

For Immediate Release

REIT Issuer:

ORIX JREIT Inc. (TSE: 8954)

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ORIX JREIT Announces New Debt Financing

TOKYO, March 25, 2020 — 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 1.50 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 JPY1,500 million due on April 1, 2020	1,500	April 1, 2020

2. New debt financing summary

(1) Long-term loan

a. Lender	The Norinchukin Bank
b. Loan amount	JPY 1,500,000,000
c. Applicable interest rate ^(Note1)	To be determined (Fixed rate)
d. Drawdown date	April 1, 2020
e. Method of borrowing	Based on the term loan agreement dated March 30, 2020
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 to repay the long-term loan of JPY1,500 million due on April 1, 2020

Notes

1. The interest rate will be announced when applicable interest rate is determined.
2. The first interest is scheduled to be paid on June 22, 2020, 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 March 25, 2020	Post-drawdown As of April 1, 2020	Change
Short-term loans	8,920	8,920	—
Long-term loans	260,617	260,617	—
Total of loans	269,537	269,537	—
Investment corporation bonds	22,500	22,500	—
Total interest-bearing liabilities	292,037	292,037	—
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 September 1, 2019 to the total assets as of the end of the 35th fiscal period ended August 31, 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 35th fiscal period ended August 31, 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.