For Immediate Release

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(Change) ORIX JREIT Announces Acquisition of “Tenjin North Front Building”

TOKYO, August 13, 2026 — ORIX JREIT Inc. (“OJR”) announces partial change in the payment terms to the press release “ORIX JREIT Announces Acquisition of “Tenjin North Front Building”” announced on August 28, 2024 as described below.

1. Changed Part

Funding method in “6. Payment Terms”

2. Changed Details (The changes are underlined.)

【Before Change】
(Omitted)
Funding method: Cash on hand

【After Change】
(Omitted)
Funding method: Cash on hand and New borrowing (Note)

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

3. Changed Reason

The change is being made because OJR will utilize borrowings, in addition to cash on hand, as the funding method for the acquisition of Tenjin North Front Building, which constitutes a reason for changing the payment terms.