

## Guidelines for Management of Resources and Waste

ORIX Asset Management Corporation

As stipulated in our ESG Policy, ORIX Asset Management Corporation has established these guidelines so that in conducting asset management for ORIX JREIT Inc. (hereafter, "OJR"), we may prevent pollution by appropriately managing waste, hazardous substances and wastewater, and efficiently use resources, including water resources, by promoting recycling and other measures,

### 1. Objectives

- We comply with relevant laws and regulations and appropriately manage waste and hazardous substances.
- For the properties owned by OJR, we measure the amount of waste (both waste managed by OJR and other detectable waste) and maintain the landfill disposal rate at 1% or less in 2030.
- We ascertain the water use in properties held by OJR, promote its efficient use, and set a target of no increase in water use compared to the previous year.

### 2. Reviewing results

We periodically review and disclose the following results for properties owned by OJR. (However, this excludes properties managed by tenants, properties such as those owned in units that are managed by associations, and others for which it is difficult to independently ascertain data.)

- (1) Total amount of waste and percentage by disposal method
- (2) Water use

### 3. Initiatives in our property management

- (1) Through our property managers, we install collection boxes and arrange educational activities for the tenants in order to promote reducing waste and to encourage proper sorting and recycling of waste.
- (2) We create waste management plans in accordance with guides, such as ordinances and guidelines put in place by local governments (e.g., "reuse plans"), and provide instruction to our property managers and building managers so that they are able to implement them.
- (3) We periodically promote installing highly efficient plumbing equipment as well as conducting high-pressure cleaning of drainage equipment.

#### 4. Collaboration with stakeholders

##### (1) Education and awareness of employees

We work to educate and raise awareness in our employees by sharing laws, regulations and ordinances related to waste management and efficient use of resources including water.

##### (2) Collaboration with tenants

We work to share our initiatives which reduce waste, promote recycling and efficient water use with our tenants through our property managers.

##### (3) Collaboration with property managers and building managers

In addition to the content of “3. Initiatives in our property management (2) Collaboration with tenants”, OJR

works to share our targets and initiatives for waste and water management with property managers and to receive reports of data results each fiscal period.

#### 5. Waste management PDCA

We review results of waste and water and continuously implement the initiatives listed in “3. Initiatives in our property management” above. After analyzing the results, we make a report to the ORIX Asset Management Corporation Sustainability Committee (“Sustainability Committee”). We regularly consider changes to these guidelines and discuss them in the Sustainability Committee.

#### 6. Implementation of laws

We work to gather information on the formation and revision of laws, regulations, and ordinances relating to waste management, hazardous substances management and water resources and work to implement them without delay.