

For Immediate Release

REIT Issuer:

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ORIX JREIT Announces New Debt Financing

TOKYO, December 25, 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
Mizuho Bank, Ltd.	2,500	Floating	Base rate based on JBA 3-month JPY TIBOR + 0.16% ^(Note)	January 19, 2024	January 18, 2025	Bullet payment on the maturity date, Un-secured / Non-guaranteed
Total	2,500					

Note 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 redeem JPY 2.5 billion of ORIX JREIT Inc. Seventh Series of Unsecured Bonds due on January 19, 2024.

Note: For the details, please refer to the press release “ORIX JREIT Announces Issuance of Investment Corporation Bonds” announced on January 10, 2014.

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

Unit: million yen

	Pre-drawdown As of December 25, 2023	Post-drawdown As of January 19, 2024	Change
Short-term loans	—	2,500	+2,500
Long-term loans	263,587	263,587	—
Total of loans	263,587	266,087	+2,500
Investment corporation bonds	28,500	26,000	-2,500
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.