ORIX JREIT Inc.

Supplementary Material on Press Release Announced on August 26, 2026

ORIX JREIT Inc.
August 26, 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：132.3 bil yen)

Office

Toyosu
Prime Square

Acquisition date	Sep. 30, 2026
Acquisition price	29.4 bil yen
Appraisal value	29.75 bil yen
Appraisal NOI yield	3.7%
Appraisal yield after depreciation	3.3%
Building age	16.1 years

Office

Naha Shin-Toshin
Center Building
(Additional Acquisition)

Acquisition date (5 installments)	Aug. 31, 2026 Sep. 1, 2026 Aug. 31, 2027 Sep. 1, 2027 Aug. 31, 2028
Acquisition price (Total)	10.6 bil yen
Appraisal value	10.6 bil yen
Appraisal NOI yield	4.9%
Appraisal yield after depreciation	3.8%
Building age	15.1 years

Residential

Baysidepark Osaka
South Residences

Acquisition date	Apr. 28, 2026
Acquisition price	3.54 bil yen
Appraisal value	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	3.18 bil yen
Appraisal NOI yield	4.2%
Appraisal yield after depreciation	3.0%
Building age	2.2 years

Office

KAMATA PRIME

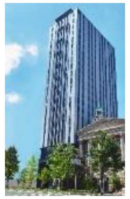
Acquisition date	Mar. 31, 2026
Acquisition price	11.3 bil yen
Appraisal value	12 bil yen
Appraisal NOI yield	3.8%
Appraisal yield after depreciation	3.5%
Building age	15.9 years

Office

PRIME
SHINYOKOHAMA
BUILDING

Acquisition date	Nov. 20, 2025
Acquisition price	9.25 bil yen
Appraisal value	9.9 bil yen
Appraisal NOI yield	4.2%
Appraisal yield after depreciation	3.8%
Building age	30.7 years

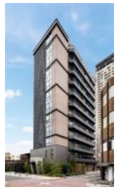
Hotel



Holiday Inn Express Osaka
City Centre - Midosuji

Acquisition date	Oct. 21, 2025
Acquisition price	22.516 bil yen
Appraisal value	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	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	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	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.

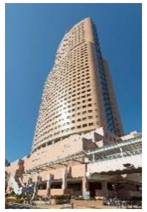
Promoted strategic transactions to achieve 3%+ DPU growth (2/2)

Enhanced profitability and improved portfolio age through asset replacement

Since FP25/8

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	7.1%
Yield after depreciation	3.8%
Building age	31.6 years

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%
Yield after depreciation	1.5%
Building age	45.2 years

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

Effect of Asset Replacement since FP25/8

1 Income Growth (Note1,2)

Disposed assets		Acquired assets
NOI：1.54 bil yen Income after depreciation： 0.94 bil yen	▶	Appraisal NOI：5.98 bil yen Appraisal income after Depreciation：4.82 bil yen

2 Profitability Improvement (Note3)

Disposed assets		Acquired assets
NOI yield：4.4% Yield after depreciation：2.7%	▶	Appraisal NOI yield：4.5% Appraisal yield after depreciation：3.6%

3 Building Age Improvement (Note4)

Disposed assets		Acquired assets
Average building age：37.0 years	▶	Average building age：11.6 years

4 Property acquisition to enhance unitholder value

Acquired assets

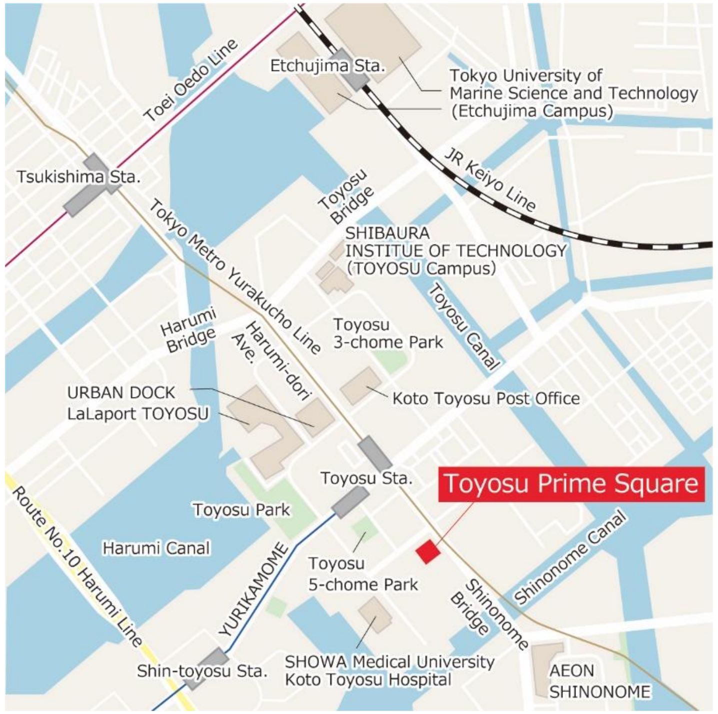
- Offices and residential properties offering potential for future rent increases
- Hotels in the greater Osaka area capturing inbound demand

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 1st disposition date belongs.
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.

Toyosu Prime Square

Highly competitive large-scale office building with excellent access and superior specifications

Location	Toyosu, Koto-ku, Tokyo
Completion	August 2010
Land area / Building area	10,254.91㎡/ 41,741.18㎡
Transaction date	September 30, 2026
Acquisition price	29,400 million yen
Appraisal value	29,750 million yen
Appraisal NOI yield	3.7%
Appraisal yield after depreciation	3.3%
Occupancy rate (As of the end of June 2026)	100%



- Located approximately a 3-minute walk from “Toyosu” station on the Tokyo Metro Yurakucho Line and the Yurikamome Line. Facing “Harumi-dori Avenue”, with excellent transportation accessibility and convenient access to central Tokyo.
- Offers strong tenant appeal, featuring a large standard lease floor space and a column-free structure that allows efficient layouts.
- Close to central Tokyo with steady demand from large corporations' back-office operations.

Naha Shin-Toshin Center Building (Additional Acquisition)

High-growth office and hotel with full ownership enabling more flexible leasing

Location	Omoromachi, Naha-shi, Okinawa
Completion	July 2011
Land area / Building area	7,880.42㎡/ 34,180.43㎡
Transaction date (5 installments)	August 31, 2026 September 1, 2026 August 31, 2027 September 1, 2027 August 31, 2028
Acquisition price	10,600 million yen
Appraisal value	10,600 million yen
Appraisal NOI yield	4.9%
Appraisal yield after depreciation	3.8%
Occupancy rate (As of the end of June 2026)	98.1%

- Located approximately 5-minute walk from “Omoromachi” Station on the Yui Rail where administrative, cultural, financial, and commercial facilities are concentrated and offers convenient access to the center of Naha City.
- The additional acquisition will result in OJR obtaining full ownership of the property, allowing for lower operational costs and more flexible leasing strategies. Furthermore, the property is currently highly profitable, while a gap remains between existing rents and market rents for both office and hotel uses, providing potential for future rent increases.

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Asset Management Company：
ORIX Asset Management Corporation