

For Immediate Release

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ORIX JREIT Announces Acquisitions of “Certification for Comprehensive Assessment System for Built Environment Efficiency (‘CASBEE’) for Real Estate”, “DBJ Green Building Certification” and “Building-Housing Energy-efficiency Labeling System (‘BELS’)” Certification

TOKYO, March 12, 2019 — ORIX JREIT Inc. (“OJR”) announces that we acquired “Certification for Comprehensive Assessment System for Built Environment Efficiency (‘CASBEE’) for Real Estate” for 7 properties, “DBJ Green Building Certification” for 2 properties and “Building-Housing Energy-efficiency Labeling System” (‘BELS’) certification for 1 property owned by OJR.

1. CASBEE

(1) Overview

CASBEE is a comprehensive environmental performance assessment system that is under the initiative of the Ministry of Land, Infrastructure, Transport and Tourism for buildings being developed and promoted in Japan. There are 5 classifications, namely “energy/greenhouse gas”, “water”, “resource use/safety”, “biodiversity/land”, and “internal environment”. Assessments are indicated based on a five-rank scale of S Rank to C Rank.

(2) Evaluation

	Property Name	Type	Location	Rating ^(Note1)	Certification Date	Evaluation Points
New	Seafort Square Center Building	Offices	Shinagawa-ku, Tokyo	S Rank ★★★★★	February 28, 2019	Damage control designed skyscraper, etc.
	Round-Cross Kawasaki	Offices	Kawasaki-ku, Kawasaki-shi, Kanagawa	S Rank ★★★★★	February 28, 2019	Initiatives taken in energy saving performance and water conservation jointly with tenants, etc.
	aune Kohoku	Retail Facilities	Tsuzuki-ku, Yokohama-shi, Kanagawa	S Rank ★★★★★	February 28, 2019	Initiatives taken in energy saving performance and water conservation jointly with tenants, etc.

	aune Makuhari	Retail Facilities	Mihama-ku, Chiba-shi, Chiba	S Rank ★★★★★	February 28, 2019	Initiatives taken in energy saving performance and water conservation jointly with tenants, etc.
	CROSS GARDEN KAWASAKI	Retail Facilities	Saiwai-ku, Kawasaki-shi, Kanagawa	S Rank ★★★★★	February 28, 2019	Installment of various plants including native spices, etc.
	Cross Gate (Retail facility section)	Hotels and Others	Naka-ku, Yokohama-shi, Kanagawa	S Rank ★★★★★	February 28, 2019	Damage control designed skyscraper, etc.
	PRIME SQUARE HIROSE-DORI	Offices	Aoba-ku, Sendai-shi, Miyagi	A Rank ★★★★★	February 28, 2019	No items applying to natural disaster risk, etc.
Existing	ORIX Akasaka 2-chome Building	Offices	Minato-ku, Tokyo	S Rank ★★★★★	August 31, 2018	Utilization of sunlight at sunken garden ^(Note2) in the basement, etc.
	Hamamatsu Act Tower (Office and retail facility sections)	Offices	Naka-ku, Hamamatsu-shi, Shizuoka	S Rank ★★★★★	March 29, 2018	Installation of earthquake vibration control devices, etc.
	intervillage OH! MAGARI	Retail Facilities	Kitahiroshima-shi, Hokkaido	S Rank ★★★★★	March 29, 2018	Initiatives taken in energy saving performance and water conservation jointly with tenants, etc.
	MG Shirokanedai Building	Offices	Minato-ku, Tokyo	A Rank ★★★★★	August 31, 2018	High aperture ratio to improve natural lighting and ventilation, etc.
	ORIX Meguro Building	Offices	Meguro-ku, Tokyo	A Rank ★★★★★	August 31, 2018	Installment of various plants including native spices, etc.
	ORE Omiya Building	Offices	Omiya-ku, Saitama-shi, Saitama	A Rank ★★★★★	August 31, 2018	Initiatives taken in energy saving performance jointly with tenants, etc.
	Nagoya Itochu Building	Offices	Naka-ku, Nagoya-shi, Aichi	A Rank ★★★★★	March 29, 2018	High aperture ratio to improve natural ventilation, etc.
	DOJIMA PLAZA BLDG.	Offices	Kita-ku, Osaka-shi, Osaka	A Rank ★★★★★	March 29, 2018	Initiatives taken in energy saving performance and water conservation jointly with tenants, etc.
	Ichikawa Logistics Center	Logistics Facilities	Ichikawa-shi, Chiba	A Rank ★★★★★	August 31, 2018	Initiatives taken in energy saving performance by establishing targets and operating systems, etc.

(Note1) Evaluator: Bureau Veritas Japan Co., Ltd.

(Note2) Sunken garden represents a hall or a garden created below road level and ground level.

2. DBJ Green Building Certification

(1) Overview

DBJ Green Building Certification System (“Certification System”) is a system to certify excellent buildings that meet the various stakeholders’ social requirements, such as environmental design, security or disaster prevention based on the scoring model originally developed by Development Bank of Japan (“DBJ”). This system aims to promote the expansion of “Green Buildings” that are friendly to the environment.

(2) Evaluation

Property Name	Type	Location	Rating	Certification Date	Evaluation Points
ARK Hills South Tower	Offices	Minato-ku, Tokyo	★★★★ Properties with exceptionally high environmental & social awareness	February 28, 2019	Installation of LED lighting at entire exclusively owned area, disaster-prevention improvement and adoption of seismic control construction method, etc.
West Park Tower IKEBUKURO	Residential Properties	Toshima-ku, Tokyo	★★★ Properties with excellent environmental & social awareness	February 28, 2019	Installation of LED lighting at common area, installment of garbage storage space on each floor and 24-hour on-site building management, etc.

3. BELS

(1) Overview

The Ministry of Land, Infrastructure, Transport and Tourism established “The guideline on evaluation of energy efficiency performance on buildings except housing (2013)” to improve energy conservation in non-residential buildings in Japan and to indicate appropriate information provision in the real estate market, etc.

BELS is a system started on April 25, 2014 to evaluate and indicate energy conservation performance and other related matters of non-residential buildings based on these guidelines regardless of new build properties or existing properties. The evaluation is given according to a five-rank scale of 1 to 5 stars.

(2) Evaluation

	Property Name	Type	Location	Rating	Certification Date
New	Hotel Universal Port	Hotels and Others	Konohana-ku, Osaka-shi, Osaka	★★ (Note1)	February 19, 2019
Existing	Lunar Sendai	Offices	Aoba-ku, Sendai-shi, Miyagi	★★★★★ (Note2)	December 15, 2017
	Toda Logistics Center	Logistics Facilities	Toda-shi, Saitama	★★★★ (Note1)	August 27, 2018
	Iwatsuki Logistics Center	Logistics Facilities	Kasukabe-shi, Saitama	★★★★ (Note2)	December 14, 2017
	Sakai Logistics Center North Building	Logistics Facilities	Sakai-ku, Sakai-shi, Osaka	★★★★ (Note1)	August 27, 2018
	Komaki Logistics Center	Logistics Facilities	Komaki-shi, Aichi	★★★★ (Note2)	December 12, 2017

	ORIX Shiba 2-chome Building	Offices	Minato-ku, Tokyo	★★★ (Note1)	August 27, 2018
	ORIX Real Estate Nishi Shinjuku Building	Offices	Shinjuku-ku, Tokyo	★★★ (Note1)	August 27, 2018
	ORIX Nagoya Nishiki Building	Offices	Naka-ku, Nagoya-shi, Aichi	★★★ (Note1)	August 27, 2018
	ORE Nishiki 2-chome Bldg.	Offices	Naka-ku, Nagoya-shi, Aichi	★★★ (Note2)	April 12, 2017

(Note1) Evaluator: The Building Center of Japan

(Note2) Evaluator: JAPAN ERI CO., LTD.

4. Our Continuous Effort

ORIX Asset Management Corporation (“OAM”), OJR’s asset management company, will continue to manage its assets with consideration to ESG in order to achieve sustainable growth of unitholder value, the management philosophy of OJR.

OJR web site: OJR’s ESG initiatives

<https://www.orixjreit.com/en/feature/index.html>

OAM web site: OAM’s ESG initiatives

<https://www.orix.co.jp/oam/en/esg/>

Note: This is the English translation of original Japanese documents and is provided solely for information purposes. If there are any discrepancies between the translation and the Japanese original, the latter shall prevail.