

August 23, 2023


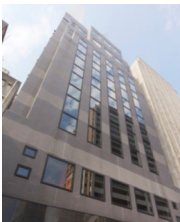

To All Concerned Parties



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Notice concerning Reacquisition of Certification for CASBEE for Real Estate

One REIT, Inc. (hereinafter referred to as “One REIT”) announced that it has reacquired Certification for CASBEE for Real Estate (hereinafter referred to as “the Certification”) with regard to the following properties it owns today. In addition, the rank for Tachikawa Nishiki-cho Building has improved to the highest level, “Rank S” upon the reacquisition of the Certification.

1. Overview and Evaluation on the Properties that Reacquired the Certification

Property name	Overview of property	Main evaluation points	Rank (After reacquisition)
Tachikawa Nishiki-cho Building (OT-3) 	<ul style="list-style-type: none"> • Location: Tachikawa City, Tokyo • Structure: SRC • Number of floors: 8F • Total floor area: 8,026.84 m² • Completed: June 1991 	<ul style="list-style-type: none"> • Energy saving performance • Low water consumption • Good traffic convenience 	Rank S (Excellent)
Hachioji SIA Building (OT-13) 	<ul style="list-style-type: none"> • Location: Hachioji City, Tokyo • Structure: SRC • Number of floors: 9F • Total floor area: 3,920.36 m² • Completed: September 1993 	<ul style="list-style-type: none"> • Good traffic convenience • Low disaster risk • Favorable indoor environment 	Rank A (Very Good)
ONEST Omiya Kishiki-cho Building (OT-16) 	<ul style="list-style-type: none"> • Location: Saitama City, Saitama Prefecture • Structure: SRC • Number of floors: 8F • Total floor area: 6,155.16 m² • Completed: October 1991 	<ul style="list-style-type: none"> • Energy saving performance • Good traffic convenience • Favorable indoor environment 	Rank A (Very Good)

Property name	Overview of property	Main evaluation points	Rank (After reacquisition)
ONEST Ikebukuro East Building (OT-17) 	<ul style="list-style-type: none"> • Location: Toshima Ward, Tokyo • Structure: SRC/RC • Number of floors: B2F/8F • Total floor area: 3,503.13 m² • Completed: September 1991 	<ul style="list-style-type: none"> • Energy saving performance • Low water consumption • Good traffic convenience 	Rank A (Very Good)
Nagoya Fushimi Square Building (OO-5) 	<ul style="list-style-type: none"> • Location: Nagoya City, Aichi Prefecture • Structure: SRC • Number of floors: B2/13F • Total floor area: 12,995.90 m² • Completed: November 1987 	<ul style="list-style-type: none"> • Energy saving performance • Useful life of building frame material • Good traffic convenience 	Rank A (Very Good)

2. One REIT's Initiatives

One REIT recognizes the importance of ESG (Environmental, Social, Governance) considerations in real estate investment management and promotes sustainability initiatives with the aim of reducing environmental load and realizing a sustainable society, as part of our corporate social responsibility.

In the environment area, One REIT will continue its efforts for energy saving and effective use of resources and take measures to reduce environmental load. At the same time, One REIT will promote acquisitions of green building certifications granted by external certification institutions in order to demonstrate the quality including environmental consideration of its properties. In addition, the number of properties among the 32 properties One REIT owns that have acquired green building certifications is 22 as of today, accounting for 79.3% of total floor space of the entire portfolio.

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

<Reference> Overview of the Certification

CASBEE (Comprehensive Assessment System for Built Environment Efficiency) 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.

The Certification 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)."

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