

**For Immediate Release**

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**ORIX JREIT Announces New Debt Financing**

TOKYO, September 27, 2021 — ORIX JREIT Inc. (“OJR”) announces that its asset management company, ORIX Asset Management Corporation, determined new debt financing as described below.

**1. Total amount of debt financing, use of proceeds and the scheduled timing of disbursement**

**(1) Total amount of debt financing**

JPY 7,240 million

**(2) Use of proceeds and the scheduled timing of disbursement**

Use of proceeds	Total amount of debt financing (JPY million)	The scheduled timing of disbursement
To allocate to repay the long-term loan of JPY7,240 million due on October 1, 2021	7,240	October 1, 2021

**2. New debt financing summary**

**(1) Long-term loan**

a. Lender	Development Bank of Japan Inc.
b. Loan amount	JPY 4,740,000,000
c. Applicable interest rate	0.189% (Fixed rate)
d. Drawdown date	October 1, 2021
e. Method of borrowing	Based on the term loan agreement dated September 29, 2021
f. Maturity date	September 20, 2024
g. Principal payment	Bullet payment on the maturity date
h. Collateral / Guarantee	Un-secured / Non-guaranteed
i. Purpose for new debt financing	To allocate to repay the long-term loan of JPY4,740 million due on October 1, 2021

Note: The first interest is scheduled to be paid on December 20, 2021, each interest is thereafter scheduled to be paid on the 20th day of March, June, September and December in every year by the principal payment date and on the principal payment date respectively. But if any such date is not a business day, payment shall be made on the next business day or, if such next business day is in the following month, the immediately preceding business day.

## (2) Long-term loan

a. Lender	Mizuho Trust & Banking Co., Ltd.
b. Loan amount	JPY 2,500,000,000
c. Applicable interest rate <sup>(Note1)</sup>	To be determined (Fixed rate)
d. Drawdown date	October 1, 2021
e. Method of borrowing	Based on the term loan agreement dated September 29, 2021
f. Maturity date	September 22, 2031
g. Principal payment	Bullet payment on the maturity date
h. Collateral / Guarantee	Un-secured / Non-guaranteed
i. Purpose for new debt financing	To allocate to repay the long-term loan of JPY2,500 million due on October 1, 2021

### Notes

1. The interest rate will be announced when applicable interest rate is determined.
2. The first interest is scheduled to be paid on December 20, 2021, each interest is thereafter scheduled to be paid on the 20th day of March, June, September and December in every year by the principal payment date and on the principal payment date respectively. But if any such date is not a business day, payment shall be made on the next business day or, if such next business day is in the following month, the immediately preceding business day.

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

Unit: million yen

	Pre-drawdown As of September 27, 2021	Post-drawdown As of October 1, 2021	Change
Short-term loans	—	—	—
Long-term loans	267,137	267,137	—
Total of loans	267,137	267,137	—
Investment corporation bonds	30,500	30,500	—
Total interest-bearing liabilities	297,637	297,637	—
LTV based on total assets <sup>(Note)</sup>	43.5%	43.5%	—

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 March 1, 2021 to the total assets as of the end of the 38th fiscal period ended February 28, 2021. 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 38th fiscal period ended February 28, 2021, 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.