

February 20, 2020

To All Concerned Parties

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**Notice concerning 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 system to comprehensively assess 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 the Institute for Building Environment and Energy Conservation (hereafter referred to as “IBEC”) under the leadership of the Ministry of Land, Infrastructure, Transport and Tourism. CASBEE for Real Estate has been developed with the aim of utilizing the results of CASBEE environmental assessment on buildings for real estate assessment, and its assessment criteria have been established exclusively around items closely related to real estate assessment based on the assumption that they will be used by stakeholders involved in real estate development, transactions, etc.

Moreover, the assessment certification in CASBEE for Real Estate is conducted by a third-party institution designated by IBEC for the purpose of operating and promoting CASBEE fairly, as well as securing credibility of assessment results and transparency. Buildings assessed as having appropriate performance under the assessment criteria 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 Real Estate”

Property name	Location	Assessment
Higobashi Center Building	1-9-1 Edobori Nishi-ku, Osaka-shi, Osaka Prefecture	Rank A (Very Good)


3. Future Approach of One REIT

With the acquisition of assessment certification, the number of properties among the 26 properties One REIT owns that have acquired Rank A under the assessment certification in CASBEE reached 12 properties as of February 20, 2020, accounting for 48.9% of total floor space of the entire portfolio, up from 39.0% as of July 24, 2019.

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

< Higobashi Center Building (OO-7)>	
	<p>[Overview]</p> <ul style="list-style-type: none">• Location: Osaka-shi, Osaka Prefecture• Construction: SR/RC/SRC• Number of floors: B2/18F• Total floor space: 24,556.71 m²• Completed: September 1977
	<p>[Evaluation points]</p> <ul style="list-style-type: none">• Energy saving performance• Creation of environment in which people can enjoy view of planting• Great traffic convenience

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