

July 29, 2026

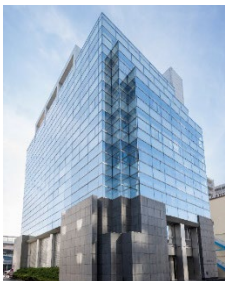
To All Concerned Parties

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Notice Concerning Acquisition and Reacquisition of CASBEE for Real Estate Certification
(ONEST Kinshicho Square, Daido Life Mito Building and Comfort Inn Nagoya Sakae)

One REIT, Inc. (hereinafter referred to as “One REIT”) hereby announces that it has acquired and reacquired CASBEE for Real Estate Certification (hereinafter referred to as the “Certification”) today for the following properties owned by One REIT, as set forth below.

1. Overview and Evaluation of Certified Properties

Property Name	Property Overview	Key Evaluation Points	Rank
ONEST Kinshicho Square (OT-24) 	• Location: Sumida-ku, Tokyo • Structure: Steel-framed structure • Number of floors: 9 floors with 1 basement floor • Total floor area: 4,659.78m² • Completed: April 1992	• Energy efficiency • Low water consumption • Excellent accessibility	 Rank A (After reacquisition)
Daido Life Mito Building (OO-8) 	• Location: Mito City, Ibaraki • Structure: Steel-framed reinforced concrete structure • Number of floors: 10 floors with 1 basement floor • Total floor area: 5,332.76m² (Note) • Completed: December 1989	• Energy efficiency • Low water consumption • Use of building materials with high environmental performance • Excellent accessibility • Comfortable indoor environment	 Rank S (After reacquisition)

Property Name	Property Overview	Key Evaluation Points	Rank
Comfort Inn Nagoya Sakae (H-1) 	• Location: Nagoya City, Aichi • Structure: Steel-framed structure • Number of floors: 13 floors • Total floor area: 5,186.54m² (Note) • Completed: March 2014	• Energy efficiency • High seismic performance • Excellent accessibility	 Rank A

(Note) The total floor area stated above excludes the floor area of ancillary buildings: 21.36m² for Daido Life Mito Building and 51.17m² for Comfort Inn Nagoya Sakae.

2. Future Initiatives of One REIT

One REIT recognizes the importance of ESG (Environmental, Social and Governance) considerations in real estate investment management and, as part of its corporate social responsibility, promotes sustainability initiatives aimed at reducing environmental impact and supporting a sustainable society.

With respect to environmental initiatives, One REIT will continue to promote energy conservation and the effective use of resources, among other initiatives, and advance measures to reduce environmental impact. In order to demonstrate the quality of its properties, including environmental considerations, One REIT will also continue to obtain green building certifications issued by external certification bodies. As of today, 25 of the 34 properties owned by One REIT have obtained green building certifications, representing 79.1% of the portfolio's total floor area.

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

<Reference> Overview of the Certification System

CASBEE (Comprehensive Assessment System for Built Environment Efficiency) is a method for evaluating and rating buildings based on their environmental performance. It is a system for comprehensively assessing building quality, including not only environmental considerations such as energy conservation and the use of materials with low environmental impact, but also indoor comfort and consideration for the surrounding landscape.

The Certification was developed to utilize the results of CASBEE environmental assessments of buildings for use in real estate evaluation. Existing buildings that have been completed for at least one year are rated on a four-level scale: "Rank S," "Rank A," "Rank B+" and "Rank B."

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