

For Immediate Release

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ORIX JREIT Announces New Debt Financing and Prepayment of Loan

TOKYO, December 15, 2025 — ORIX JREIT Inc. announced its decision to implement new debt financing and prepayment of loan as described below.

1. Description of debt financing

1) Details of new debt financing

7) Details of new debt financing

| Lender | Loan amount (million yen) | Interest rate | | Borrowing date | Repayment date ^(Note 1) | Repayment method and Collateral |
|-------------------------------------|------------------------------|---------------|--|-------------------|------------------------------------|--|
| The Gunma Bank, Ltd. | 1,000 | Floating | Base rate based on JBA 3-month JPY TIBOR + 0.18% ^(Note 2) | December 22, 2025 | December 20, 2030 | Bullet payment on the maturity date, Un-secured / Non-guaranteed |
| Sumitomo Mitsui Banking Corporation | 2,000 | Fixed | To be determined ^(Note 3) | December 22, 2025 | June 20, 2033 | |
| The Norinchukin Bank | 2,500 | Fixed | To be determined ^(Note 3) | December 22, 2025 | December 20, 2034 | |
| The Norinchukin Bank | 2,500 | Fixed | To be determined ^(Note 3) | December 22, 2025 | December 20, 2035 | |
| Total | 8,000 | | | | | |

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 3-month JPY TIBOR is determined prior to 2 business days from the latest interest payment date. For base rate based on JBA 3-month JPY TIBOR, please see the website of the JBA TIBOR administration. <http://www.jbatibor.or.jp/english/>
3. The interest rate will be announced when applicable interest rate is determined.

2) Use of proceeds

To allocate to refinance the loan

Note: For the details, please refer to the press release “ORIX JREIT Announces New Debt Financing” announced on September 17, 2020, “ORIX JREIT Announces New Debt Financing and Prepayment of Loan” announced on January 13, 2021 and 2. “Description of prepayment” written below.

2. Description of prepayment

1) Details of prepayment loan

| Lender | Loan amount (million yen) | Prepayment amount (million yen) | Applicable interest rate | | Borrowing date | Repayment date | Prepayment date |
|----------------------------------|------------------------------|------------------------------------|--------------------------|--|------------------|------------------|-------------------|
| MUFG Bank, Ltd. | 3,000 | 3,000 | Floating | Base rate based on JBA 1-month JPY TIBOR + 0.50% | October 21, 2025 | October 21, 2026 | December 22, 2025 |
| Sumitomo Mitsui Trust Bank, Ltd. | 6,000 | 2,000 | Floating | Base rate based on JBA 1-month JPY TIBOR + 0.15% | November 7, 2025 | October 20, 2026 | December 22, 2025 |
| Total | 9,000 | 5,000 | | | | | |

Note: For the details, please refer to the press release “ORIX JREIT Announces New Debt Financing” announced on October 14, 2025, and “(Correction) ORIX JREIT Announces Partial Correction to the Press Release “ORIX JREIT Announces New Debt Financing”” announced on October 30, 2025.

2) Prepayment fund source

Proceeds from the loan borrowed by The Norinchukin Bank mentioned above.

3) One-time cost for prepayment

None

3. Change in interest-bearing liabilities and LTV

Unit: million yen

| | Before As of December 15, 2025 | After As of December 22, 2025 | Change |
|---|-----------------------------------|----------------------------------|--------|
| Short-term loans | 27,500 | 22,500 | -5,000 |
| Long-term loans | 304,197 | 308,197 | +4,000 |
| Total of loans | 331,697 | 330,697 | -1,000 |
| Investment corporation bonds | 21,000 | 21,000 | — |
| Total interest-bearing liabilities | 352,697 | 351,697 | -1,000 |
| LTV based on total assets ^(Note) | 47.4% | 47.3% | -0.1% |

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 47th fiscal period ended August 31, 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.