Paragraph 4 (1) of the Implementation Guidance on Disclosures about Fair Value of Financial Instruments (ASBJ Guidance No. 19 issued on March 31, 2020).

The balance sheet amounts for investments in partnerships, etc. to which this treatment is applied are as follows.

Carrying amount

(Unit: thousand yen)

Term	23rd fiscal period (As of Feb. 28, 2025)	24th fiscal period (As of Aug. 31, 2025)
Investment securities	15,506	15,353
Total	15,506	15,353

(Note 3) Amount of repayment of long-term borrowings and other interest-bearing liabilities scheduled to be due after the date of settlement of accounts

23rd fiscal period (As of February 28, 2025)

(Unit: thousand yen)

	Due within 1 year	Due after 1 year, but within 2 years	Due after 2 years, but within 3 years	Due after 3 years, but within 4 years	Due after 4 years, but within 5 years	Due after 5 years
Investment corporation bonds	1,500,000	–	–	–	2,000,000	4,500,000
Long-term borrowings	9,974,000	12,120,000	13,900,000	12,000,000	8,000,000	–
Total	11,474,000	12,120,000	13,900,000	12,000,000	10,000,000	4,500,000

24th fiscal period (As of August 31, 2025)

(Unit: thousand yen)

	Due within 1 year	Due after 1 year, but within 2 years	Due after 2 years, but within 3 years	Due after 3 years, but within 4 years	Due after 4 years, but within 5 years	Due after 5 years
Investment corporation bonds	–	–	–	2,000,000	3,400,000	4,000,000
Long-term borrowings	9,974,000	12,120,000	13,900,000	12,000,000	8,000,000	–
Total	9,974,000	12,120,000	13,900,000	14,000,000	11,400,000	4,000,000

Notes on Securities

23rd fiscal period (February 28, 2025)

Not applicable.

24th fiscal period (August 31, 2025)

Not applicable.

Notes on Derivative Transactions

1. Derivative transactions to which hedge accounting is not applied:

23rd fiscal period (February 28, 2025)

Not applicable.

24th fiscal period (August 31, 2025)

Not applicable.

2. Derivative transactions to which hedge accounting is applied:

Contract amount or amount equivalent to principal specified in the contract on the settlement date of each hedge accounting method is as follows.

23rd fiscal period (February 28, 2025)

(Unit: thousand yen)

Hedge accounting method	Type of derivative transaction	Primary hedged item	Contract amount and other		Fair value	Fair value calculation method
				Due after one year		
Special treatment for interest rate swaps	Interest rate swap transactions Receive floating/Pay fixed	Long-term borrowings	17,324,000	12,200,000	(Note)	—

(Note) Since those with special treatment of interest rate swaps are treated integrally with hedged long-term borrowings, the fair values of such are shown as included in the fair value in “(2) Current portion of long-term borrowings” and “(4) Long-term borrowings” described in “Notes on Financial Instruments, 2. Matters concerning fair value, etc. of financial instruments” above.

24th fiscal period (August 31, 2025)

(Unit: thousand yen)

Hedge accounting method	Type of derivative transaction	Primary hedged item	Contract amount and other		Fair value	Fair value calculation method
				Due after one year		
Special treatment for interest rate swaps	Interest rate swap transactions Receive floating/Pay fixed	Long-term borrowings	17,324,000	12,200,000	(Note)	—

(Note) Since those with special treatment of interest rate swaps are treated integrally with hedged long-term borrowings, the fair values of such are shown as included in the fair value in “(1) Current portion of long-term borrowings” and “(3) Long-term borrowings” described in “Notes on Financial Instruments, 2. Matters concerning fair value, etc. of financial instruments” above.

Notes on Share of Profit or Loss of Entities Accounted for Using Equity Method

23rd fiscal period (September 1, 2024, to February 28, 2025)

Not applicable.

24th fiscal period (March 1, 2025, to August 31, 2025)

Not applicable.

Notes on Related-Party Transactions

1. Parent company, major corporate unitholder, etc.

23rd fiscal period (September 1, 2024, to February 28, 2025)

Not applicable.

24th fiscal period (March 1, 2025, to August 31, 2025)

Not applicable.

2. Associated company, etc.

23rd fiscal period (September 1, 2024, to February 28, 2025)

Not applicable.

24th fiscal period (March 1, 2025, to August 31, 2025)

Not applicable.

3. Fellow subsidiary, etc.

23rd fiscal period (September 1, 2024, to February 28, 2025)

Type	Name of company or person	Location	Capital stock or investments in capital (thousand yen)	Description of business or occupation	Percentage of voting rights, etc. held in (by) related party (%)	Description of relationship Concurrent holding of positions, etc. by directors	Business relationship	Description of transaction (Note 1)	Amount of transaction (thousand yen) (Note 2) (Note 3)	Account item	Balance at end of period (thousand yen) (Note 2) (Note 3)
Companies with more than half of voting rights held by major unitholders	Mizuho REIT Management Co., Ltd. (subsidiary of Mizuho Realty One Co., Ltd.)	Chiyoda Ward, Tokyo	50,000	Investment Management Business	—	Concurrent holding of positions, etc. by directors: 1 person	Entrustment of asset management operations	Payment of asset management fees	306,392	Accounts payable – other	337,031

(Note 1) Transaction conditions and policies for determining transaction conditions, etc.

The amount of asset management fees is based on the terms and conditions set forth in the Articles of Incorporation of One REIT.

(Note 2) Asset management fees include the fees (8,415 thousand yen) related to the transfer of the quasi-co-ownership interest in MY Kumamoto Building.

(Note 3) Of the amounts above, the amount of transaction does not include consumption taxes, while the balance at the end of the period includes consumption taxes.

24th fiscal period (March 1, 2025, to August 31, 2025)

Type	Name of company or person	Location	Capital stock or investments in capital (thousand yen)	Description of business or occupation	Percentage of voting rights, etc. held in (by) related party (%)	Description of relationship Concurrent holding of positions, etc. by directors	Business relationship	Description of transaction (Note 1)	Amount of transaction (thousand yen) (Note 2) (Note 3)	Account item	Balance at end of period (thousand yen) (Note 2) (Note 3)
Companies with more than half of voting rights held by major unitholders	Mizuho REIT Management Co., Ltd. (subsidiary of Mizuho Realty One Co., Ltd.)	Chiyoda Ward, Tokyo	50,000	Investment Management Business	—	Concurrent holding of positions, etc. by directors: 1 person	Entrustment of asset management operations	Payment of asset management fees	414,728	Accounts payable – other	328,618

(Note 1) Transaction conditions and policies for determining transaction conditions, etc.

The amount of asset management fees is based on the terms and conditions set forth in the Articles of Incorporation of One REIT.

(Note 2) Asset management fees include the fees (38,700 thousand yen) related to the acquisition of property that was included in the book value of specified assets.

(Note 3) Asset management fees include the fees (77,285 thousand yen) related to the transfer of Minami-Shinagawa JN Building, Minami-Shinagawa N Building, Minami-Shinagawa J Building and 55% quasi-co-ownership interest in MY Kumamoto Building.

(Note 4) Of the amounts above, the amount of transaction does not include consumption taxes, while the balance at the end of the period includes consumption taxes.

4. Director, major individual unitholder, etc.

23rd fiscal period (September 1, 2024, to February 28, 2025)

Transactions conducted by Hirofumi Nabeyama, Executive Director of One REIT as a representative of a third party (Mizuho REIT Management Co., Ltd.) are as described in the transactions with Mizuho REIT Management Co., Ltd. in “3. Fellow subsidiary, etc.” above.

Note that Executive Director Hirofumi Nabeyama holds no investment units of One REIT as of February 28, 2025.

24th fiscal period (March 1, 2025, to August 31, 2025)

Transactions conducted by Hirofumi Nabeyama as a representative of a third party (Mizuho REIT Management Co., Ltd.) are as described in the transactions with Mizuho REIT Management Co., Ltd. in “3. Fellow subsidiary, etc.” above.

Note that Hirofumi Nabeyama holds no investment units of One REIT as of August 31, 2025.

With the term of office of Hirofumi Nabeyama as Executive Director expiring on May 31, 2025, Hidetoshi Kato was appointed as Executive Director at the General Meeting of Unitholders held on May 27, 2025, and assumed the position on June 1, 2025. In addition, Hirofumi Nabeyama retired from Chief Executive Officer of Mizuho REIT Management Co., Ltd. on June 25, 2025, and Toshiaki Nakayama assumed the position on the same date.

Notes on Tax-Effect Accounting

1. Breakdown of main causes for occurrence of deferred tax assets and deferred tax liabilities

(Unit: thousand yen)

	23rd fiscal period (As of Feb. 28, 2025)	24th fiscal period (As of Aug. 31, 2025)
Deferred tax assets		
Non-deductible accrued enterprise tax	7	2
Impairment losses	6,584	—
Total deferred tax assets	6,591	2
Net deferred tax assets	6,591	2

2. Breakdown of major components that caused significant differences between the effective statutory tax rate and the income tax rate after application of tax-effect accounting

(Unit: %)

	23rd fiscal period (As of Feb. 28, 2025)	24th fiscal period (As of Aug. 31, 2025)
Effective statutory tax rate	31.46	31.46
[Adjustments]		
Deductible distributions payable	(28.70)	(28.32)
Provision of reserve for tax purpose reduction entry	(3.07)	(2.87)
Other	0.03	0.02
Income tax rate after application of tax-effect accounting	(0.27)	0.29

Notes on Asset Retirement Obligations

23rd fiscal period (September 1, 2024, to February 28, 2025)

Not applicable.

24th fiscal period (March 1, 2025, to August 31, 2025)

Not applicable.

Notes on Investment and Rental Properties

One REIT owns investment and rental properties mainly in the Tokyo metropolitan area and also in ordinance-designated cities or their equivalent for the purpose of earning revenue from leasing.

The following are the carrying amount, amount of increase (decrease) during the period and fair value of these investment and rental properties.

(Unit: thousand yen)

	23rd fiscal period (From: Sep. 1, 2024 To: Feb. 28, 2028)	24th fiscal period (From: Mar. 1, 2025 To: Aug. 31, 2025)
Carrying amount		
Balance at beginning of period	122,717,195	122,170,372
Amount of increase (decrease) during period	(546,822)	1,119,840
Balance at end of period	122,170,372	123,290,213
Fair value at end of period	140,546,500	142,499,000

(Note 1) Carrying amount is the amount of the cost of acquisition, less accumulated depreciation.

(Note 2) Of the amount of increase (decrease) in investment and rental properties during the 23rd fiscal period, the amount of increase is mainly attributable to capital expenditures (564,522 thousand yen), while the amount of decrease is mainly attributable to the transfer of 45% quasi-co-ownership interest in MY Kumamoto Building (475,682 thousand yen) and depreciation (620,010 thousand yen). Of the amount of increase (decrease) in investment and rental properties during the 24th fiscal period, the amount of increase is mainly attributable to the acquisition of Comfort Inn Nagoya Sakae (7,816,279 thousand yen) and capital expenditures (506,567 thousand yen), while the amount of decrease is mainly attributable to the transfer of Minami-Shinagawa JN Building, Minami-Shinagawa N Building and Minami-Shinagawa J Building (three properties totaling 6,018,871 thousand yen) and 55% quasi-co-ownership interest in MY Kumamoto Building (579,819 thousand yen), and depreciation (605,479 thousand yen).

(Note 3) Fair value at the end of the period is the appraisal value by an outside real estate appraiser. However, the fair values at the end of the 23rd fiscal period for Minami-Shinagawa JN Building, Minami-Shinagawa N Building, Minami-Shinagawa J Building and MY Kumamoto Building are calculated based on their transfer prices. The fair values at the end of the 24th fiscal period for ONEST Minami-Otsuka Building and Shinkawa 1-chome Building are calculated based on their planned transfer prices.

The income (loss) for investment and rental properties is as presented in “Notes to the Statement of Income and Retained Earnings” earlier in this document.

Notes on Revenue Recognition

1. Breakdown of revenue from contracts with customers

23rd fiscal period (September 1, 2024, to February 28, 2025)

(Unit: thousand yen)

	Revenue from contracts with customers ^(Note 1)	Net sales to external customers
Sale of real estate properties	841,500	330,510 ^(Note 2)
Utilities revenue	420,937	420,937
Others	—	4,249,785
Total	1,262,437	5,001,233

(Note 1) Leasing business revenue and other revenue subject to the Accounting Standard for Lease Transactions (ASBJ Statement No. 13) and transfers of real estate properties subject to the Practical Guidelines on the Accounting by Transferors for the Securitization of Real Estate Using Special-Purpose Companies (ASBJ Transferred Guidance No. 10) are not included in “Revenue from contracts with customers” because the Accounting Standard for Revenue Recognition does not apply to this revenue. Revenue from contracts with customers mainly includes revenues from sale of real estate properties and utilities.

(Note 2) As for the sale of real estate properties, since proceeds from sale of real estate properties are recorded in the statement of income and retained earnings as gain or loss on sale of real estate properties pursuant to Article 48, Paragraph 2 of the Regulation on Accountings of Investment Corporations (Cabinet Office Order No. 47 of 2006), the amount after deducting cost of sale of real estate properties and other sale expenses from revenues from sale of real estate properties is indicated.

24th fiscal period (March 1, 2025, to August 31, 2025)

(Unit: thousand yen)

	Revenue from contracts with customers ^(Note 1)	Net sales to external customers
Sale of real estate properties	7,728,500	828,268 ^(Note 2)
Utilities revenue	427,635	427,635
Others	—	4,076,513
Total	8,156,135	5,332,417

(Note 1) Leasing business revenue and other revenue subject to the Accounting Standard for Lease Transactions (ASBJ Statement No. 13) and transfers of real estate properties subject to the Practical Guidelines on the Accounting by Transferors for the Securitization of Real Estate Using Special-Purpose Companies (ASBJ Transferred Guidance No. 10) are not included in “Revenue from contracts with customers” because the Accounting Standard for Revenue Recognition does not apply to this revenue. Revenue from contracts with customers mainly includes revenues from sale of real estate properties and utilities.

(Note 2) As for the sale of real estate properties, since proceeds from sale of real estate properties are recorded in the statement of income and retained earnings as gain or loss on sale of real estate properties pursuant to Article 48, Paragraph 2 of the Regulation on Accountings of Investment Corporations (Cabinet Office Order No. 47 of 2006), the amount after deducting cost of sale of real estate properties and other sale expenses from revenues from sale of real estate properties is indicated.

2. Explanation of revenue from contracts with customers

23rd fiscal period (September 1, 2024, to February 28, 2025)

This is as provided in “Notes to Significant Accounting Policies.”

24th fiscal period (March 1, 2025, to August 31, 2025)

This is as provided in “Notes to Significant Accounting Policies.”

3. Information about the relationship between the satisfaction of performance obligations under contracts with customers and cash flows from these contracts, and the amount and timing of revenue expected to be recognized in subsequent periods from contracts with customers that exist at the end of the current reporting period

(1) Balance of contract assets and contract liabilities, etc.

(Unit: thousand yen)

	23rd fiscal period (From: Sep. 1, 2024 To: Feb. 28, 2025)	24th fiscal period (From: Mar. 1, 2025 To: Aug. 31, 2025)
Receivables from contracts with customers (balance at beginning of period)	124,942	102,406
Receivables from contracts with customers (balance at end of period)	102,406	124,477
Contract assets (balance at beginning of period)	—	—
Contract assets (balance at end of period)	—	—
Contract liabilities (balance at beginning of period)	—	449,837
Contract liabilities (balance at end of period)	449,837	—

(Note) Contract liabilities for the end of the 23rd fiscal period and the beginning of the 24th fiscal period represent the total amount of deposits collected with respect to purchase and sale agreements for real estate properties concluded on September 30, 2024, and December 26, 2024. Of the revenue recognized in the 24th fiscal period, the amount included in contract liabilities at the beginning of the period was 449,837 thousand yen.

(2) Transaction price allocated to remaining performance obligations

For utilities revenue, One REIT recognizes revenues at the amount it has the right to charge in accordance with Paragraph 19 of the Implementation Guidance on Accounting Standard for Revenue Recognition, due to the right One REIT has to receive from the customer the amount of consideration that directly corresponds to the value to the customer, the lessee, for the portion of performance completed by the end of the period. Therefore, the provisions of Paragraph 80-22(2) of the Accounting Standard for Revenue Recognition are applied, and the transaction price allocated to the remaining performance obligations has not been included in the notes.

Notes on Segment Information, Etc.

1. Segment information

Segment information is omitted because One REIT operates a single segment, which is the real estate leasing business.

2. Related information

23rd fiscal period (September 1, 2024, to February 28, 2025)

(1) Information for each product and service

Information for each product and service is omitted because net sales to external customers of a single product/service category are more than 90% of the operating revenue on the statement of income and retained earnings.

(2) Information for each region

1) Net sales

Information for each region is omitted because net sales to external customers in Japan are more than 90% of the operating revenue on the statement of income and retained earnings.

2) Property, plant and equipment

Information for each region is omitted because the amount of property, plant and equipment located in Japan is more than 90% of the amount of property, plant and equipment on the balance sheet.

(3) Information for each major customer

Information for each major customer is omitted because net sales to a single external customer are less than 10% of the operating revenue on the statement of income and retained earnings.

24th fiscal period (March 1, 2025, to August 31, 2025)

(1) Information for each product and service

Information for each product and service is omitted because net sales to external customers of a single product/service category are more than 90% of the operating revenue on the statement of income and retained earnings.

(2) Information for each region

1) Net sales

Information for each region is omitted because net sales to external customers in Japan are more than 90% of the operating revenue on the statement of income and retained earnings.

2) Property, plant and equipment

Information for each region is omitted because the amount of property, plant and equipment located in Japan is more than 90% of the amount of property, plant and equipment on the balance sheet.

(3) Information for each major customer

Information for each major customer is omitted because net sales to a single external customer are less than 10% of the operating revenue on the statement of income and retained earnings.

Notes on Per Unit Information

	23rd fiscal period (From: Sep. 1, 2024 To: Feb. 28, 2025)	24th fiscal period (From: Mar. 1, 2025 To: Aug. 31, 2025)
Net assets per unit	76,305 yen	76,975 yen
Net income per unit	2,644 yen	3,075 yen

(Note 1) Net income per unit is calculated by dividing net income by the daily weighted average number of investment units during the period. The diluted net income per unit is not stated because there are no diluted investment units.

(Note 2) One REIT implemented a 3-for-1 split of investment units with August 31, 2025, as the record date and September 1, 2025, as the effective date. Net assets per unit and net income per unit are calculated by assuming that the split of investment units was implemented at the beginning of the 23rd fiscal period.

(Note 3) The following is the basis for calculating net income per unit.

	23rd fiscal period (From: Sep. 1, 2024 To: Feb. 28, 2025)	24th fiscal period (From: Mar. 1, 2025 To: Aug. 31, 2025)
Net income (thousand yen)	2,129,924	2,476,917
Amount not attributable to common unitholders (thousand yen)	—	—
Net income attributable to common investment units (thousand yen)	2,129,924	2,476,917
Average number of investment units during period (units)	805,404	805,404

Notes on Significant Subsequent Events

Split of Investment Units

One REIT implemented a 3-for-1 split of investment units with August 31, 2025, as the record date and September 1, 2025, as the effective date.

a. Purpose of the Split

In light of the market penetration of the new Nippon Individual Savings Account (New NISA) that began in January 2024 and the price level of investment unit desirable to individual investors as announced by Tokyo Stock Exchange, Inc., One REIT implemented a split of investment units to lower the amount per investment unit in order to make it easier for individual investors to invest, thereby expanding its investor base and improving the liquidity of its investment units.

b. The Split Method

With August 31, 2025, as the record date, One REIT's investment units held by unitholders listed or recorded in the final unitholders register as of the date ^(Note) were split on a 3-for-1 basis.

(Note) As the day and the day before are holidays for the administrator of the unitholders register, it was August 29, 2025, in practice.

c. Increase in Number of Investment Units through the Split

- i. Total number of One REIT's investment units issued and outstanding before the split: 268,468 units
- ii. Number of investment units increased through the split: 536,936 units
- iii. Total number of One REIT's investment units issued and outstanding after the split: 805,404 units
- iv. Total number of investment units authorized after the split: 4,000,000 units

(Note) There is no change in the total number of investment units authorized after the split from that before the split.

For the figures of per unit information when assuming that the split of investment units was implemented at the beginning of the 23rd fiscal period, please refer to "Notes on Per Unit Information."

Transfer of Asset

On September 30, 2025, One REIT concluded an agreement to transfer ONEST Minami-Otsuka Building and Shinkawa 1-chome Building as follows to pursue management that seeks both the securement of stable income and growth over the medium to long term, thereby aiming to maximize unitholder profits. With the transfer, approximately 154 million yen and approximately 9 million yen are expected to be recorded as gain on sale of real estate properties in the financial results for the 25th fiscal period (ending February 2026), respectively.

Property name	ONEST Minami-Otsuka Building	Shinkawa 1-chome Building
Location	Toshima Ward, Tokyo	Chuo Ward, Tokyo
Specified asset type	Trust beneficiary rights	
Planned transfer date	January 30, 2026	
Planned transfer price ^(Note 1)	4,100 million yen	2,130 million yen
Buyer	GLOBAL LINK MANAGEMENT INC.	
Conclusion date of purchase and sale agreement	September 30, 2025	

(Note 1) “Planned transfer price” indicates the respective trading values for the assets to be transferred indicated in the purchase and sale agreement for the trust beneficiary rights for the assets to be transferred (hereinafter referred to as the “Purchase and Sale Agreement”) (excluding transfer costs, adjusted amount of fixed asset tax and city planning tax, consumption tax, local consumption tax, etc.), or its total amount, rounded down to the nearest million yen.

(Note 2) Since the planned transfer date is January 30, 2026, which is at least one month after the conclusion of the Purchase and Sale Agreement, the Agreement falls under the category of forward commitments, etc. specified in the Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc. set forth by the Financial Services Agency. The Purchase and Sale Agreement stipulates that it may be terminated in the event that either party breaches the Agreement, the other party notifies the non-compliant party and specifies a reasonable period of time to remedy the matter, and the non-compliant party does not remedy the applicable breach within the specified period of time. Furthermore, if the Purchase and Sale Agreement is terminated, it is stipulated that the non-compliant party shall pay an amount equivalent to 10% of the trading value (excluding the amount equivalent to consumption tax and local consumption tax) to the other party as a penalty for breach of contract. However, One REIT is the seller and has no fund procurement risk or other concerns relating to fulfilment of the Purchase and Sale Agreement. It is therefore considered unlikely that One REIT will incur liability for damage compensation and that there will be a material impact on its financial conditions, etc.

On December 15, 2025, One REIT concluded an agreement to transfer ONEST Kyoto Karasuma Square as follows to pursue management that seeks both the securement of stable income and growth over the medium to long term, thereby aiming to maximize unitholder profits. With the transfer, approximately 105 million yen is expected to be recorded as gain on sale of real estate property in the financial results for the 26th fiscal period (ending August 2026).

Property name	ONEST Kyoto Karasuma Square			
Location	Kyoto City, Kyoto Prefecture			
Specified asset type	Trust beneficiary right			
Planned transfer date	1st: March 13, 2026 (10.0% quasi-co-ownership interest)	2nd: February 26, 2027 (20.0% quasi-co-ownership interest)	3rd: August 31, 2027 (25.0% quasi-co-ownership interest)	4th: September 30, 2027 (45.0% quasi-co-ownership interest)
Planned transfer price ^(Note 1)	500 million yen	1,000 million yen	1,250 million yen	2,250 million yen
Buyer	Tokyo Tatemono Co., Ltd.			
Conclusion date of purchase and sale agreement	December 15, 2025			

- (Note 1) “Planned transfer price” shows the respective trading values for the assets to be transferred indicated in the purchase and sale agreement for the trust beneficiary rights for the assets to be transferred (hereinafter referred to as the “Purchase and Sale Agreement”) (excluding transfer costs, adjusted amount of fixed asset tax and city planning tax, consumption tax, local consumption tax, etc.), or its total amount, rounded down to the nearest million yen.
- (Note 2) Since the planned transfer dates are set at least one month after the conclusion of the Purchase and Sale Agreement, the Agreement falls under the category of forward commitments, etc. specified in the Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc. set forth by the Financial Services Agency. The Purchase and Sale Agreement stipulates that it may be terminated in the event that either party breaches the Agreement, the other party notifies the non-compliant party and specifies a reasonable period of time to remedy the matter, and the non-compliant party does not remedy the applicable breach within the specified period of time. Furthermore, if the Purchase and Sale Agreement is terminated, it is stipulated that the non-compliant party shall compensate up to a maximum amount equivalent to 10% of the trading value (excluding the amount equivalent to consumption tax and local consumption tax) to the other party as a penalty for breach of contract. However, One REIT is the seller and has no fund procurement risk or other concerns relating to fulfilment of the Purchase and Sale Agreement. It is therefore considered unlikely that One REIT will incur liability for damage compensation and that there will be a material impact on its financial conditions, etc.

(Reference Information)

Acquisition of Asset

On December 18, 2025, One REIT acquired the real estate trust beneficiary right in one property as follows.

Property name	CANDEO HOTELS KYOTO KARASUMA ROKKAKU
Location	Kyoto City, Kyoto Prefecture
Specified asset type	Trust beneficiary right
Acquisition date	December 18, 2025
Acquisition price ^(Note)	4,800 million yen
Seller	Tokyo Tatemono Co., Ltd.
Conclusion date of purchase and sale agreement	December 15, 2025

- (Note) “Acquisition price” shows the trading value for the acquired asset stated in the purchase and sale agreement for the trust beneficiary right for the acquired asset (excluding consumption tax, local consumption tax, and other various expenses required for the acquisition), rounded down to the nearest million yen.

Supplementary Schedules

A. Schedule of securities

(1) Stocks

Not applicable.

(2) Securities other than stocks

(Unit: thousand yen)

Type	Name of security	Total face value	Book value	Accrued interest	Prepaid accrued interest	Valuation amount (Note 1)	Valuation gain or loss	Note
Silent partnership equity interests	Silent partnership equity interest with Kagurazaka Kogyo GK as the operator ^(Note 2)	—	15,353	—	—	15,353	—	—
Total		—	15,353	—	—	15,353	—	—

(Note 1) “Valuation amount” is book value.

(Note 2) Assets under management is a real estate trust beneficiary right in Kagurazaka Plaza Building as trust assets.

B. Contracted amount, etc. and fair value of derivative transactions and forward exchange transactions

Term	Type	Contract amount, etc. (thousand yen) ^(Note 1)		Fair value ^(Note 2)
			Due after one year	
Transaction other than market transaction	Interest rate swap transactions Receive floating/Pay fixed	17,324,000	12,200,000	—
Total		17,324,000	12,200,000	—

(Note 1) Contract amount, etc. of interest rate swap transactions are based on notional principal.

(Note 2) Fair value is omitted as the transaction meets the requirements for special treatment of the financial instruments accounting standards.

C. Schedule of property, plant and equipment and intangible assets

(Unit: thousand yen)

Type of asset	Balance at beginning of period	Amount of increase during period	Amount of decrease during period	Balance at end of period	Accumulated depreciation or accumulated amortization	Amount of amortization during period	Net balance at end of period	Remarks
(Property, plant and equipment)								
Buildings	3,665,025	2,980	—	3,668,006	1,383,968	27,169	2,284,037	—
Structures	9,842	—	—	9,842	7,578	322	2,263	—
Machinery and equipment	70,951	—	—	70,951	63,949	446	7,001	—
Tools, furniture and fixtures	12,204	14,347	—	26,552	10,538	4,310	16,014	—
Land	3,770,347	—	—	3,770,347	—	—	3,770,347	—
Buildings in trust	33,729,395	1,768,048	4,155,872	31,341,572	6,928,701	542,177	24,412,870	(Note 1) (Note 2)
Structures in trust	62,261	7,828	4,918	65,171	15,207	2,298	49,964	—
Machinery and equipment in trust	513,513	64,569	37,342	540,739	213,141	22,816	327,597	—
Tools, furniture and fixtures in trust	123,019	13,163	22,835	113,347	64,336	5,936	49,011	—
Land in trust	86,226,451	6,451,908	321,185	92,357,175	—	—	92,357,175	(Note 1)
Construction in progress in trust	12,763	2,618	1,454	13,927	—	—	13,927	—
Subtotal	128,195,777	8,325,466	4,543,608	131,977,635	8,687,422	605,479	123,290,213	—
(Intangible assets)								
Land leasehold interests in trust	3,267,915	—	3,267,915	—	—	—	—	(Note 2)
Others	13,432	—	—	13,432	9,525	927	3,907	—
Subtotal	3,281,347	—	3,267,915	13,432	9,525	927	3,907	—
Total	131,477,125	8,325,466	7,811,523	131,991,068	8,696,947	606,406	123,294,120	—

(Note 1) The main breakdown of the increase during the period for buildings in trust and land in trust is the acquisition of Comfort Inn Nagoya Sakae.

(Note 2) The main breakdown of the decrease during the period for buildings in trust and land leasehold interests in trust is the sale of Minami-Shinagawa JN Building, Minami-Shinagawa N Building, Minami-Shinagawa J Building and MY Kumamoto Building.

D. Schedule of other specified assets

Not applicable.

E. Schedule of investment corporation bonds

Name of bonds	Issue date	Balance at beginning of period (thousand yen)	Amount of decrease during period (thousand yen)	Balance at end of period (thousand yen)	Interest rate (%)	Maturity date	Use	Collateral
2nd Unsecured Investment Corporation Bonds	August 5, 2019	2,000,000	—	2,000,000	0.820	August 3, 2029		
3rd Unsecured Investment Corporation Bonds	August 6, 2020	1,500,000	1,500,000	—	0.530	August 6, 2025		
4th Unsecured Investment Corporation Bonds	August 6, 2020	1,500,000	—	1,500,000	0.860	August 6, 2030	(Note 1)	
5th Unsecured Investment Corporation Bonds (Green bonds)	January 27, 2022	3,000,000	—	3,000,000	0.780	January 27, 2032		Unsecured (Note 3)
6th Unsecured Investment Corporation Bonds	July 30, 2025	—	—	1,900,000	1.721	July 30, 2030	(Note 2)	
7th Unsecured Investment Corporation Bonds (Green bonds)	July 30, 2025	—	—	1,000,000	1.979	July 30, 2032	(Note 1)	
Total		8,000,000	1,500,000	9,400,000				

(Note 1) The funds are allotted to funds for repaying borrowings.

(Note 2) The intended use of the funds is to allocate to the funds for repayment of borrowings and the funds for redemption of the 3rd Investment Corporation Bonds.

(Note 3) These are equipped with pari passu conditions among specified investment corporation bonds.

(Note 4) Amounts of investment corporation bonds to be redeemed every year within five years after the date of the balance sheets are as follows.

(Unit: thousand yen)

	Due within 1 year	Due after 1 year, but within 2 years	Due after 2 years, but within 3 years	Due after 3 years, but within 4 years	Due after 4 years, but within 5 years
Investment corporation bonds	—	—	—	2,000,000	3,400,000

F. Schedule of borrowings

Term	Lenders	Balance at beginning of period (thousand yen)	Amount of increase during period (thousand yen)	Amount of decrease during period (thousand yen)	Balance at end of period (thousand yen)	Average interest rate (Note 1)	Repayment date	Use	Remarks
Short-term borrowings	Mizuho Bank, Ltd.	1,500,000	–	1,500,000	–	0.80908%	Jul. 31, 2025	(Note 5)	Unsecured/ Unguaranteed
	Subtotal	1,500,000	–	1,500,000	–				
Current portion of long-term borrowings	Mizuho Trust & Banking Co., Ltd.	1,494,000	–	–	1,494,000				
	Mizuho Bank, Ltd.	1,450,000	–	–	1,450,000				
	Sumitomo Mitsui Banking Corporation	680,000	–	–	680,000	0.58600% (Note 2)	Sep. 7, 2025	(Note 4)	
	SBI Shinsei Bank, Limited	900,000	–	–	900,000				
	Resona Bank, Limited	325,000	–	–	325,000				
	Aozora Bank, Ltd.	275,000	–	–	275,000				
	Mizuho Trust & Banking Co., Ltd.	425,000	–	–	425,000				
	Mizuho Bank, Ltd.	425,000	–	–	425,000				
	SBI Shinsei Bank, Limited	400,000	–	–	400,000	0.55971%	Sep. 7, 2025	(Note 3)	Unsecured/ Unguaranteed
	Resona Bank, Limited	200,000	–	–	200,000				
	Aozora Bank, Ltd.	400,000	–	–	400,000				
	The Bank of Yokohama, Ltd.	1,000,000	–	–	1,000,000				
	Mizuho Trust & Banking Co., Ltd.	390,000	–	–	390,000				
	Mizuho Bank, Ltd.	390,000	–	–	390,000				
	Sumitomo Mitsui Banking Corporation	340,000	–	–	340,000	1.13072%	Sep. 7, 2025	(Note 4)	
	SBI Shinsei Bank, Limited	550,000	–	–	550,000				
	Resona Bank, Limited	150,000	–	–	150,000				
	The Bank of Fukuoka, Ltd.	180,000	–	–	180,000				
	Subtotal	9,974,000	–	–	9,974,000				
Long-term borrowings	Mizuho Trust & Banking Co., Ltd.	2,050,000	–	–	2,050,000				
	Mizuho Bank, Ltd.	2,050,000	–	–	2,050,000				
	Sumitomo Mitsui Banking Corporation	375,000	–	–	375,000				
	SBI Shinsei Bank, Limited	1,500,000	–	–	1,500,000				
	Resona Bank, Limited	450,000	–	–	450,000	0.75000% (Note 2)	Sep. 7, 2026		
	The Bank of Fukuoka, Ltd.	150,000	–	–	150,000				
	San ju San Bank, Ltd.	525,000	–	–	525,000				
	The Nishi-Nippon City Bank, Ltd.	700,000	–	–	700,000				
	The Bank of Kyoto, Ltd.	700,000	–	–	700,000			(Note 4)	Unsecured/ Unguaranteed
	Nippon Life Insurance Company	700,000	–	–	700,000				
	Mizuho Trust & Banking Co., Ltd.	740,000	–	–	740,000				
	Mizuho Bank, Ltd.	735,000	–	–	735,000				
	Sumitomo Mitsui Banking Corporation	300,000	–	–	300,000	0.82200% (Note 2)	Sep. 7, 2027		
	SBI Shinsei Bank, Limited	550,000	–	–	550,000				
	Resona Bank, Limited	160,000	–	–	160,000				
	Aozora Bank, Ltd.	100,000	–	–	100,000				
	San ju San Bank, Ltd.	415,000	–	–	415,000				

Supplementary Schedules

Term	Lenders	Balance at beginning of period (thousand yen)	Amount of increase during period (thousand yen)	Amount of decrease during period (thousand yen)	Balance at end of period (thousand yen)	Average interest rate (Note 1)	Repayment date	Use	Remarks
Long-term borrowings	Mizuho Trust & Banking Co., Ltd.	250,000	—	—	250,000	0.65422%	Sep. 7, 2027	(Note 3)	
	Mizuho Bank, Ltd.	250,000	—	—	250,000				
	Aozora Bank, Ltd.	250,000	—	—	250,000				
	SBI Shinsei Bank, Limited	250,000	—	—	250,000				
	Resona Bank, Limited	250,000	—	—	250,000				
	The Bank of Yokohama, Ltd.	500,000	—	—	500,000				
	The Nishi-Nippon City Bank, Ltd.	250,000	—	—	250,000				
	The Bank of Kyoto, Ltd.	150,000	—	—	150,000				
	The Dai-Ichi Life Insurance Company, Limited	800,000	—	—	800,000				
	Daishi Hokuetsu Bank, Ltd.	500,000	—	—	500,000				
	The 77 Bank, Ltd.	400,000	—	—	400,000				
	The Chiba Bank, Ltd.	400,000	—	—	400,000				
	The Higo Bank, Ltd.	400,000	—	—	400,000				
	The Shizuoka Bank, Ltd.	250,000	—	—	250,000				
	Mizuho Trust & Banking Co., Ltd.	182,500	—	—	182,500	0.79750%	Sep. 7, 2027		Unsecured/ Unguaranteed
	Mizuho Bank, Ltd.	182,500	—	—	182,500				
	Sumitomo Mitsui Banking Corporation	3,750,000	—	—	3,750,000				
	Resona Bank, Limited	567,500	—	—	567,500				
	Aozora Bank, Ltd.	562,500	—	—	562,500				
	The Bank of Fukuoka, Ltd.	375,000	—	—	375,000				
	San ju San Bank, Ltd.	380,000	—	—	380,000				
	Mizuho Trust & Banking Co., Ltd.	485,000	—	—	485,000	0.96234%	Sep. 7, 2026	(Note 4)	
	Mizuho Bank, Ltd.	485,000	—	—	485,000				
	The Bank of Fukuoka, Ltd.	1,150,000	—	—	1,150,000				
	The Nishi-Nippon City Bank, Ltd.	300,000	—	—	300,000				
	The Chugoku Bank, Ltd.	300,000	—	—	300,000				
	Daishi Hokuetsu Bank, Ltd.	200,000	—	—	200,000				
	Mizuho Bank, Ltd.	220,000	—	—	220,000				
	Sumitomo Mitsui Banking Corporation	1,000,000	—	—	1,000,000	1.03250%	Sep. 7, 2028		
	SBI Shinsei Bank, Limited	1,500,000	—	—	1,500,000				
	Resona Bank, Limited	980,000	—	—	980,000				
	Aozora Bank, Ltd.	1,000,000	—	—	1,000,000				
	The Nishi-Nippon City Bank, Ltd.	700,000	—	—	700,000				
	The Bank of Kyoto, Ltd.	800,000	—	—	800,000				
	Nippon Life Insurance Company	300,000	—	—	300,000				
	The Chugoku Bank, Ltd.	600,000	—	—	600,000				
	Daishi Hokuetsu Bank, Ltd.	300,000	—	—	300,000				
	The 77 Bank, Ltd.	600,000	—	—	600,000				
	The Chiba Bank, Ltd.	500,000	—	—	500,000				
	The Hiroshima Bank, Ltd.	500,000	—	—	500,000				

Term	Lenders	Balance at beginning of period (thousand yen)	Amount of increase during period (thousand yen)	Amount of decrease during period (thousand yen)	Balance at end of period (thousand yen)	Average interest rate (Note 1)	Repayment date	Use	Remarks
Long-term borrowings	Mizuho Trust & Banking Co., Ltd.	310,000	—	—	310,000	1.01234%	Sep. 7, 2028	(Note 4)	Unsecured/ Unguaranteed
	Mizuho Bank, Ltd.	310,000	—	—	310,000				
	Sumitomo Mitsui Banking Corporation	975,000	—	—	975,000				
	SBI Shinsei Bank, Limited	500,000	—	—	500,000				
	Resona Bank, Limited	530,000	—	—	530,000				
	The Bank of Fukuoka, Ltd.	375,000	—	—	375,000	1.06234%	Sep. 7, 2029		
	Sumitomo Mitsui Banking Corporation	750,000	—	—	750,000				
	SBI Shinsei Bank, Limited	500,000	—	—	500,000				
	Resona Bank, Limited	487,500	—	—	487,500				
	Aozora Bank, Ltd.	262,500	—	—	262,500				
	Mizuho Trust & Banking Co., Ltd.	1,400,000	—	—	1,400,000	1.18625%	Sep. 7, 2029		
	Mizuho Bank, Ltd.	1,400,000	—	—	1,400,000				
	Sumitomo Mitsui Banking Corporation	2,400,000	—	—	2,400,000				
	SBI Shinsei Bank, Limited	500,000	—	—	500,000				
	Aozora Bank, Ltd.	300,000	—	—	300,000				
Subtotal	46,020,000	—	—	46,020,000					
Total	57,494,000	—	1,500,000	55,994,000					

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

(Note 2) Interest rate swap transactions have been conducted to avoid interest rate fluctuation risk, and the indicated interest rates take into consideration the effect of such transactions.

(Note 3) The intended use of the funds is to allocate to part of the funds for acquisition of real estate trust beneficiary rights, as well as related costs.

(Note 4) The intended use of the funds is to allocate to part of the funds for repaying existing borrowings.

(Note 5) The intended use of the funds is to allocate to the funds for redemption of unsecured investment corporation bonds.

(Note 6) The total amounts of long-term borrowings (excluding the current portion of long-term borrowings) to be repaid every year within five years after the date of the balance sheets are as follows.

(Unit: thousand yen)

	Due after 1 year, but within 2 years	Due after 2 years, but within 3 years	Due after 3 years, but within 4 years	Due after 4 years, but within 5 years
Long-term borrowings	12,120,000	13,900,000	12,000,000	8,000,000

Independent Auditor's Report

Independent Auditor's Report

The Board of Directors
One REIT, Inc.

The Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of One REIT, Inc. (the Company), which comprise the balance sheet as at August 31, 2025, and the statements of income and retained earnings, changes in net assets, cash distribution, and cash flows for the six-month period then ended, and notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at August 31, 2025, and its financial performance and its cash flows for the six-month period then ended in accordance with accounting principles generally accepted in Japan.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in Japan. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in Japan, including those applicable to audits of financial statements of public interest entities, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

The other information comprises the information included in the Semi-Annual Report that contains audited financial statements, but does not include the financial statements and our auditor's report thereon. Management is responsible for preparation and disclosure of the other information. The Supervisory Director is responsible for overseeing the Company's reporting process of the other information.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Responsibilities of Management and Supervisory Director for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in Japan, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern and disclosing, as required by accounting principles generally accepted in Japan, matters related to going concern.

The Supervisory Director is responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with auditing standards generally accepted in Japan, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.
- Consider internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances for our risk assessments, while the purpose of the audit of the financial statements is not expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation in accordance with accounting principles generally accepted in Japan.

We communicate with the Executive Director regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Executive Director with a statement that we have complied with the ethical requirements regarding independence that are relevant to our audit of the financial statements in Japan, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied to reduce threats to an acceptable level.

Fee-related Information

The fees for the audits of the financial statements of One REIT, Inc. and other services provided by us and other EY member firms for the six-month period ended August 31, 2025 are 12 million yen and 3 million yen, respectively.

Interest Required to Be Disclosed by the Certified Public Accountants Act of Japan

Our firm and its designated engagement partners do not have any interest in the Company which is required to be disclosed pursuant to the provisions of the Certified Public Accountants Act of Japan.

Ernst & Young ShinNihon LLC
Tokyo, Japan

January 14, 2026

Sei Eshita

Designated Engagement Partner
Certified Public Accountant

Masahiro Fujimori

Designated Engagement Partner
Certified Public Accountant

One REIT, Inc.

<https://one-reit.com/en/>