

ESG Guidelines for Procurement and Other Transactions

ORIX Asset Management Corporation

As set out in our ESG Policy, when conducting asset management for ORIX JREIT Inc. (“OJR”), we request our procurement and other business partners to understand and cooperate with our ESG Policy to work together to promote sustainable asset management.

1. ORIX Asset Management Corporation

When selecting or assessing business partners, we review their compliance with the guidelines described in “3. Matters to be confirmed” below and take this into consideration as part of the selection process.

2. Business partners

We request business partners to understand the intent and contents of these guidelines and cooperate with us as we work together to establish a sustainable society.

3. Matters to be confirmed

(1) Compliance with laws and regulations/business ethics:

- (i) Complies with all laws and rules and respect the spirit, not just the letter, of the law.
- (ii) Indefinitely eliminated involvement with antisocial individuals.
- (iii) Acts with high ethical standards.

(2) Respect for human rights:

- (i) Respects basic human rights.
- (ii) Pays consideration to the safety and the health of workers, and prevent long working hours
- (iii) Does not abuse human rights by engaging in unjust discrimination(race, religion, gender, age, sexual orientation, disability or nationality), forced labor ,child labor and physical punishment.
- (iv) Ensure minimum wage and acceptable standard of living

(3) Fair and equitable transactions:

- (i) Selects suppliers and other business partners and procure materials in a fair and equitable manner.
- (ii) Carries out fair and free competition.
- (iii) Elimination of bribery, etc.

(4) Assurance of safety and peace of mind:

- (i) When procuring commodities, prioritizes the selection of products/services that are environment- and health-friendly.

(5) Environmental considerations:

- (i) Is aware of energy conservation and implement such measures in business activities.
- (ii) Have established policies and systems to promote environmental protection.

(6) Information management

- (i) Properly manages confidential information received from clients and third parties.
- (ii) Prevents the inappropriate use or dissemination of personal information of clients, third parties, and executives and employees of our company.