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 and Prepayment of Loan

TOKYO, July 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 OITA BANK, LTD.	1,000	Floating	Base rate based on JBA 1-month JPY TIBOR + 0.19% (Note2)	July 21, 2026	June 20, 2031	Bullet payment on the maturity date, Un-secured / Non-guaranteed
The Gunma Bank, Ltd.	1,000	Floating	Base rate based on JBA 3-month JPY TIBOR + 0.18% (Note2)	July 21, 2026	June 20, 2031	
Daishi Hokuetsu Bank, Ltd.	1,000	Floating	Base rate based on JBA 3-month JPY TIBOR + 0.18% (Note2)	July 21, 2026	June 20, 2031	
The Kiyo Bank, Ltd.	1,000	Floating	Base rate based on JBA 3-month JPY TIBOR + 0.20% (Note2)	July 21, 2026	June 20, 2032	
The Hachijuni Nagano Bank, Ltd.	1,000	Floating	Base rate based on JBA 1-month JPY TIBOR + 0.22% (Note2)	July 21, 2026	June 20, 2033	
The Fukui Bank, Ltd.	1,000	Floating	Base rate based on JBA 1-month JPY TIBOR + 0.22% (Note2)	July 21, 2026	June 20, 2033	
Resona Bank, Limited	1,000	Floating	Base rate based on JBA 1-month JPY TIBOR + 0.16% (Note2)	July 21, 2026	March 20, 2034	
Resona Bank, Limited	2,000	Floating	Base rate based on JBA 1-month JPY TIBOR + 0.18% (Note2)	July 21, 2026	March 20, 2035	

Mizuho Trust & Banking Co., Limited	3,000	Floating	Base rate based on JBA 1-month JPY TIBOR + 0.20% (Note2)	July 21, 2026	June 20, 2036	
Total	12,000					

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 refinance the loan

Note: For the details, please refer to the press release '(Correction) ORIX JREIT Announces Partial Correction to the Press Release "ORIX JREIT Announces New Debt Financing"' announced on October 30, 2025, "ORIX JREIT Announces New Debt Financing" announced on March 24, 2026, "ORIX JREIT Announces New Debt Financing" announced on June 18, 2026, 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
Sumitomo Mitsui Trust Bank, Ltd.	6,000	2,500	Floating	Base rate based on JBA 1-month JPY TIBOR + 0.15%	November 7, 2025	October 20, 2026	July 21, 2026
MUFG Bank, Ltd.	9,000	2,500	Floating	Base rate based on JBA 1-month JPY TIBOR + 0.15%	November 7, 2025	October 20, 2026	July 21, 2026
Sumitomo Mitsui Trust Bank, Ltd.	3,000	3,000	Floating	Base rate based on JBA 1-month JPY TIBOR + 0.3%	March 31, 2026	March 23, 2027	July 21, 2026
MUFG Bank, Ltd	3,000	3,000	Floating	Base rate based on JBA 1-month JPY TIBOR + 0.3%	March 31, 2026	March 23, 2027	July 21, 2026
Sumitomo Mitsui Trust Bank, Ltd.	1,000	500	Floating	Base rate based on JBA 1-month JPY TIBOR + 0.15%	June 22, 2026	June 20, 2027	July 21, 2026
MUFG Bank, Ltd	1,000	500	Floating	Base rate based on JBA 1-month JPY TIBOR + 0.15%	June 22, 2026	June 20, 2027	July 21, 2026
Total	23,000	12,000					

Note: For the details, please refer to the press release '(Correction) ORIX JREIT Announces Partial Correction to the Press Release "ORIX JREIT Announces New Debt Financing"' announced on October 30, 2025, "ORIX JREIT Announces New Debt Financing" announced on March 24, 2026, and "ORIX JREIT Announces New Debt Financing" announced on June 18, 2026.

2) Prepayment fund source

Proceeds from the loan mentioned above.

3) One-time cost for prepayment

None

Unit: million yen

3. Change in interest-bearing liabilities and LTV

	Before As of July 13, 2026	After As of July 21, 2026	Change
Short-term loans	22,500	10,500	-12,000
Long-term loans	315,197	327,197	+12,000
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.