

For Immediate Release

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ORIX JREIT Announces New Debt Financing

TOKYO, September 12, 2018 — ORIX JREIT Inc. (“OJR”) announces that its 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 14.26 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 funds to the long-term loan repayment of JPY 5,000 million due on September 19, 2018	5,000	September 19, 2018
To allocate funds to the long-term loan repayment of JPY 800 million due on September 20, 2018	800	September 20, 2018
To allocate funds to the long-term loan repayment of JPY 8,460 million due on October 1, 2018	8,460	October 1, 2018

2. New debt financing summary

(1) Long-term loan

a. Lender	Sumitomo Mitsui Banking Corporation
b. Loan amount	JPY 2,000,000,000
c. Applicable interest rate	To be determined (Fixed rate)
d. Drawdown date	September 19, 2018
e. Method of borrowing	Based on the term loan agreement dated September 14, 2018
f. Maturity date	September 20, 2024
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 5,000 million due on September 19, 2018

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, 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.

(2) Long-term loan

a.	Lender	MUFG Bank, Ltd.
b.	Loan amount	JPY 1,000,000,000
c.	Applicable interest rate	To be determined (Fixed rate)
d.	Drawdown date	September 19, 2018
e.	Method of borrowing	Based on the term loan agreement dated September 14, 2018
f.	Maturity date	September 24, 2026
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 5,000 million due on September 19, 2018

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, 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) Long-term loan

a.	Lender	Sumitomo Mitsui Trust Bank, Limited
b.	Loan amount	JPY 2,000,000,000
c.	Applicable interest rate	To be determined (Fixed rate)
d.	Drawdown date	September 19, 2018
e.	Method of borrowing	Based on the term loan agreement dated September 14, 2018
f.	Maturity date	September 19, 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 JPY 5,000 million due on September 19, 2018

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, 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.

(4) Long-term loan

a.	Lender	Sumitomo Mitsui Banking Corporation
b.	Loan amount	JPY 800,000,000
c.	Applicable interest rate	To be determined (Fixed rate)
d.	Drawdown date	September 20, 2018
e.	Method of borrowing	Based on the term loan agreement dated September 18, 2018
f.	Maturity date	September 20, 2024

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 800 million due on September 20, 2018

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, 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.

(5) Long-term loan

a.	Lender	Sumitomo Mitsui Banking Corporation
b.	Loan amount	JPY 2,538,000,000
c.	Applicable interest rate	To be determined (Fixed rate)
d.	Drawdown date	October 1, 2018
e.	Method of borrowing	Based on the term loan agreement dated September 27, 2018
f.	Maturity date	September 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 to repay the long-term loan of JPY 8,460 million due on October 1, 2018

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, 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.

(6) Long-term loan

a.	Lender	MUFG Bank, Ltd.
b.	Loan amount	JPY 2,115,000,000
c.	Applicable interest rate	To be determined (Fixed rate)
d.	Drawdown date	October 1, 2018
e.	Method of borrowing	Based on the term loan agreement dated September 27, 2018
f.	Maturity date	September 24, 2026
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 8,460 million due on October 1, 2018

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, 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.

(7) Long-term loan

a. Lender	Sumitomo Mitsui Trust Bank, Limited
b. Loan amount	JPY 2,538,000,000
c. Applicable interest rate	To be determined (Fixed rate)
d. Drawdown date	October 1, 2018
e. Method of borrowing	Based on the term loan agreement dated September 27, 2018
f. Maturity date	September 20, 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 JPY 8,460 million due on October 1, 2018

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, 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.

(8) Long-term loan

a. Lender	Mizuho Bank, Ltd.
b. Loan amount	JPY 1,269,000,000
c. Applicable interest rate	To be determined (Fixed rate)
d. Drawdown date	October 1, 2018
e. Method of borrowing	Based on the term loan agreement dated September 27, 2018
f. Maturity date	September 20, 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 JPY 8,460 million due on October 1, 2018

Notes

1. The condition of this loan enables the borrower to switch interest rate to a fixed rate at any given point in time, which is initially set as a floating rate. OJR plans to fix its interest rate from the first applicable interest rate to be determined on September 27, 2018. The applicable interest rate will be announced when it is determined.
2. The first interest is scheduled to be paid on December 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 interest-bearing liabilities and LTV post-drawdown

Unit: million yen

	Pre-drawdown As of September 12, 2018	Post-drawdown As of October 1, 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 ^(Note 1,3)	42.8%	42.8%	—
LTV based on unitholders' capital ^(Note 2,3)	46.2%	46.2%	—

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 March 1, 2018 to the total assets as of the end of the 32nd fiscal period ended February 28, 2018.
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 financing, the content of “Investment Risks” stated in our Security Report (*Yukashoken Hokokusho*) for the 32nd fiscal period ended February 28, 2018, 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.