

**For Immediate Release**

*REIT Issuer:*

ORIX JREIT Inc. (TSE: 8954)  
Teruo Ozaki  
Executive Director

*Asset Management Company:*

ORIX Asset Management  
Corporation  
Yoshitaka Kamemoto  
President and CEO

*Inquiries:*

Shinji Yamana  
Executive Officer  
TEL: +81 3 5418 4858

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

TOKYO, September 4, 2018 — ORIX JREIT Inc. (“OJR”) announces that it acquired “Comprehensive Assessment System for Built Environment Efficiency” (‘CASBEE’) Certification for Buildings in the 5 properties owned by OJR and “Building-Housing Energy-efficiency Labeling System” (‘BELS’) in the 5 properties owned by OJR.

**1. Overview of CASBEE Certification for Buildings**

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 of CASBEE Certification for Buildings**

	Property name	Type	Address	Evaluation (Note1)	Attainment date	Evaluation Points
Newly obtained	ORIX Akasaka 2-chome Building	Offices	Minato-ku, Tokyo	S Rank ★★★★★	August 31, 2018	Utilization of daylight at sunken garden (Note2) in the basement etc.
	MG Shirokanedai Building	Offices	Minato-ku, Tokyo	A Rank ★★★★	August 31, 2018	High aperture ratio of natural daylight and ventilation etc.
	ORIX Meguro Building	Offices	Meguro-ku, Tokyo	A Rank ★★★★	August 31, 2018	Usage of various plants containing native spices etc.

	ORE Omiya Building	Offices	Omiya-ku, Saitama-shi, Saitama	A Rank ★★★★	August 31, 2018	Initiatives taken for high energy saving performance jointly with tenants etc.
	Ichikawa Logistics Center	Logistics Facilities	Ichikawa City, Chiba	A Rank ★★★★	August 31, 2018	Initiatives taken for high energy saving performance by establishing targets and operating systems etc.
Existing	Hamamatsu Act Tower	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 for high energy saving performance and water conservation jointly with tenants etc.
	Nagoya Itochu Building	Offices	Naka-ku, Nagoya City, Aichi	A Rank ★★★★	March 29, 2018	High aperture ratio of natural ventilation etc.
	DOJIMA PLAZA BLDG.	Offices	Kita-ku, Osaka-shi, Osaka	A Rank ★★★★	March 29, 2018	Initiatives taken for high energy saving performance and water conservation jointly with tenants etc.

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

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

### 3. Overview of BELS

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.

#### 4. Evaluation of BELS

	Property name	Type	Address	Evaluation	Attainment date
Newly obtained	Toda Logistics Center	Logistics Facilities	Toda City, Saitama	★★★★ (Note1)	August 27, 2018
	Sakai Logistics Center North Building	Logistics Facilities	Sakai-ku, Sakai City, Osaka	★★★★ (Note1)	August 27, 2018
	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 City, Aichi	★★★ (Note1)	August 27, 2018
Existing	Lunar Sendai	Offices	Aoba-ku, Sendai City, Miyagi	★★★★★ (Note2)	December 15, 2017
	Komaki Logistics Center	Logistics Facilities	Komaki City, Aichi	★★★★ (Note2)	December 12, 2017
	Iwatsuki Logistics Center	Logistics Facilities	Kasukabe-shi, Saitama	★★★★ (Note2)	December 14, 2017
	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.

#### 5. Future Effort

OJR will continue to conduct operations in consideration of environment, society and governance.

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.