One REIT, Inc.

Translation Purposes Only

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To All Concerned Parties

Name of REIT Issuer
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Notice concerning GRESB Assessment Results

One REIT, Inc. (hereinafter referred to as "One REIT") announced that it has acquired the following assessment results of the 2025 GRESB Real Estate Assessment and GRESB Public Disclosure Assessment.

1. Assessment Results

   In the GRESB Real Estate Assessment, One REIT acquired "4 Stars" on the GRESB Rating, a 5-star scale based on the global ranking of overall score. At the same time, it was highly rated in both the "Management Component," which measures policies and organizational structures for Environmental, Social and Governance (ESG) promotion, and the "Performance Component," which measures environmental performance, initiatives with tenants and other efforts of portfolio properties, and acquired "Green Star" for the 8th consecutive year.

   In addition, it was highly rated in the GRESB Public Disclosure Assessment, which assesses the width of ESG disclosure, and acquired the highest "A Level" for the 4th consecutive year.

GRESB REAL ESTATE ★★★★☆ 2025

GRESB Public Disclosure 2025

2. One REIT's Initiatives

   One REIT recognizes the importance of ESG 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.

   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 GRESB

GRESB is the annual benchmark to measure ESG considerations of real estate companies and funds in addition to being the name of the organization that operates the benchmark. It was established in 2009 primarily by major European pension fund groups that spearheaded the Principles for Responsible Investment (PRI). Many institutional investors in Japan and overseas, including Government Pension Investment Fund (GPIF), use GRESB data when selecting investment targets and communicating with investee companies.

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