

For Immediate Release

REIT Issuer:

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ORIX JREIT Announces New Debt Financing

TOKYO, October 29, 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.	9,000	Floating	Base rate based on JBA 1-month JPY TIBOR + 0.15% ^(Note2)	November 7, 2025	December 20, 2025	Bullet payment on the maturity date, Un-secured / Non-guaranteed
Sumitomo Mitsui Trust Bank, Ltd.	6,000	Floating	Base rate based on JBA 1-month JPY TIBOR + 0.15% ^(Note2)	November 7, 2025	December 20, 2025	
Total	15,000					

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/>

2. Use of proceeds

To allocate to the acquisition of “Holiday Inn Express Osaka City Centre - Midosuji”, which was acquired on October 21, 2025. The asset has been acquired with the borrowing announced on October 14, 2025, and Cash and hands temporarily.

Note: For the details, please refer to the press release “ORIX JREIT Announces New Debt Financing” announced on October 14, 2025, and “ORIX JREIT Announces Acquisition of “Holiday Inn Express Osaka City Centre - Midosuji” and “PRIME SHINYOKOHAMA BUILDING”” announced on October 21, 2025.

3. Change in interest-bearing liabilities and LTV

Unit: million yen

	Before As of October 29, 2025	After As of November 7, 2025	Change
Short-term loans	12,500	27,500	+15,000
Long-term loans	298,697	298,697	—
Total of loans	311,197	326,197	+15,000
Investment corporation bonds	21,000	21,000	—
Total interest-bearing liabilities	332,197	347,197	+15,000
LTV based on total assets ^(Note)	45.9%	47.0%	+1.1%

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 September 1, 2025 to the total assets as of the end of the 47th fiscal period ended August 31, 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.