

March 26, 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
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Notice concerning Borrowing of Funds (Determination of Interest Rate)

One REIT, Inc. (hereinafter referred to as “One REIT”) announced today the determination of an interest rate with respect to the borrowing of funds (hereinafter referred to as the “Borrowings”) announced in the press release “Notice concerning Borrowing of Funds” dated March 24, 2021, as follows.

1. Determination of Interest Rate

Contract No.	Lenders	Borrowing amount (million yen)	Interest rate	Drawdown date	Repayment date
0030	Syndicate of lenders arranged by Mizuho Trust & Banking Co., Ltd. and Mizuho Bank, Ltd. ^(Note)	2,850	Fixed: 0.55971%	March 30, 2021	September 7, 2025
Total		2,850			

(Note) The syndicate of lenders consists of Mizuho Trust & Banking Co., Ltd., Mizuho Bank, Ltd., Shinsei Bank, Limited, Resona Bank, Limited, Aozora Bank, Ltd., the Bank of Yokohama, Ltd.

For details of the Borrowings, please refer to “Notice concerning Borrowing of Funds” dated March 24, 2021.

2. Other Necessary Information for Investors to Better Understand and Make Informed Decisions Based on the Above Information

Concerning the risks pertaining to the Borrowings, there will be no change in the content of “Chapter 1. Fund Information – Part 1. Fund Status 3. Investment Risks” of the securities report filed on November 27, 2020.

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

<Reference>

List of Interest-Bearing Debt After the Borrowings

Type	Term ^(Note1)	Lender/Name	Balance (million yen)	Interest rate (Fixed/Floating) (Note2)	Repayment/ Redemption date
Borrowings	Short-term	Mizuho Trust & Banking Co., Ltd., Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Resona Bank, Limited, Aozora Bank, Ltd., The Mie Bank, Ltd., The Bank of Fukuoka, Ltd.	6,000	0.56720% (Fixed)	September 7, 2021
	Long-term	Mizuho Trust & Banking Co., Ltd., Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Resona Bank, Limited, Aozora Bank, Ltd., The Mie Bank, Ltd., The Bank of Fukuoka, Ltd.	6,000	0.62750% (Fixed)	September 7, 2022
	Long-term	Mizuho Trust & Banking Co., Ltd., Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Shinsei Bank, Limited, Resona Bank, Limited, The Bank of Fukuoka, Ltd.	3,000	0.37818% (Floating)	September 7, 2022
	Long-term	Mizuho Trust & Banking Co., Ltd., Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Shinsei Bank, Limited, Resona Bank, Limited, Aozora Bank, Ltd., The Bank of Fukuoka, Ltd., The Nishi-Nippon City Bank, Ltd., The Chugoku Bank, Ltd., The Bank of Kyoto, Ltd., Nippon Life Insurance Company	2,000	0.52818% (Floating)	September 7, 2023
	Long-term	Mizuho Trust & Banking Co., Ltd., Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Shinsei Bank, Limited, Resona Bank, Limited, Aozora Bank, Ltd., The Bank of Fukuoka, Ltd., The Nishi-Nippon City Bank, Ltd., The Chugoku Bank, Ltd., The Bank of Kyoto, Ltd., Nippon Life Insurance Company	6,000	0.67200% (Fixed)	September 7, 2023
	Long-term	Mizuho Trust & Banking Co., Ltd., Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Shinsei Bank, Limited, Resona Bank, Limited	4,000	0.51000% (Fixed)	September 7, 2024
	Long-term	Mizuho Trust & Banking Co., Ltd., Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Shinsei Bank, Limited, Resona Bank, Limited, Aozora Bank, Ltd.	5,124	0.58600% (Fixed)	September 7, 2025
	Long-term	Mizuho Trust & Banking Co., Ltd., Mizuho Bank, Ltd., Shinsei Bank, Limited, Resona Bank, Limited, Aozora Bank, Ltd., The Bank of Yokohama, Ltd.	2,850	0.55971% (Fixed)	September 7, 2025
	Long-term	Mizuho Trust & Banking Co., Ltd., Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Shinsei Bank, Limited, Resona Bank, Limited, The Bank of Fukuoka, Ltd., The Mie Bank, Ltd., The Nishi-Nippon City Bank, Ltd., The Bank of Kyoto, Ltd., Nippon Life Insurance Company	9,200	0.75000% (Fixed)	September 7, 2026
	Long-term	Mizuho Trust & Banking Co., Ltd., Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Shinsei Bank, Limited, Resona Bank, Limited, Aozora Bank, Ltd., The Mie Bank, Ltd.	3,000	0.82200% (Fixed)	September 7, 2027
Subtotal			47,174		
Investment corporation bonds	Long-term	1st Unsecured Investment Corporation Bonds (with pari passu conditions among specified investment corporation bonds)	1,500	0.40000%	August 5, 2024
	Long-term	3rd Unsecured Investment Corporation Bonds (with pari passu conditions among specified investment corporation bonds)	1,500	0.53000%	August 6, 2025
	Long-term	2nd Unsecured Investment Corporation Bonds (with pari passu conditions among specified investment corporation bonds)	2,000	0.82000%	August 3, 2029
	Long-term	4th Unsecured Investment Corporation Bonds (with pari passu conditions among specified investment corporation bonds)	1,500	0.86000%	August 6, 2030
Subtotal			6,500		
Total			53,674		

- (Note 1) “Short-term” refers to borrowings due within one year or less (including long-term borrowings due within one year), or investment corporation bonds due for redemption within one year. “Long-term” refers to borrowings due in one year or more or investment corporation bonds due for redemption in one year or more, with March 30, 2021, as the base date.
- (Note 2) Borrowings for which interest rates are effectively fixed through an interest rate swap, etc. are also indicated as “fixed,” and the interest rates arrived at after effectively fixing through interest rate swaps are indicated. For the interest rates of borrowings with floating rates, those applicable as of today are indicated.