

For Immediate Release

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ORIX JREIT Announces Applicable Interest Rates of the Debt Financing

TOKYO, September 18, 2024 — ORIX JREIT Inc. announced that the applicable interest rates of the debt financing, announced on September 17, 2024, were determined as follows.

Lender	Loan amount (JPY million)	Applicable interest rates	Borrowing date	Repayment date	Remark
Sumitomo Mitsui Banking Corporation	2,800	1.072% ^(Note)	September 20, 2024	September 22, 2031	Unsecured, Non-guaranteed, Fixed rate
Development Bank of Japan Inc.	2,600	1.077%	September 20, 2024	September 20, 2031	Unsecured, Non-guaranteed, Fixed rate
Mizuho Trust & Banking Co., Ltd.	1,000	1.057% ^(Note)	September 20, 2024	September 20, 2032	Unsecured, Non-guaranteed, Fixed rate
Aozora Bank, Ltd.	800	1.107% ^(Note)	September 20, 2024	September 23, 2032	Unsecured, Non-guaranteed, Fixed rate
The 77 Bank, Ltd.	1,000	1.087% ^(Note)	September 20, 2024	September 20, 2033	Unsecured, Non-guaranteed, Fixed rate

Note: This borrowing will be procured through Sustainability Linked Loan and the interest rate will be changed depending on the achievement of Sustainability Performance Targets ("SPT"). For the details on this borrowing and SPT, please refer to the press release "ORIX JREIT Announces New Debt Financing" announced on September 17, 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.