

For Immediate Release

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ORIX JREIT Announces Prepayment of Loan

TOKYO, June 3, 2022— ORIX JREIT Inc. (“OJR”) announces that its asset management company, ORIX Asset Management Corporation, determined prepayment of loan as below.

1. Details of prepayment

(1) Details of prepayment loan

Lender	Loan amount (million yen)	Prepayment amount (million yen)	Applicable interest rate	Drawdown date	Maturity date	Prepayment date
MUFG Bank, Ltd.	1,000	1,000	0.61630%	Oct. 19, 2015	Sep. 20, 2022	Jun. 20, 2022

(2) Prepayment fund source

Partial proceeds from disposition of the property “Beside Kiba”^(Note) executed on June 1, 2022.

Note: For the details of disposition, please refer to the press release “[ORIX JREIT Announces Disposition of Properties ‘Beside Kiba’ and ‘Cross Residence Kanazawa Kohrinbo’](#)” dated March 31, 2022.

(3) One-time cost for prepayment

A nominal up-front fee will be expensed by OJR upon prepayment, however the impact on OJR’s DPU is negligible.

Note: The up-front fee refers to the fee paid to the lender when the debt financing was implemented. OJR is taking an accounting process whereby depreciation is distributed evenly during the borrowing period and it will expense the remaining depreciation as a lump-sum when the prepayment is made.

2. Change in interest-bearing liabilities and LTV post-issuance

Unit: million yen

	Pre-issuance (As of June 3, 2022)	Post-issuance (As of June 20, 2022)	Change
Short-term loans	—	—	—
Long-term loans	267,137	266,137	-1,000
Total of loans	267,137	266,137	-1,000
Investment corporation bonds	30,500	30,500	—
Sum of loans and investment corporation bonds	297,637	296,637	-1,000
LTV based on total assets ^(Note)	43.6%	43.5%	-0.1%

Notes: “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, 2022 to the total assets as of the end of the 40th fiscal period ended February 28, 2022. LTV figure is rounded to the one decimal place. Accordingly, change in the LTV figures may not tally due to rounding error.

3. Additional information for investors

With respect to the risks associated with the issuance of the investment corporation bonds, the content of “Investment Risks” stated in our Security Report (*Yukashoken Hokokusho*) for the 40th fiscal period ended February 28, 2022, 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.