

For Immediate Release

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ORIX JREIT Announces New Debt Financing

TOKYO, March 15, 2024 — 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)	1,750	Fixed	To be determined (Note2)	March 21, 2024	December 20, 2030	Bullet payment on the maturity date, Un-secured / Non-guaranteed
Mizuho Trust & Banking Co., Ltd. (Sustainability Linked Loan) ^(Note3)	1,390	Fixed	To be determined (Note2)	March 21, 2024	March 20, 2032	
Total	3,140					

Notes

- This debt financing falls under the category of “Green Loan” provided by the 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
- The interest rate will be announced when applicable interest rate is determined.
- This borrowing will be procured through Sustainability Linked Loan (“SSL”) based on our Sustainability Linked Finance Framework. SSL refers to financing which aims to support sustainable business activities and growth from environmental and social perspectives while linking interest rates and other financing terms according to achievement levels to encourage and motivate for borrowers to achieve their targets by setting Key Performance Indicators (“KPI”) that are closely related to the borrower's core business activities as Sustainability Performance Targets (“SPT”). The interest rate on this borrowing will be changed depending on the achievement of the following SPT set beforehand. For details of Sustainability Linked Finance Framework, please refer to our website: https://www.orixjreit.com/en/feature/initiatives6.html?id=ini_06_05
<Targets set as SPT>
SPT1: Reduce the KPI for a year ending March 31, 2025, by at least 14.0% compared to the KPI for a year ending March 31, 2022 “the base year (2021)”.
SPT2: Reduce the KPI for the one year ending March 31, 2026 by at least 18.7% from the KPI of the base year (2021).
SPT3: Reduce the KPI for the one year ending March 31, 2028 by at least 28.0% from the KPI of the base year (2021).
<Change in interest rates upon SPT achievement>
When the above SPT is achieved, the interest rate will be reduced by 0.01% per annum from the time of confirmation on the achievement level until the maturity date.
Notice will be given if the interest rate is changed.

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 Financings” announced on March 25, 2016.

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

Unit: million yen

	Pre-drawdown As of March 15, 2024	Post-drawdown As of March 21, 2024	Change ^(Note2)
Short-term loans	18,500	10,500	-8,000
Long-term loans	263,587	263,587	—
Total of loans	282,087	274,087	-8,000
Investment corporation bonds	26,000	26,000	—
Total interest-bearing liabilities	308,087	300,087	-8,000
LTV based on total assets ^(Note1)	44.4%	43.8%	-0.6%

Notes

- 1 “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.
- 2 Repayment of 8,000 million yen of short-term loans is scheduled on March 21, 2024. For the details, please refer to the press release “ORIX JREIT Announces Prepayment of Loan” announced on March 13, 2024.

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.