

For Immediate Release

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**ORIX JREIT Announces Setting New Targets
for Reducing Greenhouse Gas Emissions and SBTi Validation**

TOKYO, September 14, 2023 — ORIX JREIT Inc. (“OJR”) announces that we have set new reduction targets for greenhouse gas emissions to achieve net zero by 2050, of which a near-term target was validated by SBTi, and we submitted our SBT long-term target to SBTi for its validation as follows.

1. New Targets for Reducing Greenhouse Gas (GHG) Emissions

OJR has conducted scenario analyses in accordance with the TCFD Recommendations^(Note) in 2020 and 2021, and has been evaluated climate change risks. As the next step, we have newly formulated the following long-term targets and have further strengthened our medium-term targets for 2030 to achieve 2050 net zero.

New Targets

- We aim to reduce Total GHG emission including OJR’s supply chain by substantially 90% or more in 2050 compared to 2021 (Total GHG emission is defined as the range of Scope1, Scope2 and Scope3).
- We aim to reduce GHG emission by 42% in 2030 compared to 2021 for Scope1, Scope2 and Scope3 that are under OJR’s operational control. To achieve this goal, we set an interim target of 14% reduction in 2024, and then annual targets of increasing reductions by 4.7% per year until 2030.
- We aim to make 50% of our electricity consumption from renewable energy sources in 2030 for Scope2 and Scope3 that are under OJR’s operational control.
- We aim to reduce GHG emission intensity by 42% in 2030 compared to 2021 for Scope1, Scope2 and Scope3 that are under OJR’s operational control from energy sources.
- For properties that are under OJR’s operational control, we aim to reduce by an average of 1% or more a year the energy consumption intensity of the properties based on the intensity over the past five years including the current fiscal year for Scope1, Scope2 and Scope3 that are under OJR’s operational control which are subject to periodic reporting under the Act on the Rational Use of Energy.
- We aim to achieve the green certification more than 80% of floor space of properties by 2030.

(Reference: Previous targets)

- We will work toward the long-term goal of achieving net-zero emissions by 2050 in order to realize the Paris Agreement. (Not changed)
- We aim to reduce CO2 emission intensity by 35% in 2030 compared to 2018 for properties that are under OJR’s operational control.
- For properties that are under OJR’s operational control, we aim to reduce by an average of 1% or more a year the energy consumption intensity of the properties based on the intensity over the past five years including the current fiscal year.

- We aim to achieve green certification more than 70% of floor space of properties under OJR's operational control by 2030.

(Note) TCFD Recommendations: The Task Force on Climate-related Financial Disclosures (TCFD) launched by Financial Stability Board (FSB).

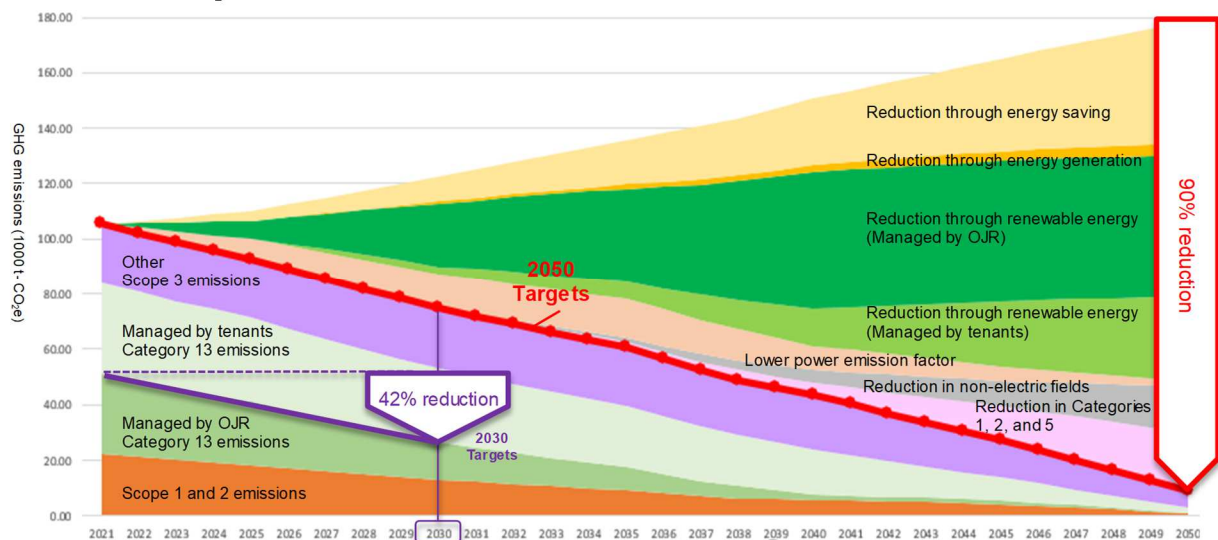
For details about our Scenario Analysis based on TCFD recommendations, please see our website <https://www.orixjreit.com/en/feature/initiatives5.html>

In order to achieve our targets above, OJR has formulated a transition roadmap.

By 2030, OJR will take the initiative in addressing GHG emissions, focusing primarily on Scopes 1, 2 and the portion of Category 13 (tenant areas) in Scope 3 where OJR has authority over facility management and electricity contracts, aiming for a 42% reduction on a volume basis over 2021 levels. Specifically, we will not only expand our existing energy-saving efforts but also the use of renewable energy, with the goal of sourcing 50% of electricity under contract by OJR from renewable energy sources (including the use of non-fossil fuel certificates) by 2030.

In the run-up to 2050, we aim to achieve the utilization of 100% renewable electricity by 2040 and will collaborate with tenants to promote emission reductions in tenant areas. We also plan to monitor progress in non-electric emissions and emissions from the supply chain, such as services used, repairs, and waste disposal outsourcing, and take action through engagement, such as verifying response status and requesting reductions.

Transition Roadmap



2. SBTi ^(Note) Validation

Our target “Aim to reduce GHG emission by 42% in 2030 compared to 2021 for Scope1, Scope2” stated in 1. above has been validated by SBTi as a Near Term Target. As for one of our new targets “We aim to reduce Total GHG emission including OJR’s supply chain by substantially 90% or more in 2050 compared to 2021 (Total GHG emission is defined as the range including Scope1, Scope2 and Scope3),” OJR submitted for SBTi long-term target validation.



(Note) Science Based Targets initiative. It is an international climate-change initiative established in 2015 by CDP (Carbon Disclosure Project), UNGC (United Nations Global Compact), WRI (World Resources Institute), and WWF. To obtain a certification from SBTi, it is necessary to develop GHG emission reduction targets that are consistent with the levels required by the Paris Agreement, i.e., to control the global average temperature increases due to climate change below 2°C at most compared to the pre-industrial levels).

Our Continuous Effort

OJR will continue to manage its assets centering ESG as the core of our management practices 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/>

*OAM: ORIX Asset Management Corporation (OJR’s asset management company)

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.