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To All Concerned Parties

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**Notice concerning Assessment Certification in “CASBEE
 (Comprehensive Assessment System for Built Environment Efficiency) for Wellness Office”**

One REIT, Inc. (hereafter referred to as “One REIT”) announced that it today acquired assessment certification in “CASBEE (Comprehensive Assessment System for Built Environment Efficiency) (hereafter referred to as “CASBEE”) for Wellness Office,” which is newly developed by the Institute for Building Environment and Energy Conservation (hereafter referred to as “IBEC”) with regard to “Tokyo Parkside Building (hereafter referred to as the “Property”)” it owns as described below.

1. Overview of Assessment Certification in “CASBEE for Wellness Office”

CASBEE is a system to assess comprehensively and rank the quality of buildings including indoor comfort and considerations to the landscape, in addition to environmental considerations through energy saving or use of materials and equipment with less environmental load. It has been promoted and operated by IBEC under the leadership of the Ministry of Land, Infrastructure, Transport and Tourism.

CASBEE for Wellness Office is an assessment system that assesses a building’s specifications, performance and initiatives supporting the maintenance and enhancement of the building users’ health and comfort. In addition to factors directly affecting the health and comfort of people working at the building, factors contributing to improve intellectual productivity as well as performance, operation and management related to safety and security of the building are also subject to assessment. Moreover, the assessment certification is conducted by IBEC and buildings are rated in five stages comprised of “Rank S (Excellent),” “Rank A (Very Good),” “Rank B+ (Good),” “Rank B- (Fairly Poor)” and “Rank C (Poor).”

2. Assessment Acquired in “CASBEE for Wellness Office”

| Property name | Location | Assessment |
|-------------------------|-----------------------------|----------------|
| Tokyo Parkside Building | 5-8-40 Kiba, Koto-ku, Tokyo | Rank B+ (Good) |


The Property has already acquired an assessment certification in CASBEE for Real Estate (Rank A (Very Good)), and by acquiring the assessment certification in CASBEE for Wellness Office, it has also been certified under “CASBEE for Smart Wellness Office”^(Note).

(Note) There are two types of assessment certification in CASBEE for Wellness Office: “CASBEE for Wellness Office” based solely on CASBEE for Wellness Office and “CASBEE for Smart Wellness Office” assessed in combination with CASBEE for Buildings or CASBEE for Real Estate.

3. Future Approach of One REIT

One REIT is actively working on efforts for sustainability in consideration of the three factors of ESG (“Environment,” “Social” and “Governance”), including disclosure of “Policy on Consideration for Sustainability.” 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.

4. Overview and Evaluation Points of Property

| <Tokyo Parkside Building (OT-19)> | |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>[Overview]</p> <ul style="list-style-type: none">• Location: Koto-ku, Tokyo• Construction: SR/ SRC• Number of floors: B1/14F• Total floor space: 18,881.34 m²• Completed: September 1991 <p>[Evaluation points]</p> <ul style="list-style-type: none">• Extensive security functions• Aiming to maintain building functions through establishment of medium-term repair plan and periodic reviews• Implementing interior renovations depending on the age of the building by taking into consideration comfortability in office rooms and common areas. |

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