

February 9, 2022

To All Concerned Parties

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**Notice concerning Acquisition of Assessment Certification in “CASBEE
 (Comprehensive Assessment System for Built Environment Efficiency) for Real Estate”**

One REIT, Inc. (hereafter referred to as “One REIT”) announced that it today newly acquired assessment certification in “CASBEE (Comprehensive Assessment System for Built Environment Efficiency) (hereafter referred to as “CASBEE”) for Real Estate” with regard to the following property it owns as described below.

1. Overview of Assessment Certification in “CASBEE for Real Estate”

CASBEE is a system to comprehensively assess and rank the quality of buildings including indoor comfort and considerations to the landscape, in addition to environmental considerations through energy saving or use of materials and equipment with less environmental load. It has been promoted and operated by the Institute for Building Environment and Energy Conservation (hereafter referred to as “IBEC”) under the leadership of the Ministry of Land, Infrastructure, Transport and Tourism. CASBEE for Real Estate has been developed with the aim of utilizing the results of CASBEE environmental assessment on buildings for real estate assessment, and its assessment criteria have been established exclusively around items closely related to real estate assessment based on the assumption that they will be used by stakeholders involved in development and transactions of real estate.

Moreover, the assessment certification in CASBEE for Real Estate is conducted by a third-party institution designated by IBEC for the purpose of operating and promoting CASBEE fairly, as well as securing credibility of assessment results and transparency. Buildings assessed as having appropriate performance under the assessment criteria are rated in five stages comprised of “Rank S (Excellent),” “Rank A (Very Good),” “Rank B+ (Good),” “Rank B- (Slightly Poor)” and “Rank C (Poor).”

2. Assessment Acquired in “CASBEE for Real Estate”




Property name	Location	Assessment
D’sVARIE HONGO BLDG	1-24-1 Hongo, Bunkyo-ku, Tokyo	Rank A (Very Good)
ONEST Minami-Otsuka Building	2-37-5 Minami-Otsuka, Toshima-ku, Tokyo	
D’sVARIE KANDA BLDG	4 Kanda Nishifukuda-cho, Chiyoda-ku, Tokyo	

3. Future Approach of One REIT

With the acquisition of assessment certification, the number of properties among the 31 properties One REIT owns that have acquired assessment certification conducted by external certification institutions reached 17 properties as of February 9, 2022, accounting for 67.4% of total floor space of the entire portfolio.

One REIT is actively furthering its efforts for sustainability in consideration of the three factors of ESG (“Environment,” “Social” and “Governance”), including disclosure of “Policy on Consideration for Sustainability.” In the “Environment” area, One REIT will continue its efforts for energy saving and effective use of resources, as well as promote environmental consideration and reduction of environmental load.

4. Overview and Main Evaluation Points of Property

< D’sVARIE HONGO BLDG (OT-21)>	<ONEST Minami-Otsuka Building (OT-22)>
 <p>[Overview]</p> <ul style="list-style-type: none"> • Location: Bunkyo-ku, Tokyo • Structure: SRC • Number of floors: 8F • Total floor area: 5,652.18 m² • Completed: December 1987 <p>[Main evaluation points]</p> <ul style="list-style-type: none"> • Energy saving performance • Great traffic convenience • Excellent indoor environment 	 <p>[Overview]</p> <ul style="list-style-type: none"> • Location: Toshima-ku, Tokyo • Structure: RC • Number of floors: B2/12F • Total floor area: 5,724.39 m² • Completed: April 1991 <p>[Main evaluation points]</p> <ul style="list-style-type: none"> • Energy saving performance • Introduction of seismic isolation device • Great traffic convenience
< D’sVARIE KANDA BLDG (OT-23)>	
 <p>[Overview]</p> <ul style="list-style-type: none"> • Location: Chiyoda-ku, Tokyo • Structure: SRC/RC • Number of floors: 8F • Total floor area: 1,796.69 m² • Completed: February 1996 <p>[Main evaluation points]</p> <ul style="list-style-type: none"> • Energy saving performance • Small amount of water consumption • Great traffic convenience 	

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