

For Immediate Release

REIT Issuer:

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ORIX JREIT Announces New Debt Financing

TOKYO, August 26, 2013 — We, ORIX JREIT Inc. (“OJR”) announces the following decision on new debt financing.

1. New debt financing summary

Long-term loan

a. Lenders	The Bank of Tokyo-Mitsubishi UFJ, Ltd.
b. Loan amount	JPY 1,500,000,000
c. Applicable interest rate	To be determined ^(Note 1) (Fixed rate)
d. Draw down date	August 30, 2013
e. Loan terms	Based on the term loan agreement dated August 28, 2013
f. Maturity	August 31, 2020
g. Principal payment	Bullet payment at maturity
h. Collateral	Un-secured, Non-guaranteed
i. Reason for new debt financing	To procure funds to repay the JPY 1.5 billion in short-term loans, which based on the commitment line as of August 27, 2012, is due for repayment on August 30, 2013.

Note:

1. The interest rate shall be announced at a later date, as soon as it is determined.

2. Total amount to be borrowed, specific use of funds and scheduled repayment dates

1) Total amount

JPY 1,500,000,000

2) Specific use of funds and scheduled repayment dates

Specific use	Amount (JPY million)	Repayment date
To procure funds to repay the JPY 1.5 billion in short-term loans which is due for repayment on August 30, 2013.	1,500	August 30, 2013

3. Change in LTV from the above new debt financing (millions of yen)

	Before (As of August 26, 2013)	After (As of August 30, 2013)	Change
Short-term loans	1,500	—	▲1,500
Long-term loans	161,328	162,828	+1,500
(Long-term debt due within one year)	(8,250)	(8,250)	—
Total of loans	162,828	162,828	—
Investment corporation bonds	20,000	20,000	—
Sum of loans and investment corporation bonds	182,828	182,828	—
Other interest-bearing debt	—	—	—
Total interest-bearing debt	182,828	182,828	—
LTV (based on total assets) ^(Note 1)	48.6%	48.6%	—
LTV (based on unitholders' capital) ^(Note 2)	51.7%	51.7%	—

Note:

1. "LTV (based on total assets)" (%) = Interest-bearing debt ÷ Total expected assets × 100
Total expected assets is the net increase of interest-bearing debt since the end of the previous period and net increase of unitholders' capital added to the total assets as of the end of the previous fiscal period.
2. "LTV (based on unitholders' capital)" (%) = Interest-bearing debt ÷ (Interest-bearing debt + unitholders' capital) × 100
3. Both LTVs are rounded to the nearest first decimal place. Accordingly, change in the LTVs may not be consistent with the corresponding figures as a result of rounding.

4. Additional information for investors

There is no change to the content of OJR's Securities Report (*Yukashoken Hokokusho*) for the 22nd fiscal period ended February 28, 2013 with respect to the risks involved in repayment etc. due to the new debt financing.

- Note:
1. 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.
 2. The original Japanese version of this announcement was distributed today to the Kabuto Club, the Ministry of Land, Infrastructure, Transport and Tourism Press Club, and the Ministry of Land, Infrastructure, Transport and Tourism Construction Specialty Publication Press Club.