For Immediate Release

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ORIX JREIT Announces Disposition of "Round-Cross Kagoshima"

TOKYO, October 22, 2026— ORIX JREIT Inc. ("OJR") announced that our asset management company, ORIX Asset Management Corporation ("OAM"), determined to dispose of a property (hereafter, "the disposition,") as described below.

1. The Disposition Summary

1) Contract date: October 22, 2026
2) Transaction party: Japanese company (Note 1)
3) Intermediary: Yes
4) Summary of property to be disposed

Type	Property name	Location	Disposition price	Book value (Note 2,3)	Gain/loss on disposition (Note 2,3)	Disposition date
Office	Round-Cross Kagoshima	Kagoshima-shi Kagoshima	1,242 million yen	1,184 million yen	29 million yen	December 22, 2026

Notes:
1 Not disclosed as the consent of the buyer could not be obtained.
2 Figures are rounded down to the nearest million yen.
3 Book value is an estimate as of the disposition date. Gain/loss on disposition is pro forma amount based on the book value and assumed disposition expenses. The amount is subject to change.

2. Reason for the transaction

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

"Round-Cross Kagoshima", the property to be disposed of, is a mixed-use office and retail asset located in the Tenmonkan area, the business and commercial center of Kagoshima City. OJR has received an offer to purchase the property at a price that exceeds both the appraised value and the book value. Taking into account regional characteristics and other relevant factors, OJR has determined that the disposition of the property would contribute

to regional revitalization and has therefore decided to dispose of the property. OJR intends to return the gain on disposition to unitholders and utilize the sale proceeds for the repayment of borrowings, etc.

3. Summary of Property to be Disposed

Property name		Round-Cross Kagoshima				
Specified asset category		Real estate trust beneficiary interest				
Address (Note 1)		1-1 Kinsei-cho, Kagoshima-shi, Kagoshima				
Usage		Retail				
Appraisal value (Date of value)		772 million yen（As of October 1, 2026)				
Appraiser		DAIWA REAL ESTATE APPRAISAL CO., LTD.				
Details of tenants as of August 31, 2026						
	Number of tenants	13				
	Gross rental income	9 million yen per month (Note 2)				
	Leasehold and security deposit	64 million yen (Note 2)				
	Total leased space	3,098.31 m^2				
	Total leasable space	3,192.42 m^2				
Occupancy rate of end tenants during past 5 years		August 2022	August 2023	August 2024	August 2025	August 2026
		100%	100%	100%	97.1%	97.1%
Special notes		<Boundary check, cross-border structure, etc.> The arcades over the roads which are located to the west and to the south and to the north of the land cross the borders of the land.				

Notes:

1 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.
2 Figures are rounded down to the nearest million yen.

4. Profile of the Buyer Company

The buyer company is a Japanese company, however, the information including the name of the company is not disclosed because the consent of the company could not be obtained. There is no capital, personal or business relationship required for reporting among OJR or OAM and the company. The company does not fall under “related party” of OJR nor OAM.

5. Forward Commitment

The trust beneficiary interest sale and purchase agreement with regard to Round-Cross Kagoshima (the “Purchase and Sale Agreement”, in this item) falls under the category of Forward Commitment, etc. as provided in the Comprehensive Guideline for Supervision of Financial Instruments Business Operators, etc. set by the Financial Services Agency.

<Financial impact on OJR in the event that it fails to fulfill the Forward Commitment, etc.>
The cancellation provisions as provided in the Purchase and Sale Agreement are as follows:

i. In the event either the seller or the purchaser commits a material breach of the Purchase and Sale Agreement (such party, hereinafter in this item, the “Breaching Party”), the other party (hereinafter in this item, the "Cancelling Party") may set a certain reasonable period and demand the Breaching Party to remedy its breach within such period. If the Breaching Party fails to remedy its breach within such period, the Cancelling Party may cancel the Purchase and Sale Agreement. Provided, however, that in case it is evident that it is impossible to remedy its breach within a reasonable period, the Cancelling Party may immediately cancel the Purchase and Sale Agreement without prior notice.
ii. In the event the Purchase and Sale Agreement is cancelled due to the reasons stated in (i) above, the

Cancelling Party may claim against the Breaching Party an amount equivalent to 10% of the purchase price as the penalty. Even if the damage incurred or borne by the Cancelling Party exceeds the amount of the penalty, the Cancelling Party may not claim against the Breaching Party an amount in excess of the penalty. Even if the amount of such damage is less than the amount of the penalty, the Breaching Party may not claim a reduction of such penalty.

iii. In the event either party incurs damage arising from or in connection with the Breaching Party's breach of the Purchase and Sale Agreement, such party may claim compensation for such damage against the Breaching Party, only if the claim is made within three months of the completion date of the transaction. Provided, however, that such amount shall not exceed an amount equivalent to 10% of the purchase price, and may not make such damage claim in addition to the penalty as described in ii. above.

6. Payment Terms

Settlement terms: 100% on delivery

7. Future Outlook

For the impact on earnings forecast for the 50th fiscal period from September 1, 2026 through February 28, 2027 and the 51st from March 1, 2027 through August 31, 2027, please refer to the “Financial Results for the 49th Fiscal Period” dated October 22, 2026.

8. Appraisal Summary

Name of asset	Round-Cross Kagoshima

Date of value	October 1, 2026
Appraisal value (In thousands of yen)	772,000
Appraiser	DAIWA REAL ESTATE APPRAISAL CO.,LTD.

(In thousands of yen)

Item	Content	Grounds
Income Approach Value	772,000	Income approach value is determined with emphasis on income approach value by the DCF method, with income approach value taking the direct capitalization rate method into consideration
Valuation by the Direct Capitalization Method	787,000	
(1) Gross Operating Revenue [(a)-(b)]	129,849	
(a) Effective gross revenue	141,324	
(b) Vacancy loss	11,475	Assessed taking factors such as the actual occupancy of similar properties and future market trend forecasts into consideration
(2) Operating Expenses	74,831	
Maintenance Expense	23,567	Assessed with reference to the existing contract and recent actual expenses
Utility Expense	19,640	Assessed with reference to actual expenses
Repair Expense	3,744	Recorded based on the annual average of long-term repair expenses indicated in the engineering report
Property Management Fee	3,185	The existing contract was deemed reasonable, and the fee was assessed at an amount equivalent to 2.78% of rental income and other revenue
Tenant Advertisement Cost	940	Assessed in reference to the tenant advertisement cost for the similar real estate
Tax and Public Dues	12,181	Assessed based on most recent actual amounts
Casualty Insurance	292	Recorded based on actual expenses
Other Expenses	11,279	Assessed as off-site parking rent, shopping district fees and a contingency allowance, with reference to historical results and expense levels at similar properties
(3) Net Operating Income [(1)-(2)]	55,018	
(4)Profit from Managing Security Deposit	649	Assessed based on rate of return of 1.0%
(5)Capital Expenditure	12,385	Recorded based on the annual average of long-term renewal expenditures indicated in the engineering report
(6)Net Revenue [(3)+(4)-(5)]	43,282	
(7)Cap Rate	5.5%	Assessed in reference to interviews concerning investment, with a method of comparison with valuation examples for similar real estate as the standard
Valuation by DCF Method	765,000	
Discount Rate	5.3%	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	5.7%	Assessed in comprehensive consideration of future investment yield trend, possible risk to invest in the subject property, general prediction of economic growth rate and real estate price trend
Cost Approach Value	1,520,000	
Ratio of Land	65.6%	
Ratio of Building	34.4%	

Additional considerations made in the reconciliation of evaluation	N/A

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

Reference

OJR's Portfolio after the completion of the disposition

Type	Acquisition price	
	Amount (billion yen) (Note 1,2)	Ratio (Note 2,3)
Offices	437	52.3%
Hotel	150	18.0%
Retail Facilities	104	12.5%
Residential Properties	107	12.8%
Logistics Facilities	37	4.4%
Total	837	100%

Area (Note 4)	Acquisition price	
	Amount (billion yen) (Note 1,2)	Ratio (Note 2,3)
6 Central Tokyo Wards	257	30.7%
Remaining Tokyo Wards	109	13.1%
Other Parts of the Greater Tokyo Area	154	18.4%
Other Areas	315	37.7%
Total	837	100%

Notes:

1. The figures are rounded down to the nearest billion yen.
2. "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, "Naha Shin-Toshin Center Building" announced on August 26, 2026 and the property subject to the disposition) are completed.
3. The figure is rounded to the first decimal place.
4. "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".

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.