ORIX JREIT Inc.

Supplementary Material on Press Release Announced on March 10, 2026

ORIX JREIT Inc.
March 10, 2026

Note: 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.

Promoted strategic transactions to achieve 3%+ DPU growth (1/2)

Built a portfolio to enhance unitholder value, primarily anchored in offices

Since FP25/8

Acquired assets (total acquisition price：85.9 bil yen)

Office

KAMATA PRIME

Acquisition date(scheduled)	Mar. 31, 2026
Acquisition price	11.3 bil yen
Appraisal value (As of acquisition)	12 bil yen
Appraisal NOI yield	3.8%
Appraisal yield after depreciation	3.5%
Building age	15.9 years

Hotel

Holiday Inn Express Osaka City Centre - Midosuji

Acquisition date	Oct. 21, 2025
Acquisition price	22.516 bil yen
Appraisal value (As of acquisition)	26.4 bil yen
Appraisal NOI yield	4.6%
Appraisal yield after depreciation	4.2%
Building age	6.7 years

Hotel

MIMARU SUITES Kyoto Shijo

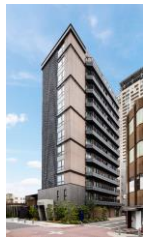
Acquisition date	Apr. 1, 2025
Acquisition price	2.55 bil yen
Appraisal value (As of acquisition)	3.66 bil yen
Appraisal NOI yield	7.6%
Appraisal yield after depreciation	4.1%
Building age	4.5 years

Office

PRIME SHINYOKOHAMA BUILDING

Acquisition date	Nov. 20, 2025
Acquisition price	9.25 bil yen
Appraisal value (As of acquisition)	9.9 bil yen
Appraisal NOI yield	4.2%
Appraisal yield after depreciation	3.8%
Building age	30.7 years

Hotel



MIMARU Osaka Shinsaibashi East

Acquisition date	Apr. 1, 2025
Acquisition price	5.3 bil yen
Appraisal value (As of acquisition)	6.59 bil yen
Appraisal NOI yield	5.0%
Appraisal yield after depreciation	4.0%
Building age	4.1 years

Hotel

Hotel Universal Port Vita

Acquisition date	Mar. 31, 2025
Acquisition price	35 bil yen
Appraisal value (As of acquisition)	37 bil yen
Appraisal NOI yield	5.1%
Appraisal yield after depreciation	3.6%
Building age	7.0 years

Note: Appraisal NOI yield and appraisal yield after depreciation of acquired assets are calculated by dividing appraisal NOI and appraisal income after depreciation by acquisition price. Appraisal NOI of acquired assets is net operating income based on direct capitalization method indicated in an appraisal report at the time of decision to acquire. Appraisal income after depreciation is calculated as appraisal NOI minus depreciation expense estimated by OAM.

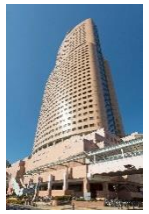
Promoted strategic transactions to achieve 3%+ DPU growth (2/2)

Enhanced profitability and improved portfolio age through asset replacement

Since FP25/8

Disposed assets (total disposition price：35.1 bil yen)

Office



Hamamatsu Act Tower

Disposition date (2 installments)	Mar. 27, 2026 Sep. 1, 2026
Disposition price (Total)	17.15 bil yen
Appraisal value (As of disposition)	14.7 bil yen
NOI yield	6.9%
Yield after depreciation	3.9%
Building age	31.6 years

Office

Aoyama Suncrest Building

Disposition date (3 installments)	Mar. 31, 2025 Sep. 1, 2025 Mar. 2, 2026
Disposition price (Total)	16.99 bil yen
Appraisal value (As of disposition)	13.36 bil yen
NOI yield	1.7%
Yield after depreciation	1.5%
Building age	45.2 years

Retail

Kita Aoyama Building

Disposition date	Mar. 31, 2025
Disposition price	1.01 bil yen
Appraisal value (As of disposition)	1.01 bil yen
NOI yield	3.4%
Yield after depreciation	2.8%
Building age	17.0 years

Effect of Asset Replacement since FP25/8

1 Income Growth (Note1,2)

Disposed assets	Acquired assets
NOI：1.51 bil yen Income after depreciation：0.96 bil yen	Appraisal NOI：4.09 bil yen Appraisal income after Depreciation：3.26 bil yen

2 Profitability Improvement (Note3)

Disposed assets	Acquired assets
NOI yield：4.3% Yield after depreciation：2.7%	Appraisal NOI yield：4.8% Appraisal yield after depreciation：3.8%

3 Building Age Improvement (Note4)

Disposed assets	Acquired assets
Average building age：37.0 years	Average building age：10.4 years

4 Property acquisition to enhance unitholder value

Acquired assets

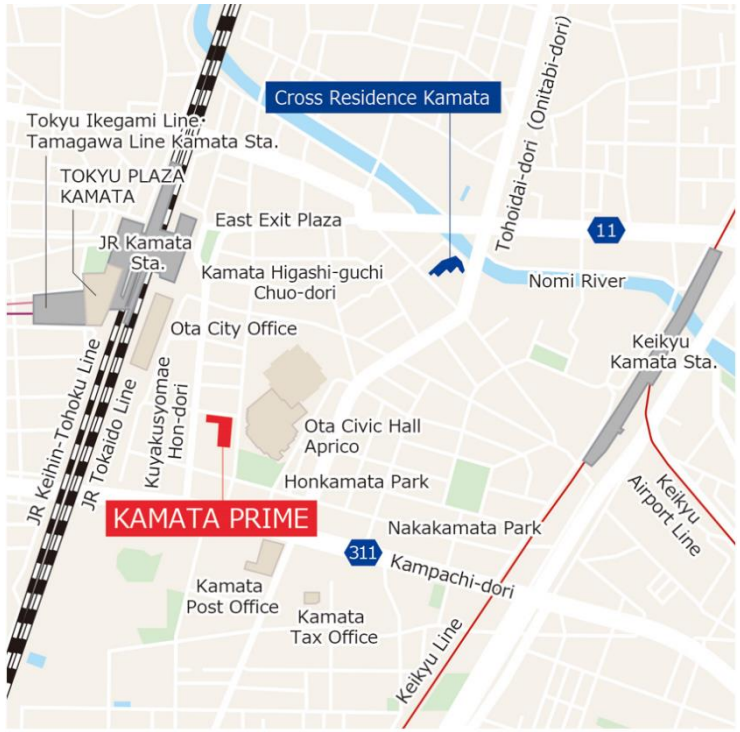
- Offices with excellent transportation access and potential for future rent increases
- Hotels in the greater Osaka area capturing inbound demand

Note1: Appraisal NOI of acquired assets is net operating income based on direct capitalization method indicated in an appraisal report at the time of decision to acquire. Appraisal income after depreciation is calculated as appraisal NOI minus depreciation expense estimated by OAM.
Note2: NOI and income after depreciation of disposed assets is the sum of actual figures for two fiscal periods before the fiscal period to which the disposition date belongs. However, it is calculated as the sum of actual figures for 25/2 and 25/8 for "Hamamatsu Act Tower".
Note3: Appraisal NOI yield and appraisal yield after depreciation of acquired assets are calculated by dividing appraisal NOI and appraisal income after depreciation by acquisition price. NOI yield and yield after depreciation of disposed assets is calculated by dividing NOI and income after depreciation by disposition price.
Note4: Building age is calculated on a weighted average basis by acquisition price as of acquisition date for acquisition properties and disposition date for disposition properties.

KAMATA PRIME

Highly desirable property with excellent access, capturing office demand in greater Tokyo area

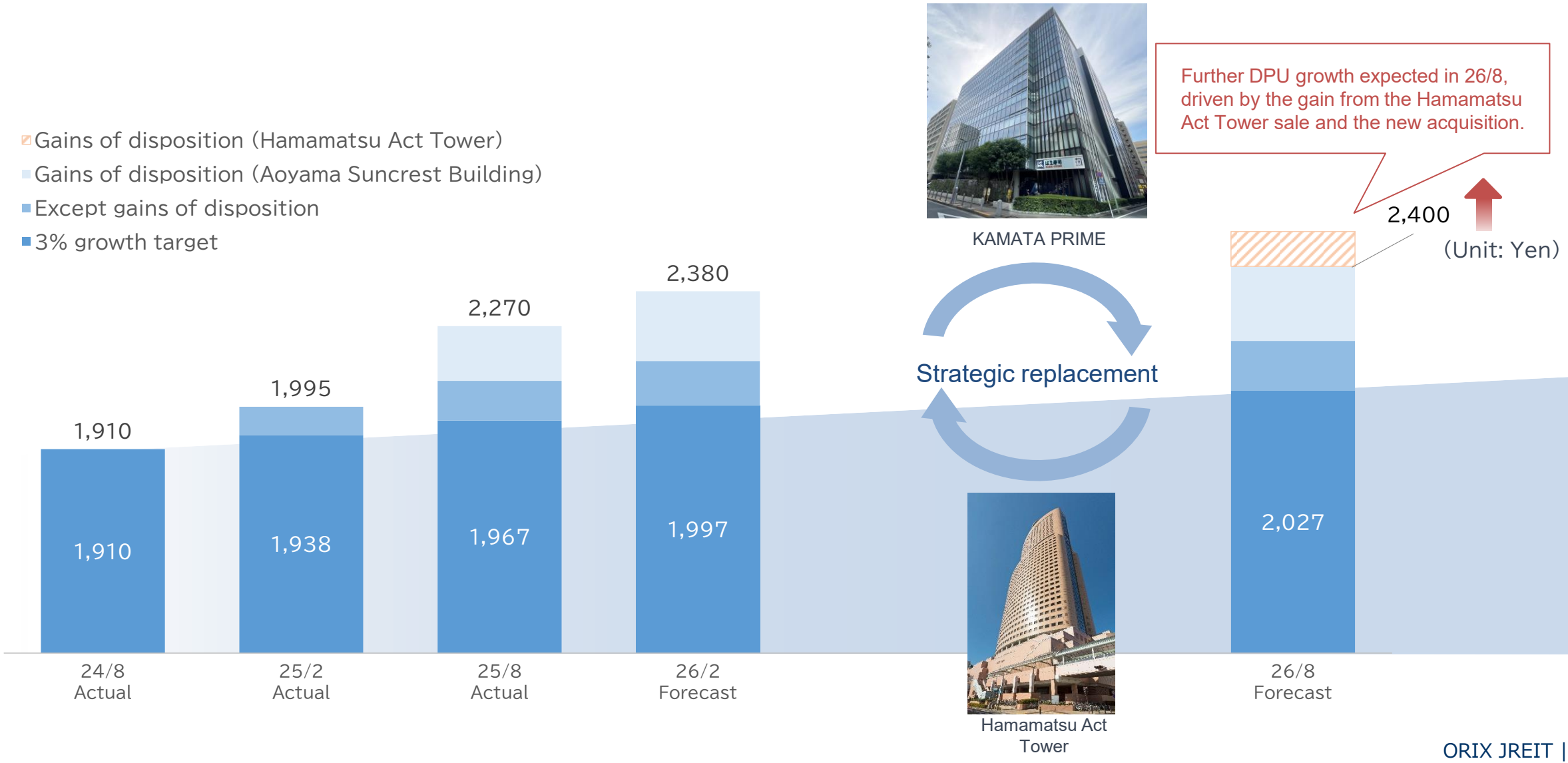
Location	Kamata, Ota-ku, Tokyo
Completion	May 2010
Land area / Building area	1,437.68㎡/ 7,963.47㎡
Transaction date	March 31, 2026
Acquisition price	11,300 million yen
Appraisal value	12,000 million yen
Appraisal NOI yield	3.8%
Appraisal yield after depreciation	3.5%
Occupancy rate (As of the end of Dec. 2025)	100%



- Located approx. a 5-minute walk from “Kamata” station on JR Keihin-Tohoku Line, Tokyu Ikegami Line and Tamagawa Line, and approx. a 9-minute walk from “Keikyu Kamata” station on Keikyu Line offering access to two railway stations. It has excellent access to central Tokyo and Haneda Airport.
- A high-grade building with large floor space which is rare in this area with specifications that meet large tenants’ demand. Given the limited supply of office buildings in the area, capturing the robust office demand in the greater Tokyo area would enable future upside potential.

Achieved 3%+ DPU growth by rent increases and strategic replacement

Realize unrealized gains over two fiscal periods through the disposition of Hamamatsu Act Tower



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Asset Management Company：
ORIX Asset Management Corporation