

For Immediate Release

REIT Issuer:
 ORIX JREIT Inc. (TSE: 8954)
 Hiroshi Miura
 Executive Director

Asset Management Company:
 ORIX Asset Management Corporation
 Mitsuru Tanaka
 President and CEO

Inquiries:
 Kazufumi Itabashi
 Head of Finance and Investor Relations
 TEL: +81 3 5776 3323

ORIX JREIT Announces Issuance of Investment Corporation Bonds (Green Bonds)

TOKYO, June 28, 2024 — ORIX JREIT Inc. (“OJR”) announces its decision to issue investment corporation bonds (hereafter, “the Investment Corporation Bonds”) as described below.

1. Description of the Investment Corporation Bonds

(1) Name	ORIX JREIT 18 th Unsecured Investment Corporation Bonds (with pari passu conditions among specified investment corporation bonds) (“4 th OJR Green Bonds”)
(2) Total issue amount	7,000 million yen
(3) Form of bond certificate	Subject to the provisions of Act on Book-Entry Transfer of Corporate Bonds and Shares, bond certificates will not be issued.
(4) Issue price	100 yen per 100 yen of each bond
(5) Redemption price	100 yen per 100 yen of each bond
(6) Interest rate	1.662% per annum
(7) Denomination	100 million yen
(8) Method of offering	Public offering
(9) Subscription date	June 28, 2024
(10) Payment date	July 8, 2024
(11) Collateral and guarantee	Neither collateral nor guarantee is provided for the bonds, and no asset is particularly secured for the bonds.
(12) Maturity date and method of redemption	The total amount shall be redeemed on July 7, 2034. Redemption by purchase is permitted any time on and after the following day of the payment date except for the case separately determined by the depository.
(13) Interest payment date	January 8 and July 8 every year (or the previous business day if the applicable date falls into bank holiday)
(14) Financial covenant	Negative pledge clause is attached
(15) Ratings	AA: Japan Credit Rating Agency, Ltd. (JCR)
(16) Fiscal agent, issuing agent and paying agent	Sumitomo Mitsui Trust Bank, Limited
(17) Underwriters	Daiwa Securities Co. Ltd. SMBC Nikko Securities Inc. Nomura Securities Co., Ltd. Mizuho Securities Co., Ltd.

2. Reason for the issuance

OJR decided to issue the Investment Corporation Bonds to use all the proceeds to redeem the 13th unsecured investment corporation bonds due on July 18, 2024. OJR issues the Investment Corporation Bonds as Green Bonds^(Note) with the aim of promoting its initiatives concerning sustainability and diversifying fund procurement methods by stimulating demand of bond investors who have an interest in ESG investment.

Note:

The Investment Corporation Bonds will be issued as Green Bonds in accordance with OJR's Green Finance Framework. With regard to the eligibility of the Green Finance Framework, OJR has received "Green 1 (F) rating", the highest rating, in the JCR Green Finance Framework Evaluation. For details, please refer to JCR's website (<https://www.jcr.co.jp/en/greenfinance/>).

3. Amount of funds to be raised, use of proceeds, scheduled timing of expenditure and investors who declared investment in the Investment Corporation Bonds

(1) Amount of funds to be raised (Estimated net proceeds)
6,961 million yen

(2) Use of proceeds and scheduled timing of expenditure
OJR will use all the proceeds to redeem the 13th unsecured investment corporation bonds due on July 18, 2024.

(3) Investors who declared investment in the Investment Corporation Bonds

Listed below are the investors who declared investment in the Investment Corporation Bonds and agreed to disclose their names to date.

- Mutual Aid Foundation for Japan Postal Group
- ECHIZEN SHINKIN BANK
- The Dai-ichi Frontier Life Insurance Co., Ltd.
- Niigata Shinkin Bank
- FUKUI PREFECTURAL AGRICULTURAL COOPERATIVE
- Hokuriku Labour Bank
- JA-Mienaka
- The Yokohama Shinkin Bank

4. Status of interest-bearing liabilities and LTV after financing

Unit: million yen

	Pre-issuance As of June 28, 2024	Post-issuance As of July 8, 2024	Post-redemption of 13 th unsecured investment corporation bonds As of July 18, 2024
Short-term loans	10,500	10,500	10,500
Long-term loans	263,587	263,587	263,587
Total of loans	274,087	274,087	274,087
Investment corporation bonds	26,000	33,000	26,000
Sum of loans and investment corporation bonds	300,087	307,087	300,087
LTV based on total assets ^(Note)	43.7%	44.3%	43.7%

Notes:

"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.

5. Additional information for investors

With respect to the risks associated with the issuance of the Investment Corporation Bonds, there has been no change to the content of “Investment Risks” stated in our Security Report (*Yukashoken Hokokusho*) for the 44th fiscal period ended February 29, 2024.

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.