

For Immediate Release

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ORIX JREIT Announces New Debt Financing

TOKYO, September 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 ^(Note 2)	4,000	Floating	Base rate based on JBA 1-month JPY TIBOR + 0.30% ^(Note3)	September 30, 2026	September 21, 2027	Bullet payment on the maturity date, Un-secured / Non-guaranteed
MUFG Bank, Ltd. ^(Note 2)	4,000	Floating	Base rate based on JBA 1-month JPY TIBOR + 0.30% ^(Note3)	September 30, 2026	September 21, 2027	
Sumitomo Mitsui Trust Bank, Limited	3,000	Floating	Base rate based on JBA 3-month JPY TIBOR + 0.18% ^(Note3)	September 30, 2026	September 20, 2034	
Mizuho Bank, Ltd. (Sustainability Linked Loan) ^(Note4)	3,000	Floating	Base rate based on JBA 1-month JPY TIBOR + 0.19% ^(Note3)	September 30, 2026	March 20, 2035	
Mizuho Bank, Ltd. (Sustainability Linked Loan) ^(Note4)	3,000	Floating	Base rate based on JBA 1-month JPY TIBOR + 0.21% ^(Note3)	September 30, 2026	September 20, 2035	
Mizuho Bank, Ltd. (Sustainability Linked Loan) ^(Note4)	4,000	Floating	Base rate based on JBA 1-month JPY TIBOR + 0.23% ^(Note3)	September 30, 2026	September 20, 2036	
Sumitomo Mitsui Banking Corporation	3,000	Floating	Base rate based on JBA 1-month JPY TIBOR + 0.23% ^(Note3)	September 30, 2026	September 20, 2036	
MUFG Bank, Ltd.	3,000	Floating	Base rate based on JBA 1-month JPY TIBOR + 0.23% ^(Note3)	September 30, 2026	September 20, 2036	
Total	27,000					

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. This borrowing is pursuant to the commitment line agreement.

3. 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/>
4. 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 0.03% 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 "Toyosu Prime Square".

Note: For the details, please refer to the press release "ORIX JREIT Announces Acquisition of "Toyosu Prime Square" and "Naha Shin-Toshin Center Building (Additional Acquisition)" announced on August 26, 2026.

3. Change in interest-bearing liabilities and LTV

Unit: million yen

	Before As of September 24, 2026	After As of September 30, 2026	Change
Short-term loans	—	8,000	+8,000
Long-term loans	333,197	352,197	+19,000
Total of loans	333,197	360,197	+27,000
Investment corporation bonds	21,000	21,000	—
Total interest-bearing liabilities	354,197	381,197	+27,000
LTV based on total assets ^(Note)	47.2%	49.1%	—

Note1: "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.