ORIX JREIT Inc.

For Immediate Release

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# ORIX JREIT Announces New Debt Financing and Prepayment of Loan

TOKYO, August 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 Hyakugo Bank,Ltd. | 1,000 | Floating | Base rate based on JBA 3-month JPY TIBOR + 0.18% (Note2) | August 20, 2026 | June 20, 2031 | Bullet payment on the maturity date, Un-secured / Non-guaranteed |
| The Ogaki Kyoritsu Bank, Ltd. | 1,000 | Floating | Base rate based on JBA 3-month JPY TIBOR + 0.20% (Note2) | August 20, 2026 | June 20, 2036 | |
| The Higo Bank, Ltd. (Sustainability Linked Loan) (Note3) | 1,000 | Floating | Base rate based on JBA 3-month JPY TIBOR + 0.18% (Note2) | August 27, 2026 | June 20, 2033 | |
| Total | 3,000 | | | | | |

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 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 borrowing will be procured through Sustainability Linked Loan ("SLL") based on our Sustainability Linked Finance Framework. SLL refers to financing which aims to support sustainable business activities and growth from environmental and social perspectives while linking interest rates and other financing terms according to achievement levels to encourage and motivate for borrowers to achieve their targets by setting Key Performance Indicators ("KPI") that are closely related to the borrower's core business activities as Sustainability Performance Targets ("SPT").The interest rate on this borrowing will be changed depending on the achievement of the following SPT set beforehand. For details of Sustainability Linked Finance Framework, please refer to our website: https://www.orixjreit.com/en/feature/finance/sustainability-linked-finance/

   <Target set as SPT>
   SPT: Reduce the KPI for the one year ending March 31, 2031 by at least 42.0% compared to the KPI for a year ended March 31, 2022 "the base year (2021)".
   <Change in interest rate upon SPT achievement>
   When the above SPT is achieved, the interest rate will be reduced by 0.01% per annum from the time of confirmation on the achievement level until the maturity date.

2) Use of proceeds

To allocate to the acquisition of "Tenjin North Front Building" and to refinance the loan

Note: For the details, please refer to the press release "ORIX JREIT Announces Acquisition of "Tenjin North Front Building"" announced on August 28, 2024, '(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 June 18, 2026, "(Change) ORIX JREIT Announces Acquisition of "Tenjin North Front Building"" announced today 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 | 500 | Floating | Base rate based on JBA 1-month JPY TIBOR + 0.15% | November 7, 2025 | October 20, 2026 | August 20, 2026 |
| MUFG Bank, Ltd. | 9,000 | 500 | Floating | Base rate based on JBA 1-month JPY TIBOR + 0.15% | November 7, 2025 | October 20, 2026 | August 20, 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 | August 20, 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 | August 20, 2026 |
| Total | 17,000 | 2,000 | | | | | |

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, 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

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

Unit: million yen

| | Before As of August 13, 2026 | After As of August 27, 2026 | Change |
|---|---|---|---|
| Short-term loans | 10,500 | 8,500 | -2,000 |
| Long-term loans | 327,197 | 330,197 | +3,000 |
| Total of loans | 337,697 | 338,697 | +1,000 |
| Investment corporation bonds | 21,000 | 21,000 | — |
| Total interest-bearing liabilities | 358,697 | 359,697 | +1,000 |
| 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.