

For Immediate Release*REIT Issuer:*

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ORIX JREIT Announces Applicable Interest Rate of the Debt Financing

TOKYO, July 27, 2023 — ORIX JREIT Inc. announces that the applicable interest rate of the debt financing, announced on July 26, 2023, was determined as follows.

Lender	Loan amount (JPY million)	Applicable interest rate	Drawdown date	Maturity date	Remark
Development Bank of Japan Inc.	2,000	0.305%	July 31, 2023	June 20, 2026	Un-secured, Non-guaranteed, Fixed rate

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.