

For Immediate Release

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ORIX JREIT Announces Applicable Interest Rates of the Debt Financing

TOKYO, March 27, 2025 — ORIX JREIT Inc. announced that the applicable interest rates of the debt financing, announced on March 24, 2025, were determined as follows.

Lender	Loan amount (JPY million)	Applicable interest rates	Borrowing date	Repayment Date ^(Note1)	Repayment method and Collateral
MUFG Bank, Ltd.	4,000	1.438% (Fixed rate)	March 31, 2025	December 20, 2028	Bullet payment on the maturity date, Un-secured / Non-guaranteed
MUFG Bank, Ltd.	4,000	1.765% (Fixed rate)	March 31, 2025	June 21, 2032	
Mizuho Bank, Ltd.	4,000	1.763% (Fixed rate) ^(Note2)	March 31, 2025	December 20, 2032	
Sumitomo Mitsui Trust Bank, Limited	4,000	1.803% (Fixed rate) ^(Note2)	March 31, 2025	December 20, 2032	
Mizuho Bank, Ltd.	4,000	1.792% (Fixed rate) ^(Note2)	March 31, 2025	June 20, 2033	
Sumitomo Mitsui Trust Bank, Limited	4,000	1.896% (Fixed rate) ^(Note2)	March 31, 2025	March 21, 2034	
Sumitomo Mitsui Banking Corporation	6,000	1.861% (Fixed rate)	March 31, 2025	June 20, 2034	

Notes:

1. If the repayment date falls on a non-business day, it will be the next business day. However, if the next business day falls in the following month, the repayment date will be the preceding business day.
2. This borrowing will be procured through Sustainability Linked Loan and the interest rate will be changed depending on the achievement of Sustainability Performance Targets ("SPT"). For the details on this borrowing and SPT, please refer to the press release "ORIX JREIT Announces New Debt Financing" announced on March 24, 2025.

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.