

For Immediate Release

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ORIX JREIT Announces Tenant Change

TOKYO, July 25, 2018 — ORIX JREIT Inc. (“OJR”) announces a confirmed change in tenant with regard to its managed assets as follows.

1. Overview of tenant change

	Existing	New
Property name	Ichikawa Logistics Center	
Tenant name	SENKO Co., Ltd.	Keiyo Distribution Warehouse, Inc.
Rent area	37,456.96 m ²	
Percentage of total rentable area in this property	100% as of May 31, 2018	
Percentage of total rentable area in all OJR properties	3.1% as of May 31, 2018	
Monthly rent	Not disclosed ^(Note 2)	Not disclosed ^(Note 2)
Security deposits	Not disclosed ^(Note 2)	Not disclosed ^(Note 2)
Contract start date	Not disclosed ^(Note 2)	August 1, 2018
Contract expiration date	July 31, 2018	July 31, 2023

Notes:

1. In accordance with the expiration of the contract with the existing tenant, a new contract has been concluded directly between OJR and the sublessee of the existing tenant, and there is no change in the state of utilization of this property.
2. These items are not disclosed because the consent of the tenants could not be obtained.

2. Future outlook

The impact of this tenant change to OJR’s performance will be minimal and there is no change in the earnings and distributions forecast for the 33rd fiscal period from March 1, 2018 through August 31, 2018 and the 34th fiscal period from September 1, 2018 through February 28, 2019.

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.