

November 24, 2020

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 Completion of Acquisition of Asset (Silent Partnership Equity Interest)
(ONE Bridge Fund S GK)

One REIT, Inc. (hereinafter referred to as “One REIT”) announced that it today completed the acquisition of an asset announced in “Notice concerning Acquisition of Asset (Silent Partnership Equity Interest) (ONE Bridge Fund S GK) and Partial Amendments to Description of Preferential Negotiation Rights to Shinkawa 1-chome Building” dated November 20, 2020, as follows.

Overview of Acquisition

Asset name	Real estate in trust	Acquisition price
ONE Bridge Fund S GK Silent Partnership Equity Interest	Shinkawa 1-chome Building and 1 office building located in Tokyo ^(Note)	20 million yen

(Note) The name is not disclosed as consent for disclosure has not been obtained from the current owner (refers to the current holder of the trust beneficiary rights having the real estate in trust as the primary asset in trust; the same applies hereinafter). The name of the real estate in trust will be announced promptly once disclosure can be made. The current owner does not fall under the category of either “interested persons, etc.” defined in the Act on Investment Trusts and Investment Corporations or “interested parties” defined in the internal regulations concerning trading with an interested party of Mizuho REIT Management Co., Ltd.

Please refer to “Notice concerning Acquisition of Asset (Silent Partnership Equity Interest) (ONE Bridge Fund S GK) and Partial Amendments to Description of Preferential Negotiation Rights to Shinkawa 1-chome Building” dated November 20, 2020, for the details of the acquisition.

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