

For Immediate Release

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ORIX JREIT Announces New Debt Financing

TOKYO, September 17, 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 3.00 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 JPY3,000 million due on September 20, 2019	3,000	September 20, 2019

2. New debt financing summary

a. Lender	MUFG Bank, Ltd.
b. Loan amount	JPY 3,000,000,000
c. Applicable interest rate ^(Note1)	To be determined (Fixed rate)
d. Drawdown date	September 20, 2019
e. Method of borrowing	Based on the term loan agreement dated September 18, 2019
f. Maturity date	September 21, 2027
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 JPY3,000 million due on September 20, 2019

Notes

1. The interest rate will be announced when applicable interest rate is determined.
2. The first interest is scheduled to be paid on December 20, 2019, each interest is thereafter scheduled to be paid on the 20th day of March, June, September and December in every year 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.

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

Unit: million yen

	Pre-drawdown As of September 17, 2019	Post-drawdown As of September 20, 2019	Change
Short-term loans	8,800	8,800	—
Long-term loans	263,617	263,617	—
Investment corporation bonds	19,500	19,500	—
Sum interest-bearing liabilities	291,917	291,917	—
LTV based on total assets ^(Note)	43.1%	43.1%	—

Note

“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 March 1, 2019 to the total assets as of the end of the 34th fiscal period ended February 28, 2019. 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 34th fiscal period ended February 28, 2019, 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.