

For Immediate Release

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ORIX JREIT Announces New Debt Financing and Prepayment of Loan

TOKYO, February 13, 2026 — 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

Lender	Loan amount (million yen)	Interest rate		Borrowing date	Repayment date ^(Note 1)	Repayment method and Collateral
The Yamaguchi Bank, Ltd.	1,000	Fixed	To be determined ^(Note 2)	February 20, 2026	June 20, 2032	Bullet payment on the maturity date, Un-secured / Non-guaranteed
Aichi Bank, Ltd. (Green Loan) ^(Note 3)	1,000	Fixed	To be determined ^(Note 2)	February 19, 2026	December 20, 2032	
SBI Shinsei Bank, Limited	2,500	Fixed	To be determined ^(Note 2)	February 20, 2026	June 20, 2033	
The Fukui Bank, Ltd.	1,000	Fixed	To be determined ^(Note 2)	February 20, 2026	June 20, 2033	
SBI Shinsei Bank, Limited	2,500	Fixed	To be determined ^(Note 2)	February 20, 2026	December 20, 2034	
THE TOCHIGI BANK,LTD.	1,000	Fixed	To be determined ^(Note 2)	February 20, 2026	December 20, 2035	
Total	9,000					

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. The interest rate will be announced when applicable interest rate is determined.
3. This debt financing falls under the category of “Green Loan” provided by each bank to be allocated to repay the loan originally borrowed to fund one of our eligible green assets under our Green Finance Framework. For details of Green Finance Framework, please refer to our website: <https://www.orixjreit.com/en/feature/finance/>

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 February 13, 2025, “ORIX JREIT Announces New Debt Financing” announced on October 14, 2025, ‘(Correction) ORIX JREIT

Announces Partial Correction to the Press Release “ORIX JREIT Announces New Debt Financing” announced on October 30, and “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.	9,000	6,000	Floating	Base rate based on JBA 1-month JPY TIBOR + 0.15%	November 7, 2025	October 20, 2026	February 20, 2026
Sumitomo Mitsui Trust Bank, Ltd.	2,000	2,000	Floating	Base rate based on JBA 1-month JPY TIBOR + 0.40%	October 21, 2025	October 21, 2026	February 20, 2026
Sumitomo Mitsui Trust Bank, Ltd.	6,000	1,000	Floating	Base rate based on JBA 1-month JPY TIBOR + 0.15%	November 7, 2025	October 20, 2026	February 20, 2026
Total	17,000	9,000					

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 Yamaguchi Bank, Ltd., SBI Shinsei Bank, Limited, The Fukui Bank, Ltd. and THE TOCHIGI BANK, LTD. mentioned above.

3) One-time cost for prepayment

None

3. Change in interest-bearing liabilities and LTV

Unit: million yen

	Before As of February 13, 2026	After As of February 20, 2026	Change
Short-term loans	22,500	9,500	-13,000
Long-term loans	308,197	317,197	+9,000
Total of loans	330,697	326,697	-4,000
Investment corporation bonds	21,000	21,000	—
Total interest-bearing liabilities	351,697	347,697	-4,000
LTV based on total assets (Note)	47.3%	47.1%	-0.2%

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.