

For Immediate Release

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## ORIX JREIT Announces New Debt Financing

TOKYO, September 17, 2024 — ORIX JREIT Inc. announced its decision to implement new debt financing as described below.

### 1. Description of debt financing

Lender	Loan amount (JPY million)	Interest rate <sup>(Note1)</sup>		Borrowing date	Repayment date	Repayment method and Collateral
Sumitomo Mitsui Banking Corporation (Sustainability Linked Loan) <sup>(Note2)</sup>	2,800	Fixed	To be determined	September 20, 2024	September 22, 2031	Bullet payment on the maturity date, Unsecured / Non-guaranteed
Development Bank of Japan Inc. (Green Loan) <sup>(Note3)</sup>	2,600	Fixed	To be determined	September 20, 2024	September 20, 2031	
Mizuho Trust & Banking Co., Ltd. (Sustainability Linked Loan) <sup>(Note4)</sup>	1,000	Fixed	To be determined	September 20, 2024	September 20, 2032	
Aozora Bank, Ltd. (Sustainability Linked Loan) <sup>(Note5)</sup>	800	Fixed	To be determined	September 20, 2024	September 23, 2032	
The 77 Bank, Ltd. (Sustainability Linked Loan) <sup>(Note6)</sup>	1,000	Fixed	To be determined	September 20, 2024	September 20, 2033	
Total	8,200					

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](https://www.orixjreit.com/en/feature/initiatives6.html?id=ini_06_05)  
<Targets set as SPT>  
SPT: Reduce the KPI for the one year ending March 31, 2027 by at least 23.3% 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.

3 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](https://www.orixjreit.com/en/feature/initiatives6.html?id=ini_06_01)

4 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 the one year ending March 31, 2025 by at least 14.0% from the KPI of the base year (2021).

SPT2: Reduce the KPI for the one year ending March 31, 2026 by at least 18.7% from the KPI of the base year (2021).

SPT3: Reduce the KPI for the one year ending March 31, 2028 by at least 28.0% 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.

5 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>

SPT: Reduce the KPI for the one year ending March 31, 2026 by at least 18.7% 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.

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

SPT2: Reduce the KPI for the one year ending March 31, 2028 by at least 28.0% from the KPI of the base year (2021).

SPT3: Reduce the KPI for the one year ending March 31, 2029 by at least 32.7% from the KPI of the base year (2021).

SPT4: Reduce the KPI for the one year ending March 31, 2030 by at least 37.3% 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.

## 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 Financing” announced on September 12, 2017, “ORIX JREIT Announces New Debt Financing” announced on September 12, 2018, and “ORIX JREIT Announces New Debt Financing” announced on September 27, 2021.

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

Unit: million yen

	Before As of September 17, 2024	After As of September 20, 2024	Change
Short-term loans	10,500	10,500	—
Long-term loans	263,587	262,697	-890
Total of loans	274,087	273,197	-890
Investment corporation bonds	23,000	23,000	—
Total interest-bearing liabilities	297,087	296,197	-890
LTV based on total assets <sup>(Note)</sup>	43.5%	43.4%	-0.1%

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.