

January 20, 2023

To All Concerned Parties

Name of REIT Issuer  
 One REIT, Inc.  
 2-1-3 Nihonbashi, Chuo-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: Takeshi Akimoto,  
 Executive Officer Finance & Administration Division  
 TEL: +81-3-5220-3804

### Notice concerning Acquisition of DBJ Green Building Certification

One REIT, Inc. (hereinafter referred to as “One REIT”) announced that it today newly acquired DBJ Green Building Certification with regard to the following property it owns. Details are as follows.


#### 1. Overview of DBJ Green Building Certification

DBJ Green Building Certification Program (the “Program”) was launched by Development Bank of Japan Inc. (“DBJ”) in April 2011 for the purpose of supporting properties which give proper care to the environment and society (“Green Building”). The Program evaluates and certifies properties sought by society and the economy and supports their efforts based on comprehensive assessment while evaluating various factors ranging from properties’ environmental features to their communication with stakeholders, such as disaster prevention and proper care for surrounding communities.

For the details of the Program, please refer to the following.

Website for DBJ Green Building Certification: <http://igb.jp/en/index.html>

#### 2. Property That Acquired DBJ Green Building Certification and Its Rating

Property name	Location	Rating
REID-C Chiba Ekimae Building	1-15-3 Benten, Chuo-ku, Chiba-shi, Chiba Prefecture	 <b>DBJ Green Building</b> <b>2022</b> Properties with satisfactory environmental & social awareness

### 3. Points Recognized Upon Acquisition of DBJ Green Building Certification

The following points were recognized for the acquisition of the certification this time.

- Efforts have been made to reduce the property’s environmental impact through energy-saving and resource-saving measures that include use of motion sensors in common areas to turn off or dim lights and use of water-saving faucets, etc.
- Considerations have been made for resident convenience at the property by securing pillarless exclusive areas and sufficient ceiling height, etc.


### 4. Future Approach of One REIT

With the acquisition of assessment certification, the number of properties among the 32 properties One REIT owns that have acquired assessment certification conducted by external certification institutions reached 20 properties as of January 20, 2023, accounting for 73.2% of total floor space of the entire portfolio.

One REIT implements sustainability initiatives in light of ESG (Environmental, Social, Governance) considerations through measures such as the acquisition of CASBEE assessment certification and DBJ Green Building Certification for its owned assets. In the “Environmental” area, One REIT will continue to promote efforts for energy saving and effective use of resources, as well as promote environmental consideration and reduction of environmental load.

Please refer to the special “Sustainability (ESG)” site (<https://one-reit.com/en/sustainability/index.html>) for details on One REIT's sustainability (ESG) initiatives.

### 5. Overview of the Property

<REID-C Chiba Ekimae Building (OT-25)>	
	<p>[Overview]</p> <ul style="list-style-type: none"><li>• Location: Chiba City, Chiba Prefecture</li><li>• Structure: SRC/S</li><li>• Number of floors: B1/8F</li><li>• Total floor area: 8,954.60 m<sup>2</sup></li><li>• Completed: September 1997</li></ul>

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