

## For Immediate Release

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

TOKYO, May 12, 2023 — ORIX JREIT Inc. (“OJR”) announces that its asset management company, ORIX Asset Management Corporation, determined new debt financing as described below.

### 1. Description of debt financing

Lender	Loan amount (JPY million)	Interest rate		Drawdown date	Maturity date	Repayment method and Collateral
Sumitomo Mitsui Trust Bank, Limited (Positive Impact Finance) <sup>(Note1)</sup>	6,800	Floating	Base rate based on JBA 3-month JPY TIBOR + 0.16% <sup>(Note2)</sup>	May 22, 2023	March 21, 2029	Bullet payment on the maturity date, Un-secured / Non-guaranteed
Total	6,800					

Notes

- 1 This debt financing falls under the category of “Positive Impact Finance” provided by Sumitomo Mitsui Trust Bank, Limited. For details of Positive Impact Finance, please refer to our website:  
[https://www.orixjreit.com/en/feature/initiatives6.html?id=ini\\_06\\_02](https://www.orixjreit.com/en/feature/initiatives6.html?id=ini_06_02)
- 2 Base rate applicable to the calculation period for the interest payable on the interest payment date based on JBA 3-month JPY TIBOR is determined prior to 2 business days from the latest interest payment date. For Base rate based on JBA 3-month JPY TIBOR, please see the website of the JBA TIBOR administration.  
<http://www.jbatibor.or.jp/english/>

## 2. Use of proceeds

To allocate to refinance the long-term loan

Note: For the details, please refer to the press release“ORIX JREIT Announces New Debt Financing and Prepayment of Loan”announced on May 12, 2020.

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

Unit: million yen

	Pre-drawdown As of May 12, 2023	Post-drawdown As of May 22, 2023	Change
Short-term loans	—	—	—
Long-term loans	263,587	263,587	—
Total of loans	263,587	263,587	—
Investment corporation bonds	28,500	28,500	—
Total interest-bearing liabilities	292,087	292,087	—
LTV based on total assets <sup>(Note)</sup>	42.9%	42.9%	—

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 March 1, 2023 to the total assets as of the end of the 42nd fiscal period ended February 28, 2023. 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 41st fiscal period ended August 31, 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.