

For Immediate Release

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ORIX JREIT Announces New Debt Financing

TOKYO, June 14, 2024 — ORIX JREIT Inc. announces that its asset management company, ORIX Asset Management Corporation, determined new debt financing as described below.

1. Description of debt financing

Lender	Loan amount (JPY million)	Interest rate (Note1)		Drawdown date	Maturity date	Repayment method and Collateral
Sumitomo Mitsui Banking Corporation (Sustainability Linked Loan) ^(Note2)	3,000	Fixed	To be determined	June 20, 2024	June 20, 2029	Bullet payment on the maturity date, Unsecured / Non-guaranteed
MUFG Bank, Ltd. (Sustainability Linked Loan) ^(Note2)	2,630	Fixed	To be determined	June 20, 2024	June 20, 2030	
SBI Shinsei Bank, Limited (Sustainability Linked Loan) ^(Note3)	1,000	Fixed	To be determined	June 20, 2024	June 20, 2031	
Resona Bank, Limited (Green Loan) ^(Note4)	1,000	Fixed	To be determined	June 20, 2024	June 20, 2031	
Total	7,630					

Note:

- 1 The interest rate will be announced when applicable interest rate is determined.
- 2 This borrowing will be procured through Sustainability Linked Loan (“SLL”) based on our Sustainability Linked Finance Framework. SSL 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/initiatives6.html?id=ini_06_05
<Targets set as SPT>
SPT: Reduce the KPI for a year ending March 31, 2026 by at least 18.7% compared to the KPI for a year ended March 31, 2022 “the base year (2021)”.<Change in interest rates 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.
Notice will be given if the interest rate is changed.
- 3 This borrowing will be procured through SLL, and the interest rate will be changed depending on the achievement of the following SPT set beforehand.
<Targets set as SPT>

SPT1: Reduce the KPI for a year ending March 31, 2025 by at least 14.0% from the KPI for the base year (2021).

SPT2: Reduce the KPI for the one year ending March 31, 2027 by at least 23.3% from the KPI of the base year (2021).

<Change in interest rates 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.

Notice will be given if the interest rate is changed.

- 4 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/initiatives6.html?id=ini_06_01

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 Financings” announced on June 11, 2015, May 25, 2016 and July 21, 2016.

3. Change in interest-bearing liabilities and LTV post-drawdown

Unit: million yen

	Pre-drawdown As of June 14, 2024	Post-drawdown As of June 20, 2024	Change
Short-term loans	10,500	10,500	—
Long-term loans	263,587	263,587	—
Total of loans	274,087	274,087	—
Investment corporation bonds	26,000	26,000	—
Total interest-bearing liabilities	300,087	300,087	—
LTV based on total assets ^(Note)	43.7%	43.7%	—

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, 2024 to the total assets as of the end of the 44th fiscal period ended February 29, 2024. 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 44th fiscal period ended February 29, 2024, has not changed.

Note: 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.