

For Immediate Release

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ORIX JREIT Announces New Debt Financing

TOKYO, February 26, 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 ^(Note)		Drawdown date	Maturity date	Repayment method and Collateral
Sumitomo Mitsui Trust Bank, Limited	8,000	Floating	Base rate based on JBA 1-month JPY TIBOR + 0.15%	March 1, 2024	February 20, 2025	Bullet payment on the maturity date, Un-secured / Non-guaranteed
MUFG Bank, Ltd. (Tranche A)	4,000	Floating	Base rate based on JBA 1-month JPY TIBOR + 0.15%	March 1, 2024	February 20, 2025	
MUFG Bank, Ltd. (Tranche B)	4,000	Floating	Base rate based on JBA 1-month JPY TIBOR + 0.15%	March 1, 2024	February 20, 2025	
Total	16,000					

Note Base rate applicable to the calculation period for the interest payable on the interest payment date based on JBA 1-month JPY TIBOR is determined prior to 2 business days from the latest interest payment date. For Base rate based on JBA 1-month JPY TIBOR, please see the website of the JBA TIBOR administration. <http://www.jbatibor.or.jp/english/>

2. Use of proceeds

To allocate a part of funds to acquire specified asset “Sun Mullion Tower”^(Note).

Note: For the details, please refer to the press release “ORIX JREIT Announces Acquisition of ‘Sun Mullion Tower’” announced on February 15, 2024.

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

Unit: million yen

	Pre-drawdown As of February 26, 2024	Post-drawdown As of March 1, 2024	Change
Short-term loans	2,500	18,500	+16,000
Long-term loans	263,587	263,587	—
Total of loans	266,087	282,087	+16,000
Investment corporation bonds	26,000	26,000	—
Total interest-bearing liabilities	292,087	308,087	+16,000
LTV based on total assets ^(Note)	43.1%	44.4%	+1.3%

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 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.

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.