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For Immediate Release

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ORIX JREIT Announces the Applicable Interest Rates of the Debt Financing

TOKYO, September 16, 2010 — ORIX JREIT Inc. announced that the applicable interest rates of the debt financing, announced on March 13, 2007, September 14, 2009, August 17, 2010 and September 15, 2010 were determined as below.

Lender	Borrowing amount	Applicable interest rate (Applicable period)	Draw down date	Maturity	Remarks
The Norinchukin Bank	JPY 8.5 billion	0.81% (From September 21, 2010 to December 19, 2010)	March 19, 2007	March 19, 2012	Un-secured, Non-guaranteed, Floating rate
The Shinkumi Federation Bank, The Toho Bank, Ltd.	JPY 3.5 billion	1.26% (From September 21, 2010 to December 19, 2010)	September 24, 2009	September 19, 2012	Un-secured, Non-guaranteed, Floating rate
The Sumitomo Trust and Banking Company, Limited, Mitsubishi UFJ Trust and Banking Corporation, Mizuho Corporate Bank, Ltd.	JPY 10 billion	1.19% (From September 21, 2010 to October 20, 2010)	August 27, 2010	October 21, 2010	Un-secured, Non-guaranteed, Floating rate
Sumitomo Mitsui Banking Corporation, Mitsubishi UFJ Trust and Banking Corporation, The Sumitomo Trust and Banking Company, Limited, Mizuho Corporate Bank, Ltd., ShinGinko Tokyo, Limited	JPY 7 billion	1.4573% (From September 21, 2010 to September 23, 2013)	September 21, 2010	September 24, 2013	Un-secured, Non-guaranteed, Fixed rate

* As a result of signing the interest swap agreement, the interest rate for the debt financing of was fixed at 1.78543% until maturity.