

October 17, 2022

To All Concerned Parties

Name of REIT Issuer
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Notice concerning Information Disclosure Based on TCFD Recommendations

One REIT, Inc. (hereinafter referred to as “One REIT”) announced today that it disclosed information based on the recommendations of the Task Force on Climate-related Financial Disclosures (TCFD)^(Note) as described below.

One REIT believes that contributing to the resolution of social issues through its business activities will play a significant role in realizing a sustainable society and will also contribute to maximizing unitholder value by enhancing its market reputation.

In conducting sustainable business activities, One REIT recognizes that climate change issues will bring dramatic changes to the natural environment and social structure and that these issues will have a significant impact on One REIT’s business activities. Therefore, based on the four disclosure items recommended by the TCFD, One REIT and Mizuho REIT Management Co. Ltd., the asset management company to which One REIT entrusts the management of its assets, disclose their responses, basic policies and status of initiatives regarding climate change.

For details on One REIT’s information disclosure based on the TCFD recommendations, please access the special “Sustainability (ESG)” site from the top menu of One REIT’s website (<https://one-reit.com/en/>) and refer to the “Response to Climate Change” page.

(Note) TCFD is a task force established by the Financial Stability Board (FSB) to study climate-related information disclosure and financial institutions’ responses, and has published recommendations to encourage companies and other entities to disclose climate change-related risks and opportunities.

Disclosure Items Recommended by TCFD

| Disclosure Item | Disclosure Details |
|------------------------|--|
| Governance | Disclose the organization’s governance around climate-related risks and opportunities. |
| Strategy | Disclose the actual and potential impacts of climate-related risks and opportunities on the organization’s businesses, strategy, and financial planning. |
| Risk management | Disclose the process which the organization uses to identify, assess, and manage climate-related risks. |
| Indicators and targets | Disclose the indicators and targets used to assess and manage climate-related risks and opportunities. |

One REIT will continue to actively promote efforts on sustainability with consideration for ESG (“Environment,” “Social” and “Governance”) issues. Please refer to the special “Sustainability (ESG)” site for details on One REIT’s sustainability (ESG) initiatives.

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