

For Immediate Release

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ORIX JREIT Announces New Debt Financing

TOKYO, September 17, 2020 — 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 7,000 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 JPY7,000 million due on September 24, 2020	7,000	September 24, 2020

2. New debt financing summary

(1) Long-term loan

a. Lender	Mizuho Bank, Ltd.
b. Loan amount	JPY 1,000,000,000
c. Applicable interest rate <small>(Note 2,3)</small>	Base rate based on JBA 1-month JPY TIBOR + 0.165%
d. Drawdown date	September 24, 2020
e. Method of borrowing	Based on the term loan agreement dated September 18, 2020
f. Maturity date	September 20, 2022
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 JPY7,000 million due on September 24, 2020

Notes

- The first interest is scheduled to be paid on October 20, 2020, each interest is thereafter scheduled to be paid on the 20th day of every month 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.
- 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.

3. 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) Long-term loan

a. Lender	Sumitomo Mitsui Banking Corporation
b. Loan amount	JPY 2,000,000,000
c. Applicable interest rate ^(Note1)	To be determined (Fixed rate)
d. Drawdown date	September 24, 2020
e. Method of borrowing	Based on the term loan agreement dated September 18, 2020
f. Maturity date	December 22, 2025
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 JPY7,000 million due on September 24, 2020

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 21, 2020, 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) Long-term loan

a. Lender	MUFG Bank, Ltd.
b. Loan amount	JPY 2,500,000,000
c. Applicable interest rate ^(Note1)	To be determined (Fixed rate)
d. Drawdown date	September 24, 2020
e. Method of borrowing	Based on the term loan agreement dated September 18, 2020
f. Maturity date	September 20, 2028
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 JPY7,000 million due on September 24, 2020

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 21, 2020, 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.

(4) Long-term loan

a. Lender	Sumitomo Mitsui Trust Bank, Limited
b. Loan amount	JPY 1,500,000,000
c. Applicable interest rate ^(Note1)	To be determined (Fixed rate)
d. Drawdown date	September 24, 2020
e. Method of borrowing	Based on the term loan agreement dated September 18, 2020
f. Maturity date	September 20, 2030
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 JPY7,000 million due on September 24, 2020
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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 21, 2020, 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 17, 2020	Post-drawdown As of September 24, 2020	Change
Short-term loans	—	—	—
Long-term loans	266,417	266,417	—
Total of loans	266,417	266,417	—
Investment corporation bonds	24,500	24,500	—
Total interest-bearing liabilities	290,917	290,917	—
LTV based on total assets ^(Note)	42.8%	42.8%	—

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, 2020 to the total assets as of the end of the 36th fiscal period ended February 29, 2020. 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 36th fiscal period ended February 29, 2020, 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.