

March 19, 2025

To All Concerned Parties

Name of REIT Issuer

One REIT, Inc.

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Hirofumi Nabeyama, Executive Director

(TSE Code: 3290)

Contact:

Asset Management Company

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Hirofumi Nabeyama, Chief Executive Officer

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Notice concerning Completion of Asset Transfer
(MY Kumamoto Building, 55.0% quasi-co-ownership interest)

One REIT, Inc. (hereinafter referred to as “One REIT”) announced that the second transfer (55.0% quasi-co-ownership interest) of MY Kumamoto Building, which was scheduled to be transferred in two parts, has been completed today, as follows.

For details on the asset transfer of MY Kumamoto Building, please refer to the press release, “Notice concerning Transfer of Domestic Real Estate Trust Beneficiary Rights (MY Kumamoto Building)” dated September 26, 2024.

1. Overview of Transfer

Property No.	Property name	Transferred Asset	Transfer Price (Note)
OO-4	MY Kumamoto Building	Trust beneficiary rights (55.0% quasi-co-ownership interest)	1,028 million yen

(Note) The transfer price excludes transfer costs, adjusted amount of fixed asset tax and city planning tax, consumption tax and local consumption tax, etc.

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