

ORIX JREIT Inc.

Supplementary Material on Press Release Announced on March 31, 2026

ORIX JREIT Inc.
March 31, 2026

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

Built a value-enhancing portfolio by leveraging a diversified REIT's flexibility

Since FP25/8

Acquired assets (total acquisition price : 92.3 bil yen)

Residential



Baysidepark Osaka South Residences

Acquisition date	Apr. 28, 2026
Acquisition price	3.54 bil yen
Appraisal value (As of acquisition)	3.97 bil yen
Appraisal NOI yield	4.2%
Appraisal yield after depreciation	3.0%
Building age	1.9 years

Residential



Baysidepark Osaka North Residences

Acquisition date	Apr. 28, 2026
Acquisition price	2.86 bil yen
Appraisal value (As of acquisition)	3.18 bil yen
Appraisal NOI yield	4.2%
Appraisal yield after depreciation	3.0%
Building age	2.2 years

Office



KAMATA PRIME

Acquisition date	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

Office



PRIME SHINYOKOHAM A 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



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 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



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

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

Effect of 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%
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%
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

1 Income Growth ^(Note1,2)

Disposed assets	Acquired assets
NOI: 1.51 bil yen Income after depreciation : 0.96 bil yen	Appraisal NOI: 4.36 bil yen Appraisal income after Depreciation: 3.45 bil yen

2 Profitability Improvement ^(Note3)

Disposed assets	Acquired assets
NOI yield: 4.3% Yield after depreciation: 2.7%	Appraisal NOI yield: 4.7% Appraisal yield after depreciation: 3.7%

3 Building Age Improvement ^(Note4)

Disposed assets	Acquired assets
Average building age: 37.0 years	Average building age: 9.8 years

4 Property acquisition to enhance unitholder value

Acquired assets
<ul style="list-style-type: none"> Offices and residential properties offering 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".

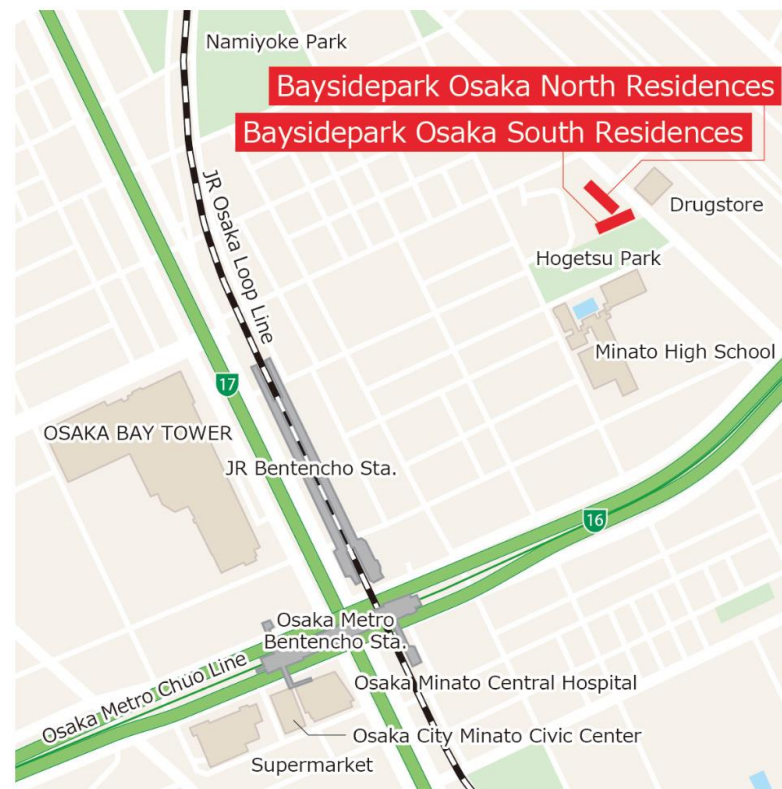
Note3: Appraisal NOI yield and appraisal yield after depreciation of acquired assets are calculated by dividing appraisal NOI and appraisal income after depreciation by acquisition price. NOI yield and yield after depreciation of disposed assets is calculated by dividing NOI and income after depreciation 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.

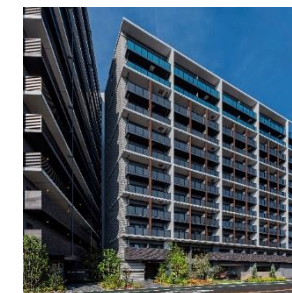
Baysidepark Osaka South Residences / North Residences

Properties with excellent access to business and commercial area in Osaka

Property name	Baysidepark Osaka South Residences	Baysidepark Osaka North Residences
Location	Minato-ku, Osaka-shi, Osaka	Minato-ku, Osaka-shi, Osaka
Completion	May 2024	February 2024
Land area / Building area	1,358.51m ² / 4,468.28m ²	1,094.94m ² / 3,547.05m ²
Acquisition date	April 28, 2026	April 28, 2026
Acquisition price	3,540 million yen	2,860 million yen
Appraisal value	3,970 million yen	3,180 million yen
Appraisal NOI yield	4.2%	4.2%
Appraisal yield after depreciation	3.0%	3.0%
Occupancy rate (As of the end of Jan. 2026)	92.2%	95.1%



Baysidepark Osaka South Residences



Baysidepark Osaka North Residences

- Located approx. a 7-minute walk from “Bentencho” Station on the JR Osaka Loop Line and approx. a 9-minute walk from “Bentencho” Station on the Osaka Metro Chuo Line, offering excellent access to major business and commercial districts in Osaka, including Umeda, Namba, and Hommachi.
- A favorable living environment with convenient retail and service facilities supporting competitiveness and solid future upside potential.

Disclaimer

This document was provided and released solely with the intent of providing information. This document should not be construed as an offer or solicitation to buy or sell any specific product, including investment units.

This document is not a disclosure document or statement of financial performance required by, or based on, Japan's Financial Instruments and Exchange Law, Investment Trust and Investment Corporation Law, related cabinet orders, cabinet office ordinances or rules, the rules governing companies listed on the Tokyo Stock Exchange, or any other applicable rules.

This document contains forward-looking statements, including forecasts of financial position, results of operations, and business-related matters, as well as statements related to the plans and goals of OJR and the management of ORIX Asset Management Corporation that provides asset management services for OJR. However, there are a number of known and unknown risks and uncertainties that can cause actual results or OJR's performance to differ materially from any explicit or implicit forecasts contained herein. These forward-looking statements also rest on a number of assumptions with regard to OJR's present and future management strategies, as well as the political and economical environments in which OJR will conduct its future business operations.

Unitholders of the OJR may suffer loss when unit prices decline in the market or an amount of distributions declines, according to economic and interest rate circumstances, a balance of supply and demand for units, real estate market environment, fluctuations of prices of, and rent revenues from real estate properties under management, disasters, aggravation of financial status of OJR and other reasons.

Although the information contained in this document is the best available at the time of publication, no assurances can be given regarding the accuracy, certainty, validity or fairness of this information. The content of this document can be modified or withdrawn without prior notice.

Asset Management Company :
ORIX Asset Management Corporation