

For Immediate Release

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ORIX JREIT Announces Prepayment of Loan

TOKYO, March 13, 2024— 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
Sumitomo Mitsui Trust Bank, Limited	8,000	4,000	Base rate based on JBA 1-month JPY TIBOR + 0.15%	Mar. 1, 2024	Feb. 20, 2025	Mar. 21, 2024
MUFG Bank, Ltd. (Tranche A)	4,000	4,000	Base rate based on JBA 1-month JPY TIBOR + 0.15%	Mar. 1, 2024	Feb. 20, 2025	Mar. 21, 2024

Note: For the details of the above loan, please refer to the press release “ORIX JREIT Announces New Debt Financing” dated February 26, 2024.

(2) Prepayment fund source

Proceeds from disposition of the property “Seafort Square Center Building” and “Round-Cross Shiba Daimon”^(Note) executed on February 29, 2024.

Note: For the details of disposition, please refer to the press release “ORIX JREIT Announces Acquisition of ‘SHINYOKOHAMA SQUARE BUILDING’ and Disposition of ‘Seafort Square Center Building’ and ‘Round-Cross Shiba Daimon’ and Change in Subsidiary Company of Asset Management Company” dated December 25, 2023.

(3) One-time cost for prepayment

None

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

Unit: million yen

	Pre-prepayment (As of March 13, 2024)	Post-prepayment (As of March 21, 2024)	Change
Short-term loans	18,500	10,500	-8,000
Long-term loans	263,587	263,587	—
Total of loans	282,087	274,087	-8,000
Investment corporation bonds	26,000	26,000	—
Sum of loans and investment corporation bonds	308,087	300,087	-8,000
LTV based on total assets ^(Note)	44.4%	43.8%	-0.6%

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 September 1, 2023 to the total assets as of the end of the 43th 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.

3. Additional information for investors

With respect to the risks associated with the prepayment of the loan, the content of “Investment Risks” stated in our Security Report (*Yukashoken Hokokusho*) for the 43th 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.