

For Immediate Release

REIT Issuer:

ORIX JREIT Inc. (TSE: 8954)
Hiroshi Miura
Executive Director

Asset Management Company:

ORIX Asset Management Corporation
Ikuya Onda
President and CEO

Inquiries:

Takayuki Hirasawa
General Manager
Finance and Investor Relations Department
TEL: +81 3 5776 3323

ORIX JREIT Announces New Debt Financing

TOKYO, September 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
The Bank of Fukuoka, Ltd.	3,500	Floating	Base rate based on JBA 1-month JPY TIBOR + 0.06% ^(Note2)	September 22, 2025	September 20, 2026	Bullet payment on the maturity date, Un-secured / Non-guaranteed
Development Bank of Japan Inc.	3,350	Fixed	1.386%	September 22, 2025	September 20, 2029	
Sumitomo Mitsui Banking Corporation	1,500	Fixed	1.782%	September 22, 2025	March 20, 2032	
Mizuho Bank, Ltd. (Sustainability Linked Loan) ^(Note3)	3,000	Fixed	1.882%	September 22, 2025	September 20, 2033	
Resona Bank, Limited	1,000	Fixed	1.807%	September 22, 2025	September 20, 2033	
The 77 Bank, Ltd. (Sustainability Linked Loan) ^(Note4)	1,000	Fixed	1.640%	September 22, 2025	September 20, 2034	
Total	13,350					

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. 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. 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/>
3. 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, 2030 by at least 37.3% 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.

4. This borrowing will be procured through SLL, and the interest rate will be changed depending on the achievement of the following SPT set beforehand.

<Targets set as SPT>

SPT1: Reduce the KPI for the one year ending March 31, 2028 by at least 28.0% from the KPI of the base year (2021).

SPT2: Reduce the KPI for the one year ending March 31, 2029 by at least 32.7% from the KPI of the base year (2021).

SPT3: Reduce the KPI for the one year ending March 31, 2030 by at least 37.3% from the KPI of the base year (2021).

SPT4: Reduce the KPI for the one year ending March 31, 2031 by at least 42.0% from the KPI of the base year (2021).

<Change in interest rates upon SPT achievement>

When the above SPT is achieved, the interest rate will be reduced by 0.01% 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 October 13, 2015, "ORIX JREIT Announces New Debt Financings" announced on September 12, 2017, "ORIX JREIT Announces New Debt Financing" announced on August 28, 2018, "ORIX JREIT Announces New Debt Financing" announced on June 17, 2020, and "ORIX JREIT Announces New Debt Financing" announced on September 13, 2022

3. Change in interest-bearing liabilities and LTV

Unit: million yen

	Before As of September 18, 2025	After As of September 20, 2025	Change
Short-term loans	4,000	7,500	+3,500
Long-term loans	302,197	298,697	-3,500
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.