

[Provisional Translation Only]

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For Immediate Release

REIT Issuer:

ORIX JREIT Inc. (TSE: 8954)
Takeshi Sato
President and Executive Director

Asset Management Company:

ORIX Asset Management Corporation
Mitsuo Sato
President and CEO

Inquiries:

Hisao Namiki
Director and Executive Officer
TEL: +81 3 3435 3285

ORIX JREIT Announces the Applicable Interest Rate of the Debt Financing

TOKYO, August 18, 2010 — ORIX JREIT Inc. announced that the applicable interest rate of the debt financing, announced on August 10, 2010 was determined as below.

Lender	Borrowing amount	Applicable interest rate (Applicable period)	Draw down date	Maturity	Remarks
The Sumitomo Trust and Banking Company, Limited, Mitsubishi UFJ Trust and Banking Corporation, Mizuho Corporate Bank, Ltd.	JPY 14,444,444,445	1.15% (From August 20, 2010 to August 26, 2010)	August 20, 2010	August 27, 2010	Un-secured, Non-guaranteed, Floating rate