

**For Immediate Release**

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**ORIX JREIT Announces Applicable Interest Rates of the Debt Financing**

TOKYO, September 15, 2023 — ORIX JREIT Inc. announces that the applicable interest rates of the debt financing, announced on September 14, 2023, were determined as follows.

Lender	Loan amount (JPY million)	Applicable interest rates	Drawdown date	Maturity date	Remark
Sumitomo Mitsui Banking Corporation	2,538	0.738%	September 20, 2023	September 20, 2027	Un-secured, Non-guaranteed, Fixed rate
MUFG Bank, Ltd.	2,000	1.060% (Note)	September 20, 2023	September 20, 2030	Un-secured, Non-guaranteed, Fixed rate

Note: This borrowing will be procured through SLL and the interest rate will be changed depending on the achievement of Sustainability Performance Targets ("SPT"). Notice will be given if the interest rate is changed. For the details on this borrowing and SPT, please refer to the press release "ORIX JREIT Announces New Debt Financing including Sustainability Linked Loan" announced on September 14, 2023.

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.