

For Immediate Release

REIT Issuer:

ORIX JREIT Inc. (TSE: 8954)

Hiroshi Miura

Executive Director

Asset Management Company:

ORIX Asset Management Corporation

Mitsuru Tanaka

President and CEO

Inquiries:

Tomonao Nishitani

Finance and Investor Relations Department

TEL: +81 3 5776 3323

ORIX JREIT Announces New Debt Financing

TOKYO, December 15, 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
MUFG Bank, Ltd. (Green Loan) ^(Note1)	700	Fixed	To be determined (Note2)	December 20, 2023	December 20, 2026	Bullet payment on the maturity date, Un-secured / Non-guaranteed
Sumitomo Mitsui Banking Corporation (Green Loan) ^(Note1)	1,500	Fixed	To be determined (Note2)	December 20, 2023	March 20, 2029	
Resona Bank, Limited (Green Loan) ^(Note1)	1,100	Floating	Base rate based on JBA 3-month JPY TIBOR + 0.17% ^(Note3)	December 20, 2023	December 20, 2029	
SBI Shinsei Bank, Limited (Green Loan) ^(Note1)	1,900	Fixed	To be determined (Note2)	December 20, 2023	June 20, 2031	
Total	5,200					

Notes

- 1 This debt financing falls under the category of “Green Loan” provided by each bank to be allocated to repay the loan originally borrowed to fund one of our eligible green assets under our Green Finance Framework. For details of Green Finance Framework, please refer to our website: https://www.orixjreit.com/en/feature/initiatives6.html?id=ini_06_01.
- 2 The interest rate will be announced when applicable interest rate is determined.
- 3 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” announced on June 11, 2015, and December 16, 2015.

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

Unit: million yen

	Pre-drawdown As of December 15, 2023	Post-drawdown As of December 20, 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 ^(Note)	43.1%	43.1%	—

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, 2023 to the total assets as of the end of the 43rd fiscal period ended August 31, 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 43rd fiscal period ended August 31, 2023, 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.