

[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, September 29, 2010 — ORIX JREIT Inc. announced that the applicable interest rate of the debt financing, announced on September 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 3,800,000,000	1.1692% (From October 1, 2010 to October 20, 2010)	October 1, 2010	October 21, 2010	Un-secured, Non-guaranteed, Floating rate