

For Immediate Release

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ORIX JREIT Announces New Debt Financings

TOKYO, September 12, 2017 — ORIX JREIT Inc. (“OJR”) announces that its asset management company, ORIX Asset Management Corporation, has passed a resolution on 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 15.05 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 JPY13,500 million of the long-term loan due on September 19, 2017.	13,500	September 19, 2017
To allocate funds to repay JPY1,550 million of the long-term loan due on October 4, 2017.	1,550	October 4, 2017

2. New debt financings summary

(1) Long-term loan

a. Lender	The Bank of Fukuoka, Ltd.
b. Loan amount	JPY 3,500,000,000
c. Applicable interest rate ^(Note1)	To be determined (Fixed rate)
d. Drawdown date	September 19, 2017
e. Method of borrowing	Based on the term loan agreement dated September 14, 2017
f. Maturity date	September 22, 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 fully repay JPY3,000 million of the long-term loan due on September 19, 2017 and to allocate funds to partially repay JPY3,500 million of the long-term loan due on September 19, 2017.

(2) Long-term loan

a. Lender	Resona Bank, Limited
b. Loan amount	JPY 1,000,000,000
c. Applicable interest rate ^(Note1)	To be determined (Fixed rate)
d. Drawdown date	September 19, 2017
e. Method of borrowing	Based on the term loan agreement dated September 14, 2017
f. Maturity date	September 22, 2025
g. Principal payment	Bullet payment on the maturity date
h. Collateral / Guarantee	Un-secured / Non-guaranteed
i. Purpose for new loan financing	To allocate funds to partially repay JPY7,000 million of the long-term loan due on September 19, 2017.

(3) Long-term loan

a. Lender	Mizuho Bank, Ltd.
b. Loan amount	JPY 5,000,000,000
c. Applicable interest rate ^(Note1)	To be determined (Fixed rate)
d. Drawdown date	September 19, 2017
e. Method of borrowing	Based on the term loan agreement dated September 14, 2017
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 loan financing	To allocate funds to partially repay JPY7,000 million of the long-term loan due on September 19, 2017 and JPY3,500 million of the long-term loan due on September 19, 2017.

(4) Long-term loan

a. Lender	Sumitomo Mitsui Trust Bank, Limited
b. Loan amount	JPY 4,000,000,000
c. Applicable interest rate ^(Note1)	To be determined (Fixed rate)
d. Drawdown date	September 19, 2017
e. Method of borrowing	Based on the term loan agreement dated September 14, 2017
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 loan financing	To allocate funds to partially repay JPY7,000 million of the long-term loan due on September 19, 2017.

(5) Long-term loan

a. Lender	Aozora Bank, Ltd.
b. Loan amount	JPY 1,550,000,000
c. Applicable interest rate ^(Note1)	To be determined (Fixed rate)
d. Drawdown date	October 4, 2017
e. Method of borrowing	Based on the term loan agreement dated October 2, 2017
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 loan financing	To allocate funds to fully repay JPY1,550 million of the long-term loan due on October 4, 2017.

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, 2017, each interest is thereafter scheduled to be paid on the 20th day of March, June, September and December in every year by the maturity date and on the principal payment date respectively. But if any of the 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 and so forth after the drawdowns

Unit: million yen

	Before drawdowns As of September 12, 2017	After drawdowns As of October 4, 2017	Change
Short-term loans	—	—	—
Long-term loans	267,017	267,017	—
Total of loans	267,017	267,017	—
Investment corporation bonds	19,500	19,500	—
Sum of loans and investment corporation bonds	286,517	286,517	—
Other interest-bearing debt	—	—	—
Total interest-bearing debt	286,517	286,517	—
LTV based on total assets ^(Note 1,3)	43.7%	43.7%	—
LTV based on unitholders' capital ^(Note 2,3)	47.0%	47.0%	—

Notes

1. "LTV based on total assets" (%) = Interest-bearing debt ÷ Expected Total Assets × 100
"Expected Total Assets" is calculated by adding the net increase amount of interest-bearing debt and unitholders' capital since March 1, 2017 to the total assets as of the end of the 30th fiscal period ended February 28, 2017.
2. "LTV based on unitholders' capital" (%) = Interest-bearing debt ÷ (Interest-bearing debt + 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 30th fiscal period ended February 28, 2017, has not been changing.

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.