

For Immediate Release

REIT Issuer:

ORIX JREIT Inc. (TSE: 8954)

Hiroshi Miura

Executive Director

Asset Management Company:

ORIX Asset Management Corporation

Yoshitaka Kamemoto

President and CEO

Inquiries:

Shinji Yamana

Executive Officer and CFO

TEL : +81 3 5776 3323

ORIX JREIT Announces New Debt Financing

TOKYO, September 13, 2022 — 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
Development Bank of Japan Inc.	3,350	Fixed	To be determined	September 20, 2022	September 20, 2025	Bullet payment on the maturity date, Un-secured / Non-guaranteed
Mizuho Bank, Ltd.	1,000	Fixed	To be determined		September 20, 2030	
MUFG Bank, Ltd.	1,000	Fixed	To be determined		September 23, 2032	
Resona Bank, Limited	1,000	Fixed	To be determined			
Shinsei Bank, Limited	1,000	Fixed	To be determined			
Total	7,350					

Note: The interest rate will be announced when applicable interest rate is determined.

2. Use of proceeds

To allocate to refinance the long-term loan as described below, after subtracting partial proceeds from disposition of the property “Beside Kiba”^(Note) executed on June 1, 2022 for the purpose of capital recycling and LTV reduction.

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.

Loan to be repaid

Lender	Loan amount (JPY million)	Drawdown date	Maturity date
Development Bank of Japan Inc.	3,800	September 18, 2014	September 20, 2022
Mizuho Bank, Ltd.	1,000	September 24, 2020	
MUFG Bank, Ltd.	1,000	October 15, 2015	
Resona Bank, Limited	1,000	October 1, 2019	
Shinsei Bank, Limited	1,000	October 15, 2015	
Total	7,800		

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

Unit: million yen

	Pre-drawdown As of September 13, 2022	Post-drawdown As of September 20, 2022	Change
Short-term loans	—	—	—
Long-term loans	264,037	263,587	-450
Total of loans	264,037	263,587	-450
Investment corporation bonds	30,500	30,500	—
Total interest-bearing liabilities	294,537	294,087	-450
LTV based on total assets ^(Note)	43.3%	43.3%	-0.0%

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, 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.

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 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.