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To All Concerned Parties

Name of REIT Issuer  
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**Notice concerning Result of GRESB Real Estate Assessment**  
**(Acquisition of “4 Stars” and “Green Star”)**

One REIT, Inc. (hereinafter referred to as “One REIT”) announced that it acquired the following assessment in the 2021 GRESB real estate assessment.

**1. Overview of GRESB Real Estate Assessment**

GRESB is the name of an organization that conducts and operates an annual benchmark assessment on real estate companies and funds for Environmental, Social and Governance (ESG) considerations. It was established in 2009 primarily by major European pension fund groups that spearheaded the Principles for Responsible Investment (PRI).

Furthermore, the GRESB real estate assessment is characterized by being a real-estate-company- or fund-level benchmarking tool, and is utilized by many institutional investors for due diligence and monitoring of real estate investments.

**2. Assessment Results**

One REIT acquired “4 Stars” on the GRESB Rating, a 5-star scale based on the global ranking of overall score. At the same time, it received high evaluation in both the “Management Component,” which measures policies and organizational structures for ESG promotion, etc., and the “Performance Component,” which measures environmental performance, initiatives with tenants, etc. of the portfolio properties, for its efforts on environmental considerations and sustainability; and acquired “Green Star” for the fourth consecutive year.



Please refer to the GRESB website (<https://gresb.com/nl-en/>) for the 2021 GRESB real estate assessment results.

### **3. Future Approach of One REIT**

In addition to disclosure of the “Policy on Consideration for Sustainability,” One REIT is promoting efforts on sustainability with consideration for ESG (“Environment,” “Social” and “Governance”), including acquisition of assessment certification in CASBEE and the GRESB real estate assessment, and will continue to promote such efforts actively going forward.

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