

[Provisional Translation Only]

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For Immediate Release**REIT Issuer:**

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ORIX JREIT Announces the Applicable Interest Rate of the Debt Financing

TOKYO, October 19, 2010 — ORIX JREIT Inc. announced that the applicable interest rate of the debt financing, announced on October 8, 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 13,300,000,000	1.18% (From October 21, 2010 to November 21, 2010)	October 21, 2010	November 22, 2010	Un-secured, Non-guaranteed, Floating rate