

For Immediate Release

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ORIX JREIT Announces New Debt Financing

TOKYO, December 21, 2017 — 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 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 funds for acquiring specified asset “HOTEL LiVEMAX NAGOYA SAKAE-EAST” (Note)	1,500	December 26, 2017

Note: For the details, please refer to the press release “ORIX JREIT Announces Property Acquisition ‘(Tentative) HOTEL LiVEMAX Nagoya-Sakae Annex’ announced on December 26, 2016. The property name has been changed from “(Tentative) HOTEL LiVEMAX Nagoya-Sakae Annex” to “HOTEL LiVEMAX NAGOYA SAKAE-EAST” along with the building completion.

2. New debt financing summary

(1) Long-term loan

a. Lender	SUMITOMO LIFE INSURANCE COMPANY
b. Loan amount	JPY 1,500,000,000
c. Applicable interest rate (Note1)	To be determined (Fixed rate)
d. Drawdown date	December 26, 2017
e. Method of borrowing	Based on the term loan agreement dated December 22, 2017
f. Maturity date	December 21, 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 funds for acquiring specified asset “HOTEL LiVEMAX NAGOYA SAKAE-EAST”

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 and so forth after the drawdown

Unit: million yen

	Before drawdown As of December 21, 2017	After drawdown As of December 26, 2017	Change
Short-term loans	—	—	—
Long-term loans	267,017	268,517	+1,500
Total of loans	267,017	268,517	+1,500
Investment corporation bonds	19,500	19,500	—
Sum of loans and investment corporation bonds	286,517	288,017	+1,500
Other interest-bearing liabilities	—	—	—
Total interest-bearing liabilities	286,517	288,017	+1,500
LTV based on total assets ^(Note 1,3)	43.6%	43.7%	+0.1%
LTV based on unitholders' capital ^(Note 2,3)	47.0%	47.1%	+0.1%

Notes

- “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 31th fiscal period ended August 31, 2017.
- “LTV based on unitholders' capital” (%) = Interest-bearing liabilities ÷ (Interest-bearing liabilities + Unitholders' capital) × 100
- 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 31th fiscal period ended August 31, 2017, has not changed.

Notes

- 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.
- 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.