

November 15, 2024

To All Concerned Parties

Name of REIT Issuer

One REIT, Inc.

1-5-5 Otemachi, Chiyoda-ku, Tokyo, Japan

Hirofumi Nabeyama, Executive Director

(TSE Code: 3290)

Contact:

Asset Management Company

Mizuho REIT Management Co., Ltd.

Hirofumi Nabeyama, Chief Executive Officer

Contact Person: Kazuhiro Mitsuka,

Managing Director Finance & Administration Division

TEL: +81-3-5220-3804

Notice concerning Issuance of Sustainability Report 2024

One REIT, Inc. (hereinafter referred to as “One REIT”) announced that Mizuho REIT Management Co., Ltd. (hereinafter referred to as the “Asset Management Company”), the asset management company to which One REIT entrusts its asset management, has issued Sustainability Report 2024 (hereinafter referred to as “Sustainability Report”) today, as follows.

One REIT recognizes the importance of ESG (Environmental, Social, Governance) considerations in real estate investment management and promotes sustainability initiatives with the aim of reducing environmental load and realizing a sustainable society, as part of our corporate social responsibility.

For all stakeholders, the Sustainability Report comprehensively describes how One REIT, the Asset Management Company and Mizuho Realty One Co., Ltd., the parent company of the Asset Management Company, will contribute to the realization of a sustainable society, and how we will improve our corporate value through management that takes into account the creation of value for various stakeholders and through sustainable and stable growth.

Please see the Sustainability Report at the following URL:

<https://one-reit.com/en/sustainability/framework/framework.html>

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