

For Immediate Release

REIT Issuer:

ORIX JREIT Inc. (TSE: 8954)
Yukako Oshimi
Executive Director

Asset Management Company:

ORIX Asset Management Corporation
Ikuya Onda
President and CEO

Inquiries:

Takayuki Hirasawa
General Manager
Financial Planning Department
TEL: +81 3 5776 3323

ORIX JREIT Announces New Debt Financing

TOKYO, June 18, 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 ^(Note 1)	Repayment method and Collateral
Sumitomo Mitsui Trust Bank, Limited	1,000	Floating	Base rate based on JBA 1-month JPY TIBOR + 0.15% ^(Note2)	June 22, 2026	June 20, 2027	Bullet payment on the maturity date, Un-secured / Non-guaranteed
MUFG Bank, Ltd.	1,000	Floating	Base rate based on JBA 1-month JPY TIBOR + 0.15% ^(Note2)	June 22, 2026	June 20, 2027	
Development Bank of Japan Inc.	2,000	Fixed	1.82%	June 22, 2026	June 20, 2029	
Tokio Marine & Nichido Fire Insurance Co., Ltd.	1,000	Fixed	1.74%	June 22, 2026	June 20, 2029	
Sumitomo Mitsui Banking Corporation	3,200	Floating	Base rate based on JBA 1-month JPY TIBOR + 0.29% ^(Note2)	June 22, 2026	June 20, 2036	
SBI Shinsei Bank, Limited (Green Loan) ^(Note 3)	2,000	Floating	Base rate based on JBA 3-month JPY TIBOR + 0.20% ^(Note2)	June 22, 2026	June 20, 2036	
Total	10,200					

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/>
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 long-term loan

Note: For the details, please refer to the press release “ORIX JREIT Announces New Debt Financing” announced on July 23, 2019, “ORIX JREIT Announces New Debt Financing” announced on July 22, 2020, “ORIX JREIT Announces New Debt Financing” announced on February 17, 2021, “ORIX JREIT Announces New Debt Financing” announced on March 17, 2021, “ORIX JREIT Announces New Debt Financing” announced on June 10, 2022, and “ORIX JREIT Announces New Debt Financing” announced on July 26, 2023.

3. Change in interest-bearing liabilities and LTV

Unit: million yen

	Before As of June 18, 2026	After As of June 22, 2026	Change
Short-term loans	20,500	22,500	+2,000
Long-term loans	317,197	315,197	-2,000
Total of loans	337,697	337,697	—
Investment corporation bonds	21,000	21,000	—
Total interest-bearing liabilities	358,697	358,697	—
LTV based on total assets ^(Note)	47.6%	47.6%	—

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 48th fiscal period ended February 28, 2026, 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.