

”Guidelines for ESG Investment and Management”

ORIX Asset Management Corporation

In managing assets for ORIX JREIT Inc. (“OJR”), we recognize the significance of a sustainability perspective on environment(E), society(S) and governance(G) in order to achieve steady growth and secure stable earnings of assets under management from a medium-to long-term viewpoint, and incorporate ESG factors into investment and management decision-making process.

- 1) We will incorporate ESG perspectives into our decision-making and management processes and work on a company-wide basis.
- 2) Comply with ESG policies and other related guidelines, and respect UNEP FI “PRI, [Principles for Responsible Investment](#): Ten strategies of Responsible Property Investing“
- 3) From the perspective of sustainability, we also assess risks on climate change, environmental issues as well as social issues such as human rights, health, safety and comfortableness in addition to the economic aspects.
- 4) We will be aware of the impact and responsibility on environment and society, and make decisions on investment and management with due consideration.
- 5) We will manage our properties and work together with our business partners such as property management companies and building management companies in consideration of environmental and social aspects.
- 6) The Sustainability Committee will periodically evaluate the implementation of this policy and make improvements and reviews as necessary.