

For Immediate Release

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ORIX JREIT Announces New Debt Financing

TOKYO, June 18, 2025 — ORIX JREIT Inc. announced its decision to implement new debt financing as described below.

1. Description of debt financing

Lender	Loan amount (JPY million)	Interest rate		Borrowing date	Repayment date ^(Note1)	Repayment method and Collateral
MUFG Bank, Ltd.	2,000	Fixed	1.449%	June 20, 2025	September 22, 2031	Bullet payment on the maturity date, Un-secured / Non-guaranteed
Mizuho Bank, Ltd. (Sustainability Linked Loan) ^(Note2)	2,000	Fixed	1.562%	June 20, 2025	June 20, 2032	
Sumitomo Mitsui Banking Corporation	750	Fixed	1.577%	June 20, 2025	June 20, 2032	
MUFG Bank, Ltd.	3,000	Fixed	1.601%	June 20, 2025	December 20, 2032	
Total	7,750					

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 ("SLL") based on our Sustainability Linked Finance Framework. SSL refers to financing which aims to support sustainable business activities and growth from environmental and social perspectives while linking interest rates and other financing terms according to achievement levels to encourage and motivate for borrowers to achieve their targets by setting Key Performance Indicators ("KPI") that are closely related to the borrower's core business activities as Sustainability Performance Targets ("SPT"). The interest rate on this borrowing will be changed depending on the achievement of the following SPT set beforehand. For details of Sustainability Linked Finance Framework, please refer to our website: <https://www.orixjreit.com/en/feature/finance/sustainability-linked-finance/<Target set as SPT>>
SPT: Reduce the KPI for the one year ending March 31, 2029 by at least 32.7% compared to the KPI for a year ended March 31, 2022 "the base year (2021)".
<Change in interest rate upon SPT achievement>
When the above SPT is achieved, the interest rate will be reduced by 0.03% per annum from the time of confirmation on the achievement level until the maturity date.

2. Use of proceeds

To allocate to refinance the long-term loan

Note: For the details, please refer to the press release “ORIX JREIT Announces New Debt Financings” announced on June 11, 2015, “ORIX JREIT Announces New Loan Financings” announced on June 20, 2017, and “ORIX JREIT Announces New Debt Financing” announced on March 16, 2020.

3. Change in interest-bearing liabilities and LTV

Unit: million yen

	Before As of June 18, 2025	After As of June 20, 2025	Change
Short-term loans	4,000	4,000	—
Long-term loans	302,197	302,197	—
Total of loans	306,197	306,197	—
Investment corporation bonds	21,000	21,000	—
Total interest-bearing liabilities	327,197	327,197	—
LTV based on total assets ^(Note)	45.6%	45.6%	—

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, 2025 to the total assets as of the end of the 46th fiscal period ended February 28, 2025. 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 46th fiscal period ended February 28, 2025, has not changed.

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.