

[Provisional Translation Only]

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For Immediate Release

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ORIX JREIT Announces the Applicable Interest Rate of the Debt Financing

TOKYO, August 25, 2010 — ORIX JREIT Inc. announced that the applicable interest rate of the debt financing, announced on August 17, 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 10,000,000,000	1.18866% (From August 27, 2010 to September 20, 2010)	August 27, 2010	October 21, 2010	Un-secured, Non-guaranteed, Floating rate