

For Immediate Release

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ORIX JREIT Announces New Debt Financing

TOKYO, July 25, 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 <sup>(Note)</sup>	Repayment method and collateral
Development Bank of Japan Inc.	3,000	Fixed	1.229%	July 29, 2025	June 20, 2028	Bullet payment on the maturity date, Un-secured / Non-guaranteed

Note: 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. Use of proceeds

To allocate to refinance the long-term loan

Note: For details, please refer to the press release “ORIX JREIT Announces New Debt Financings” announced on July 24, 2015.

3. Change in interest-bearing liabilities and LTV

Unit: million yen

	Before As of July 25, 2025	After As of July 29, 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 <sup>(Note)</sup>	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.*