

January 31, 2023

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 method for evaluating and rating buildings based on their environmental performance and a system for comprehensively evaluating environmental consideration, such as energy saving and use of materials with low environmental impact, as well as the quality of buildings including indoor comfort and consideration for landscape.

Certification for CASBEE for Real Estate was developed with an aim to utilize the results of environmental evaluation of buildings in CASBEE in real estate evaluation, and it rates existing buildings that were completed no less than one year ago based on the four ranks of “Rank S (Excellent),” “Rank A (Very Good),” “Rank B+ (Good)” and “Rank B (Satisfying the Required Items).”

2. Assessment Acquired in “CASBEE for Real Estate”

Property name	Location	Assessment
ONEST Motoyoyogi Square	30-13 Motoyoyogi-cho, Shibuya-ku, Tokyo	Rank A (Very Good)
MY Kumamoto Building	1-7 Hanabata-cho, Chuo-ku, Kumamoto-shi, Kumamoto Prefecture	



3. 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 22 properties as of January 31, 2023, accounting for 79.3% 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 “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.

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.

4. Overview and Main Evaluation Points of Property

< ONEST Motoyoyogi Square (OT-14)>		< MY Kumamoto Building (OO-4)>	
	<p>[Overview]</p> <ul style="list-style-type: none"> • Location: Shibuya-ku, Tokyo • Structure: SRC/RC • Number of floors: B2/8F • Total floor area: 10,695.54 m² • Completed: April 1992 <p>[Main evaluation points]</p> <ul style="list-style-type: none"> • Energy saving performance • Creating an environment that considers species diversity • Great traffic convenience • Excellent indoor environment 		<p>[Overview]</p> <ul style="list-style-type: none"> • Location: Kumamoto-shi, Kumamoto Prefecture • Structure: S/RC • Number of floors: 9F • Total floor area: 4,980.96 m² • Completed: October 1987 <p>[Main evaluation points]</p> <ul style="list-style-type: none"> • Useful life of building frame material • Great traffic convenience • Excellent indoor environment

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