

## For Immediate Release

### REIT Issuer:

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## **ORIX JREIT Announces New Debt Financing**

TOKYO, December 15, 2021 — ORIX JREIT Inc. (“OJR”) announces that its asset management company, ORIX Asset Management Corporation, determined new debt financing as described below.

### **1. Total amount of debt financing, use of proceeds and the scheduled timing of disbursement**

#### **(1) Total amount of debt financing**

JPY 4,500 million

#### **(2) Use of proceeds and the scheduled timing of disbursement**

Use of proceeds	Total amount of debt financing (JPY million)	The scheduled timing of disbursement
To allocate to repay the long-term loan of JPY3,500 million due on December 20, 2021	3,500	December 20, 2021
To allocate to repay the long-term loan of JPY1,000 million due on December 22, 2021	1,000	December 22, 2021

### **2. New debt financing summary**

#### **(1) Long-term loan**

a. Lender	Daishi Hokuetsu Bank, Ltd.
b. Loan amount	JPY 1,000,000,000
c. Applicable interest rate	0.350% (Fixed rate)
d. Drawdown date	December 20, 2021
e. Method of borrowing	Based on the term loan agreement dated December 16, 2021
f. Maturity date	December 20, 2029
g. Principal payment	Bullet payment on the maturity date
h. Collateral / Guarantee	Un-secured / Non-guaranteed
i. Purpose for new debt financing	To allocate to repay the long-term loan of JPY1,000 million due on December 20, 2021

Note: The first interest is scheduled to be paid on March 22, 2022, each interest is thereafter scheduled to be paid on the 20th day of March, June, September and December in every year by the principal payment date and on the principal payment date respectively. But if any such date is not a business day, payment shall be made on the next business day or, if such next business day is in the following month, the immediately preceding business day.

## (2) Long-term loan

a. Lender	Shinsei Bank, Limited
b. Loan amount	JPY 2,500,000,000
c. Applicable interest rate <sup>(Note1)</sup>	To be determined (Fixed rate)
d. Drawdown date	December 20, 2021
e. Method of borrowing	Based on the term loan agreement dated December 16, 2021
f. Maturity date	December 22, 2031
g. Principal payment	Bullet payment on the maturity date
h. Collateral / Guarantee	Un-secured / Non-guaranteed
i. Purpose for new debt financing	To allocate to repay the long-term loan of JPY2,500 million due on December 20, 2021

### Notes

1. The interest rate will be announced when applicable interest rate is determined.
2. The first interest is scheduled to be paid on March 22, 2022, each interest is thereafter scheduled to be paid on the 20th day of March, June, September and December in every year by the principal payment date and on the principal payment date respectively. But if any such date is not a business day, payment shall be made on the next business day or, if such next business day is in the following month, the immediately preceding business day.

## (3) Long-term loan

a. Lender	Mitsui Sumitomo Insurance Company, Limited
b. Loan amount	JPY 1,000,000,000
c. Applicable interest rate	0.300% (Fixed rate)
d. Drawdown date	December 22, 2021
e. Method of borrowing	Based on the term loan agreement dated December 20, 2021
f. Maturity date	December 20, 2028
g. Principal payment	Bullet payment on the maturity date
h. Collateral / Guarantee	Un-secured / Non-guaranteed
i. Purpose for new debt financing	To allocate to repay the long-term loan of JPY1,000 million due on December 22, 2021

Note: The first interest is scheduled to be paid on March 22, 2022, each interest is thereafter scheduled to be paid on the 20th day of March, June, September and December in every year by the principal payment date and on the principal payment date respectively. But if any such date is not a business day, payment shall be made on the next business day or, if such next business day is in the following month, the immediately preceding business day.

## 3. Change in interest-bearing liabilities and LTV post-drawdown

Unit: million yen

	Pre-drawdown As of December 15, 2021	Post-drawdown As of December 22, 2021	Change
Short-term loans	—	—	—
Long-term loans	267,137	267,137	—
Total of loans	267,137	267,137	—
Investment corporation bonds	30,500	30,500	—
Total interest-bearing liabilities	297,637	297,637	—
LTV based on total assets <sup>(Note)</sup>	43.5%	43.5%	—

Note: “LTV based on total assets” (%) = Interest-bearing liabilities ÷ Expected total assets × 100  
“Expected total assets” is calculated by adding or subtracting the increase or decrease amount of interest-bearing liabilities and unitholders’ capital since September 1, 2021 to the total assets as of the end of the 39th fiscal period

ended August 31, 2021. LTV figure is rounded to the one decimal place. Accordingly, change in the LTV figures may not tally due to rounding error.

#### **4. Additional information for investors**

With respect to the risks associated with new debt financing, the content of “Investment Risks” stated in our Security Report (*Yukashoken Hokokusho*) for the 39th fiscal period ended August 31, 2021, has not changed.

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.