

January 29, 2021

To All Concerned Parties

Name of REIT Issuer  
One REIT, Inc.  
2-1-3 Nihonbashi, Chuo-ku, Tokyo, Japan  
Koji Hashimoto, Executive Director  
(TSE Code: 3290)  
Contact:  
Asset Management Company  
Mizuho REIT Management Co., Ltd.  
Koji Hashimoto, Chief Executive Officer  
Contact Person: Takeshi Akimoto,  
Managing Director Finance & Administration Division  
TEL: +81-3-3242-7155

**Notice concerning Submission of Shelf Registration Statement  
for Investment Corporation Bonds**

One REIT, Inc. (hereafter referred to as “One REIT”) announced that it today submitted a shelf registration statement for investment corporation bonds to the Kanto Local Finance Bureau as follows.

**Overview of the Submitted Shelf Registration Statement**

- |     |                                    |   |
|-----|------------------------------------|---|
| (1) | Planned Issue Amount               | 50 billion yen  |
| (2) | Type of Investment Security        | Investment corporation bonds (excluding short-term investment corporation bonds)  |
| (3) | Shelf Registration Submission Date | January 29, 2021  |
| (4) | Planned Issuance Period            | Two years from the planned effective date of the shelf registration under the shelf registration statement (from February 8, 2021 to February 7, 2023).   |
| (5) | Use of Funds                       | Funds are planned to be appropriated for the acquisition of specified assets (as defined in Article 2, Paragraph 1 of the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, as amended)), repayment of borrowings, redemption of investment corporation bonds (including short-term investment corporation bonds), refund funds for lease and guarantee deposits, payment for repairs, etc. and working capital. |

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