

**For Immediate Release**

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**ORIX JREIT Announces New Debt Financing**

TOKYO, March 14, 2019 — ORIX JREIT Inc. (“OJR”) announces that our asset management company, ORIX Asset Management Corporation, determined new debt financing as described below.

**1. Total amount of debt financing, use of proceeds and the scheduled timing of disbursement**

**(1) Total amount of debt financing**

JPY 9.90 billion

**(2) Use of proceeds and the scheduled timing of disbursement**

Use of proceeds	Total amount of debt financing (JPY million)	The scheduled timing of disbursement
To allocate to repay the long-term loan of JPY 9,900 million due on March 20, 2019	9,900	March 20, 2019

**2. New debt financing summary**

**(1) Short-term loan**

a. Lender	Sumitomo Mitsui Trust Bank, Limited
b. Loan amount	JPY 9,900,000,000
c. Applicable interest rate <small>(Note 2,3)</small>	Base rate based on JBA 1-month JPY TIBOR + 0.13%
d. Drawdown date	March 20, 2019
e. Method of borrowing	Based on the term loan agreement dated March 18, 2019
f. Maturity date	March 19, 2020
g. Principal payment	Bullet payment on the maturity date
h. Collateral / Guarantee	Un-secured / Non-guaranteed
i. Purpose for new debt financing	To allocate to repay the long-term loan of JPY 9,900 million due on March 20, 2019

Notes

- The first interest is scheduled to be paid on April 22, 2019, each interest is thereafter scheduled to be paid on the 20th day of every month by the principal payment date and on the principal payment date respectively. But if any such date is not a business day, payment shall be made on the next business day or, if such next business day is in the following month, the immediately preceding business day.
- Base rate applicable to the calculation period for the interest payable on the interest payment date based on JBA 1-month JPY TIBOR is determined prior to 2 business days from the latest interest payment date.

3. For the base rate based on JBA 1-month JPY TIBOR, please see the website of the JBA TIBOR administration.  
<http://www.jbatibor.or.jp/english/>

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

Unit: million yen

	Pre-drawdown As of March 14, 2019	Post-drawdown As of March 20, 2019	Change
Short-term loans	—	9,900	+9,900
Long-term loans	273,517	263,617	-9,900
Total of loans	273,517	273,517	—
Investment corporation bonds	14,500	14,500	—
Sum of loans and investment corporation bonds	288,017	288,017	—
Other interest-bearing liabilities	—	—	—
Total interest-bearing liabilities	288,017	288,017	—
LTV based on total assets <small>(Note 1,3)</small>	42.8%	42.8%	—
LTV based on unitholders' capital <small>(Note 2,3)</small>	46.2%	46.2%	—

Notes

- “LTV based on total assets” (%) = Interest-bearing liabilities ÷ Expected total assets × 100  
“Expected total assets” is calculated by adding the net increase amount of interest-bearing liabilities and unitholders’ capital since September 1, 2018 to the total assets as of the end of the 33rd fiscal period ended August 31, 2018.
- “LTV based on unitholders’ capital” (%) = Interest-bearing liabilities ÷ (Interest-bearing liabilities + Unitholders’ capital) × 100
- Each LTV figure is rounded to the one decimal place. Accordingly, each 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 financings, the content of “Investment Risks” stated in our Security Report (*Yukashoken Hokokusho*) for the 33rd fiscal period ended August 31, 2018, has not changed.

Notes

- 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.
- The original Japanese version of this announcement is being distributed today to the Kabuto Club, the Ministry of Land, Infrastructure, Transport and Tourism Press Club, and the Ministry of Land, Infrastructure, Transport and Tourism Construction Specialty Publication Press Club.