

**For Immediate Release**

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**ORIX JREIT Announces New Debt Financings**

TOKYO, February 16, 2018 — ORIX JREIT Inc. (“OJR”) announces that its asset management company, ORIX Asset Management Corporation, determined new debt financings as described below.

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

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

JPY 2.00 billion

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

Use of proceeds	Total amount of debt financings (JPY million)	The scheduled timing of disbursement
To allocate funds to repay JPY 2,000 million of long term loan due on February 21, 2018.	2,000	February 21, 2018

**2. New debt financings summary**

**(1) Long-term loan**

a. Lender	THE HIROSHIMA BANK, LTD.
b. Loan amount	JPY 1,000,000,000
c. Applicable interest rate <sup>(Note1)</sup>	To be determined (Fixed rate)
d. Drawdown date	February 21, 2018
e. Method of borrowing	Based on the term loan agreement dated February 19, 2018
f. Maturity date	March 20, 2023
g. Principal payment	Bullet payment on the maturity date
h. Collateral / Guarantee	Un-secured / Non-guaranteed
i. Purpose for new debt financing	To allocate funds to partially repay JPY 2,000 million of the long-term loan due on February 21, 2018.

### (2) Long-term loan

a. Lender	Mitsui Sumitomo Insurance Company, Limited
b. Loan amount	JPY 500,000,000
c. Applicable interest rate	0.41000% (Fixed rate)
d. Drawdown date	February 21, 2018
e. Method of borrowing	Based on the term loan agreement dated February 19, 2018
f. Maturity date	March 21, 2025
g. Principal payment	Bullet payment on the maturity date
h. Collateral / Guarantee	Un-secured / Non-guaranteed
i. Purpose for new debt financing	To allocate funds to partially repay JPY 2,000 million of the long-term loan due on February 21, 2018.

### (3) Long-term loan

a. Lender	Meiji Yasuda Life Insurance Company
b. Loan amount	JPY 500,000,000
c. Applicable interest rate	0.71000% (Fixed rate)
d. Drawdown date	February 21, 2018
e. Method of borrowing	Based on the term loan agreement dated February 19, 2018
f. Maturity date	March 21, 2028
g. Principal payment	Bullet payment on the maturity date
h. Collateral / Guarantee	Un-secured / Non-guaranteed
i. Purpose for new debt financing	To allocate funds to partially repay JPY 2,000 million of the long-term loan due on February 21, 2018.

#### Notes

- The interest rate will be announced when applicable interest rate is determined.
- The first interest is scheduled to be paid on March 20, 2018, 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 debts etc., after the drawdowns

Unit: million yen

	Before drawdowns As of February 16, 2018	After drawdowns As of February 21, 2018	Change
Short-term loans	—	—	—
Long-term loans	273,517	273,517	—
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 <sup>(Note 1,3)</sup>	43.7%	43.7%	—
LTV based on unitholders' capital <sup>(Note 2,3)</sup>	47.1%	47.1%	—

Notes

1. “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, 2017 to the total assets as of the end of the 31st fiscal period ended August 31, 2017.
2. “LTV based on unitholders’ capital” (%) = Interest-bearing liabilities ÷ (Interest-bearing liabilities + Unitholders’ capital) × 100
3. 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 31st fiscal period ended August 31, 2017, has not changed.

Notes

1. 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.
2. 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.