

For Immediate Release

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ORIX JREIT Announces Acquisition of “Holiday Inn Express Osaka City Centre - Midosuji” and
“PRIME SHINYOKOHAMA BUILDING”

TOKYO, October 21— ORIX JREIT Inc. (“OJR”) announced that our asset management company, ORIX Asset Management Corporation (“OAM”), determined to acquire properties (hereafter, the “acquisition”), as described below.

1. The Acquisition Summary

Property name	Holiday Inn Express Osaka City Centre - Midosuji	PRIME SHINYOKOHAMA BUILDING
Specified asset category	Real estate trust beneficiary interest	Real estate trust beneficiary interest
Type	Hotel	Office
Location	Osaka-shi, Osaka	Yokohama-shi, Kanagawa
Seller	Japanese limited liability company (Note 1)	Japanese limited liability company (Note 1)
Contract date	October 21, 2025	October 21, 2025
Acquisition date	October 21, 2025	November 20, 2025
Acquisition price	22,516 million yen	9,250 million yen
Appraisal NOI yield ^(Note 2)	4.6%	4.2%
Appraisal yield after depreciation ^(Note 3)	4.2%	3.8%
Intermediary	Yes	None

Notes:

1. The seller companies are different Japanese limited liability companies, however, the consents of the sellers could not be obtained, including information on the name of companies.
2. The “Appraisal NOI yield” of property is calculated by dividing Net Operating Income based on the direct capitalization method indicated in an appraisal report at the time of decision to acquire by the acquisition price. The figure is rounded to the first decimal place.
3. The “Appraisal yield after depreciation” of property is calculated by dividing Net Operating Income based on the direct capitalization method indicated in the appraisal report at the time of decision to acquire minus depreciation expense estimated by OAM by the acquisition price. The figure is rounded to the first decimal place.

2. Reason for the acquisition

OJR is replacing assets focused on improving portfolio quality with the aims of achieving stable growth of unitholder value.

OJR has decided to acquire the properties based on the judgment that the acquisition will contribute to the enhancement of unitholder value, as both the properties have upside potential in the future.

For the acquisition, OJR evaluated the properties as follows.

1) Holiday Inn Express Osaka City Centre – Midosuji

- Holiday Inn Express Osaka City Centre - Midosuji is located near “Shinsaibashi Area” which is one of the representative commercial districts in Osaka and “Hommachi Area” where offices are historically centered as a business district. This property is located along Mido-suji Avenue with convenient access to central areas such as Umeda and Namba. Approximately a 6-minute walk from “Shinsaibashi” station on Osaka Metro Midosuji Line, Yotsubashi Line and Nagahori Tsurumi-ryokuchi Line, and approximately a 3-minute walk from “Hommachi” station on Osaka Metro Midosuji Line, Chuo Line and Yotsubashi Line.
- As more than 3,200 hotels are Holiday Inn Express brand hotels out of over 6,700 hotels in the IHG Group, the brand is globally well-known.
- For the above reasons, this property is expected to capture robust inbound demand.

2) PRIME SHINYOKOHAMA BUILDING

- PRIME SHINYOKOHAMA BUILDING is conveniently located approximately a 3-minute walk from “Shin-Yokohama” station on JR Tokaido Shinkansen and JR Yokohama Line, Yokohama Municipal Subway Blue Line, Tokyu Shin-yokohama Line, and Sotetsu Shin-yokohama Line. With the opening of the Sotetsu-Tokyu Direct Line in March 2023, this area now offers comfortable access to center of the “Greater Tokyo Area”, promising further development.
- PRIME SHINYOKOHAMA BUILDING possesses highly competitive advantages due to its location, building specs, and high visibility, and can expect a synergistic effect with the adjacent SHINYOKOHAMA SQUARE BUILDING owned by OJR. Although the building is 30 years old, it has been strategically repaired and maintained.
- Office demand in this area is anticipated to remain strong going forward, considering vacancy rates and the future supply of new office buildings.

3. Summary of Property to be Acquired

1) Holiday Inn Express Osaka City Centre - Midosuji

Property name		Holiday Inn Express Osaka City Centre - Midosuji
Specified asset category		Real estate trust beneficiary interest
Trustee		Sumitomo Mitsui Trust Bank, Limited ^(Note1)
Address ^(Note 2)		4-1-12 Kitakyuhojimachi Chuo-ku, Osaka-shi, Osaka
Public transit access		Approx. a 3-minute walk from “Hommachi” station on Osaka Metro Midosuji Line, Chuo Line and Yotsubashi Line. Approx. a 6-minute walk from “Shinsaibashi” station on Osaka Metro Midosuji Line, Yotsubashi Line and Nagahori Tsurumi-ryokuchi Line.
Land	Area	843.59 m ²
	Type of ownership	Full ownership
Building	Usage	Hotel, Retail and Parking
	Completion date	January 2019
	Type of ownership	Full ownership
	Area	10,200.29 m ²
	Structure	Steel frame with flat roof, 21 floors
Earthquake resistance		PML ^(Note 3) : 1.2% *Based on the report by Sampo Risk Management Inc.
Collateral		None
Appraisal value (Date of value)		26,400 million yen (September 1, 2025)
Appraiser		Japan Valuers Co., Ltd.

Details of tenants						
	Number of tenants	1 (Pass through-type master lease) *Pass through-type master lease agreement is executed at the time of acquisition.				
	Gross rental income	Fixed rent	Not disclosed ^(Note 4)			
		Variable rent	GOP – fixed amount (*) – fixed rent *Partially linked to GDP			
	Leasehold and security deposit	Not disclosed ^(Note 4)				
	Total leased space	10,200.29 m ²				
	Total leasable space	10,200.29 m ²				
Occupancy rate of end tenants during past 5 years		November ^(Note 5) 2021	August 2022	August 2023	August 2024	August 2025
		100%	100%	100%	100%	100%
Special notes		None				

Notes:

1. “Amendment to Trust Agreement on Property Management and Disposition” will be executed between OJR and the company on October 21, 2025.
2. The “Address” column shows the residence indication if there is, and if there is none, the building address recorded in the registry. Accordingly, the address may differ from the lot number recorded in the registry.
3. PML (Probable Maximum Loss) expresses the ratio of the assumed potential damage on buildings, which could occur once in 475 years based on probability statistics, against replacement cost. The earthquake risk of a building is evaluated based on the risk curve that shows the relationship of amount of expected loss (horizontal axis) and probability to exceed the year that the seismic motion causes its loss (vertical axis). The risk curve is evaluated based on the damage distribution considering the uncertainty of damage due to earthquake resistance performance of the building and the behavior of the seismic motion, etc. The figure of PML is rounded to the whole number.
4. The information is not disclosed because the consent of the company could not be obtained.
5. The information is based on the master lease agreement executed between the tenant and the seller company for the period after the end of November 2021.

2) PRIME SHINYOKOHAMA BUILDING

Property name		PRIME SHINYOKOHAMA BUILDING
Specified asset category		Real estate trust beneficiary interest
Trustee (Scheduled)		Mitsubishi UFJ Trust and Banking Corporation (Note 1)
Address (Note2)		2-3-19, Shin-yokohama, Kohoku-ku, Yokohama-shi, Kanagawa
Public transit access		Approx. a 3-minute walk from “Shin-Yokohama” station on JR Tokaido Shinkansen, JR Yokohama Line, Yokohama Municipal Subway Blue Line, Tokyu Shin-yokohama Line and Sotetsu Shin-yokohama Line
Land	Area	1,314.00m ²
	Type of ownership	Full ownership
Building	Usage	Office, Retail and Parking
	Completion date	March 1995
	Type of ownership	Full ownership
	Area	11,431.71 m ²
	Structure	Reinforced concrete, Steel framed reinforced concrete, Steel frame with flat roof,10 floors with 2 underground floors
Earthquake resistance		PML (Note 3): 9% *Based on the report by Sompo Risk Management Inc.
Collateral		None
Appraisal value (Date of value)		9,900 million yen (October1, 2025)
Appraiser		Chuo Real Estate Appraisal Co., Ltd.
Details of tenants as of August 31, 2025		
	Number of tenants	12
	Gross rental income	Not disclosed (Note 4)

	Leasehold and security deposit	Not disclosed ^(Note 4)				
	Total leased space	7,771.35m ²				
	Total leasable space	7,771.35m ²				
Occupancy rate of end tenants during past 5 years	August 2021	August 2022	August 2023	August 2024	August 2025	
	100%	100%	89.3%	94.7%	100%	
Special notes	None					

Notes:

1. “Amendment to Trust Agreement on Property Management and Disposition” will be executed between OJR and the company on November 20, 2025.
2. The “Address” column shows the residence indication if there is, and if there is none, the building address recorded in the registry. Accordingly, the address may differ from the lot number recorded in the registry.
3. PML (Probable Maximum Loss) expresses the ratio of the assumed potential damage on buildings, which could occur once in 475 years based on probability statistics, against replacement cost. The earthquake risk of a building is evaluated based on the risk curve that shows the relationship of amount of expected loss (horizontal axis) and probability to exceed the year that the seismic motion causes its loss (vertical axis). The risk curve is evaluated based on the damage distribution considering the uncertainty of damage due to earthquake resistance performance of the building and the behavior of the seismic motion, etc. The figure of PML is rounded to the whole number. The figure of PML is rounded to the whole number.
4. The information is not disclosed because the consent of the company could not be obtained.

4. Profile of the Seller Company

The seller companies are different Japanese limited liability companies, however, the information including the names of the companies is not disclosed because the consent of the companies could not be obtained. There is no capital, personal or business relationship required for reporting among OJR or OAM and the companies. The companies do not fall under “related party” of OJR nor OAM.

5. Information of the Seller Company

The acquisition is not from any party having a special interest in OJR nor OAM.

6. Payment Terms

1) Holiday Inn Express Osaka City Centre – Midosuji

Settlement terms : 100% on delivery

Funding method: Borrowing^(Note) and Cash on hand

Note: For the details, please refer to the press release “ORIX JREIT Announces New Debt Financing” announced on October 14, 2025.

2) PRIME SHINYOKOHAMA BUILDING

Settlement terms : 100% on delivery

Funding method: New borrowing^(Note) and Cash on hand

Note: The detail of the borrowing will be announced as soon as it is determined.

7. Future Outlook

For the impact on earnings forecast for the 48th fiscal period from September 1, 2025 through February 28, 2026 and the 49th from March 1, 2026 through August 31, 2026, please refer to the “Financial Results for the 47th Fiscal Period” dated October 21, 2025.

8. Appraisal Summary

1) Holiday Inn Express Osaka City Centre – Midosuji

Name of asset	Holiday Inn Express Osaka City Centre Midosuji
Date of value	September 1, 2025
Appraisal value	26,400,000 Thousand Japanese Yen
Appraiser	Japan Valuers Co., Ltd.

(In thousands of yen)

Item	Content	Grounds
Income Approach Value	26,400,000	We estimated the value indicated by the Income Approach mainly based on the value indicated by the DCF Method, also verified it by the value indicated by the DC Method.
Valuation by the Direct Capitalization Method	27,500,000	
(1) Gross Operating Revenue [(a)-(b)]	undisclosed	undisclosed
(a) Effective gross revenue	undisclosed	
(b) Vacancy loss	undisclosed	
(2) Operating Expenses	undisclosed	
Maintenance Expense	undisclosed	
Utility Expense	undisclosed	
Repair Expense	undisclosed	
Property Management Fee	undisclosed	
Tenant Advertisement Cost	undisclosed	
Tax and Public Dues	undisclosed	
Casualty Insurance	undisclosed	
Other Expenses	undisclosed	
(3) Net Operating Income [(1)-(2)]	1,038,308	
(4) Profit from Managing Security Deposit	undisclosed	undisclosed
(5) Capital Expenditure	undisclosed	
(6) FF&E Reserve	undisclosed	
(7) Strategic Investment	undisclosed	
(8) Net Revenue [(3)+(4)-(5)-(6)-(7)]	964,959	
(9) Cap Rate	3.5%	Assessed by taking into account the use of the subject property, its location and building conditions, the level of funding costs and its trends, and so on.
(10) Initial Investment Cost	undisclosed	undisclosed
Valuation by DCF Method	26,000,000	
Discount Rate	3.3%	Assessed by taking into account the use of the subject property, its location and building conditions, the level of funding costs and its trends, and so on.
Terminal Cap Rate	3.7%	Assessed by taking into account future uncertainty and other factors in the capitalization rate at the date of value.
Cost Approach Value	14,300,000	
Ratio of Land	89.0%	
Ratio of Building	11.0%	

Additional considerations made in the reconciliation of evaluation	Since the subject property is a rental property and the purpose of this appraisal assignment is to estimate the investment value to show it to investors, the value indicated by the Income Approach is highly persuasive. The appraisal value is thus determined based on the value indicated by the Income Approach and the value indicated by the Cost Approach is merely used for reference.
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Note: The figures are rounded down to the nearest thousand yen.

2) PRIME SHINYOKOHAMA BUILDING

Name of asset	PRIME SHINYOKOHAMA BUILDING
Date of value	October 1, 2025
Appraisal value (In thousands of yen)	9,900,000
Appraiser	Chuo Real Estate Appraisal Co., Ltd.

(In thousands of yen)

Item	Content	Grounds
Income Approach Value	9,900,000	Income approach value is determined with emphasis on valuation by the DCF method, taking valuation by the direct capitalization method into consideration
Valuation by the Direct Capitalization Method	10,500,000	
(1) Gross Operating Revenue [(a)-(b)]	502,311	
(a) Effective gross revenue	524,360	
(b) Vacancy loss	22,049	Medium-to-long-term occupancy rate (vacancy rate), etc. is assessed taking factors such as actual occupancy data of the target real estate and similar properties and future market trend forecasts into consideration
(2) Operating Expenses	109,897	
Maintenance Expense	28,909	Assessed based on expected contract conditions, taking factors such as past data and level of expenses of similar properties into consideration
Utility Expense	33,125	Assessed based on actual past data, taking factors such as level of expenses of similar properties into consideration
Repair Expense	3,887	Assessed taking into consideration estimated repair expenses based on the ER and our assessment calculated from a medium-to-long-term stable perspective based on details of the building such as use, year built, structure and management status
Property Management Fee	6,796	Assessed based on expected contract conditions
Tenant Advertisement Cost	5,447	Assessed based on expected contract conditions
Tax and Public Dues	30,348	Assessed based mainly on most recent actual amounts
Casualty Insurance	1,018	Assessed based mainly on estimates
Other Expenses	367	Assessed with reference to the level of expenses, etc. of similar properties
(3) Net Operating Income [(1)-(2)]	392,414	
(4) Profit from Managing Security Deposit	3,823	Assessed based on rate of return of 1.0%
(5) Capital Expenditure	39,424	Assessed taking into consideration estimated upgrading expenses based on the ER and our assessment calculated from a medium-to-long-term stable perspective based on details of the building such as use, year built, structure and management status
(6) Net Revenue [(3)+(4)-(5)]	356,813	
(7) Cap Rate	3.4%	Assessed with reference to investment yields in transactions involving similar properties and taking into consideration the individual features of the property such as location, building spec and rights and benefits
Valuation by DCF Method	9,640,000	
Discount Rate	3.2%	Assessed with reference to investment yields in transactions involving similar properties and taking into consideration factors such as the individual features of the property and valuation scenarios
Terminal Cap Rate	3.6%	Assessed with reference to investment yields in transactions involving similar properties and taking into consideration factors such as the individual features of the property, valuation scenarios, future market risks and other risk premiums
Cost Approach Value	6,990,000	
Ratio of Land	88.6%	
Ratio of Building	11.4%	
Additional considerations made in the reconciliation of evaluation	Determined by adopting income approach value in reference to cost approach value as demand for the subject property is considered to emphasize profitability	

Note: The figures are rounded down to the nearest thousand yen.

Reference

OJR's Portfolio after the completion of the acquisition

Type	Acquisition price	
	Amount (billion yen) ^(Note 1)	Ratio ^(Note 2)
Offices	399	50.4%
Hotel	150	19.0%
Retail Facilities	104	13.2%
Residential Properties	100	12.7%
Logistics Facilities	37	4.7%
Total	792	100%

Area ^(Note 3)	Acquisition price	
	Amount (billion yen) ^(Note 1)	Ratio ^(Note 2)
6 Central Tokyo Wards	257	32.5%
Remaining Tokyo Wards	69	8.7%
Other Parts of the Greater Tokyo Area	154	19.5%
Other Areas	311	39.3%
Total	792	100%

Notes:

1. The figures are rounded down to the nearest billion yen.
2. The figure is rounded to the first decimal place.
3. "6 Central Tokyo Wards" refers to Chiyoda, Chuo, Minato, Shinjuku, Shibuya and Shinagawa wards, "Remaining Tokyo Wards" refers to the remaining Tokyo wards other than the "6 central Tokyo wards", "Other Parts of the Greater Tokyo Area" refers to parts of Tokyo other than the "6 central Tokyo wards" and "Remaining Tokyo Wards," Kanagawa, Saitama and Chiba Prefectures and "Other areas" refers to areas other than the "6 central Tokyo wards," "Remaining Tokyo Wards" and "Other Parts of the Greater Tokyo Area".
4. The above amount and ratio are based on the premise that all the acquisition and disposition of the acquired and disposed assets ("Tenjin North Front Building" announced on August 28, 2024 and "Aoyama Suncrest Building" announced on February 25, 2025) are done.