

February 5, 2024

To All Concerned Parties





Name of REIT Issuer  
 One REIT, Inc.  
 1-5-5 Otemachi, Chiyoda-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: Kazuhiro Mitsuka,  
 Managing Director Finance & Administration Division  
 TEL: +81-3-5220-3804

Notice concerning Reacquisition of DBJ Green Building Certification

One REIT, Inc. (hereinafter referred to as “One REIT”) announced that it has reacquired DBJ Green Building Certification (hereinafter referred to as “the Certification”) with regard to the following properties it owns today.

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

Property name	Overview of property	Rank (After reacquisition)
<p>ONEST Shin-Osaka Square (OO-1)</p> 	<ul style="list-style-type: none"> <li>• Location: Osaka City, Osaka Prefecture</li> <li>• Structure: S</li> <li>• Number of floors: B1/12F</li> <li>• Total floor area: 13,624.65 m<sup>2</sup></li> <li>• Completed: June 1992</li> </ul>	 <p>DBJ Green Building 2023</p> <p>Properties with satisfactory environmental &amp; social awareness</p>
<p>Daihakata Building (OO-6)</p> 	<ul style="list-style-type: none"> <li>• Location: Fukuoka City, Fukuoka Prefecture</li> <li>• Structure: S/RC</li> <li>• Number of floors: B3/14F</li> <li>• Total floor area: 30,427.88 m<sup>2</sup></li> <li>• Completed: August 1975</li> </ul>	 <p>DBJ Green Building 2023</p> <p>Properties with satisfactory environmental &amp; social awareness</p>

The following points were appreciated in the reacquisition of the Certification.

<ONEST Shin-Osaka Square>

- The property takes energy and resource conservation measures into consideration, such as optimizing the cleaning frequency of air conditioning filters and installing ventilation windows to bring in outside air.
- The property has been in use for more than 30 years through systematic maintenance, and is managed with due consideration to tenant wishes by conducting periodic tenant satisfaction surveys.

<Daihakata Building>

- The property takes into account resource conservation by adopting water-saving faucets and using facilities that are over 48 years old.
- The property takes into consideration the convenience of users by renovating the toilets and installing a powder corner in the women's restroom, as well as having restaurant and clinic tenants.

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

The Certification was launched by Development Bank of Japan Inc. in April 2011 for the purpose of supporting properties which give proper care to the environment and society ("Green Building"). The Certification evaluates and certifies properties sought by society and 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 details on the Certification, please refer to its website (<http://igb.jp/en/index.html>).

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