

## For Immediate Release

### REIT Issuer:

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

TOKYO, June 10, 2022 — 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 8,000 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 refinance the long-term loan of JPY2,000 million as described in (i) below, after subtracting proceeds from disposition of the property “Beside Kiba” <sup>(Note)</sup> executed on June 1, 2022.	1,540	June 15, 2022
To allocate to refinance the long-term loan of JPY8,100 million as described in (ii) below, after subtracting proceeds from disposition of the property “Beside Kiba” <sup>(Note)</sup> executed on June 1, 2022.	6,460	June 20, 2022

Note: For the details of disposition, please refer to the press release “ORIX JREIT Announces Disposition of Properties ‘Beside Kiba’ and ‘Cross Residence Kanazawa Kohrinbo’” dated March 31, 2022.

#### **(i) Long-term loan(JPY2,000 million) to be repaid**

Lender	Drawdown date	Loan amount (JPY million)	Maturity date	Principal payment
Mizuho Bank, Ltd.	June 15, 2020	2,000	June 15, 2022	Bullet payment on the maturity date

(ii) Long-term loan(JPY8,100 million) to be repaid

Lender	Drawdown date	Loan amount (JPY million)	Maturity date	Principal payment
Sumitomo Mitsui Banking Corporation	June 20, 2014	1,890	June 20, 2022	Bullet payment on the maturity date
Sumitomo Mitsui Trust Bank, Limited		1,890		
MUFG Bank, Ltd.		1,890		
Mizuho Bank, Ltd.		1,430		
Tokio Marine & Nichido Fire Insurance Co., Ltd.	June 23, 2017	1,000	June 20, 2022	Bullet payment on the maturity date

## 2. New debt financing summary

### (1) Long-term loan

a. Lender	Mizuho Bank, Ltd.
b. Loan amount	JPY 1,540,000,000
c. Applicable interest rate <sup>(Note1)</sup>	To be determined (Fixed rate)
d. Drawdown date	June 15, 2022
e. Method of borrowing	Based on the term loan agreement dated June 13, 2022
f. Maturity date	March 21, 2030
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 JPY2,000 million due on June 15, 2022

Notes

- The interest rate will be announced when applicable interest rate is determined.
- The first interest is scheduled to be paid on September 20, 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	Tokio Marine & Nichido Fire Insurance Co., Ltd.
b. Loan amount	JPY 1,000,000,000
c. Applicable interest rate	0.320% (Fixed rate)
d. Drawdown date	June 20, 2022
e. Method of borrowing	Based on the term loan agreement dated June 16, 2022
f. Maturity date	June 22, 2026
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 June 20, 2022

Note: The first interest is scheduled to be paid on September 20, 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	Sumitomo Mitsui Banking Corporation
b. Loan amount	JPY 1,250,000,000
c. Applicable interest rate <sup>(Note1)</sup>	To be determined (Fixed rate)
d. Drawdown date	June 20, 2022
e. Method of borrowing	Based on the term loan agreement dated June 16, 2022
f. Maturity date	September 21, 2027
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 JPY7,100 million due on June 20, 2022

#### Notes

1. The interest rate will be announced when applicable interest rate is determined.
2. The first interest is scheduled to be paid on September 20, 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.

### (4) Long-term loan

a. Lender	MUFG Bank, Ltd.
b. Loan amount	JPY 1,890,000,000
c. Applicable interest rate <sup>(Note1)</sup>	To be determined (Fixed rate)
d. Drawdown date	June 20, 2022
e. Method of borrowing	Based on the term loan agreement dated June 16, 2022
f. Maturity date	June 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 JPY7,100 million due on June 20, 2022

#### Notes

1. The interest rate will be announced when applicable interest rate is determined.
2. The first interest is scheduled to be paid on September 20, 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.

### (5) Long-term loan

a. Lender	Mizuho Bank, Ltd.
b. Loan amount	JPY 1,430,000,000
c. Applicable interest rate <sup>(Note1)</sup>	To be determined (Fixed rate)
d. Drawdown date	June 20, 2022
e. Method of borrowing	Based on the term loan agreement dated June 16, 2022
f. Maturity date	June 20, 2030
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 JPY7,100 million due on June 20, 2022

Notes

1. The interest rate will be announced when applicable interest rate is determined.
2. The first interest is scheduled to be paid on September 20, 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.

**(6) Long-term loan**

a. Lender	Sumitomo Mitsui Trust Bank, Limited
b. Loan amount	JPY 890,000,000
c. Applicable interest rate <sup>(Note1)</sup>	To be determined (Fixed rate)
d. Drawdown date	June 20, 2022
e. Method of borrowing	Based on the term loan agreement dated June 16, 2022
f. Maturity date	June 20, 2030
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 JPY7,100 million due on June 20, 2022

Notes

1. The interest rate will be announced when applicable interest rate is determined.
2. The first interest is scheduled to be paid on September 20, 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 June 10, 2022	Post-drawdown As of June 20, 2022	Change <sup>(Note2)</sup>
Short-term loans	—	—	—
Long-term loans	267,137	264,037	-3,100
Total of loans	267,137	264,037	-3,100
Investment corporation bonds	30,500	30,500	—
Total interest-bearing liabilities	297,637	294,537	-3,100
LTV based on total assets <sup>(Note1)</sup>	43.6%	43.3%	-0.3%

Notes

1. “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 March 1, 2022, to the total assets as of the end of the 40th fiscal period ended February 28, 2022. LTV figure is rounded to the one decimal place. Accordingly, change in the LTV figures may not tally due to rounding error.
2. Please also refer to the press release entitled “ORIX JREIT Announces Prepayment of Loan” dated June 3, 2022.

**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 40th fiscal period ended February 28, 2022, 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.