

For Immediate Release

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ORIX JREIT Announces New Debt Financing

TOKYO, April 24, 2026 — ORIX JREIT Inc. announced its decision to implement new debt financing as described below.

1. Description of debt financing

Lender	Loan amount (million yen)	Interest rate		Borrowing date	Repayment date <sup>(Note 1)</sup>	Repayment method and Collateral
Sumitomo Mitsui Trust Bank, Ltd.	2,500	Floating	Base rate based on JBA 3-month JPY TIBOR + 0.15% <sup>(Note2)</sup>	April 28, 2026	March 23, 2027	Bullet payment on the maturity date, Un-secured / Non-guaranteed
MUFG Bank, Ltd.	2,500	Floating	Base rate based on JBA 1-month JPY TIBOR + 0.15% <sup>(Note2)</sup>	April 28, 2026	March 23, 2027	
Total	5,000					

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 or JBA 1-month JPY TIBOR is determined prior to 2 business days from the latest interest payment date. For base rate, 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 “Baysidepark Osaka South Residences” and “Baysidepark Osaka North Residences”.

Note: For the details, please refer to the press release ‘ORIX JREIT Announces Acquisition of “Baysidepark Osaka South Residences” and “Baysidepark Osaka North Residences”’ announced on March 31, 2026.

### 3. Change in interest-bearing liabilities and LTV

Unit: million yen

	Before As of April 24, 2026	After As of April 28, 2026	Change
Short-term loans	15,500	20,500	+5,000
Long-term loans	317,197	317,197	—
Total of loans	332,697	337,697	+5,000
Investment corporation bonds	21,000	21,000	—
Total interest-bearing liabilities	353,697	358,697	+5,000
LTV based on total assets <sup>(Note)</sup>	47.2%	47.6%	+0.4%

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 March 1, 2026 to the total assets as of the end of the 48th fiscal period ended February 28, 2026. 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.*