

***[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, November 2, 2010 — ORIX JREIT Inc. announced that the applicable interest rate of the debt financing, announced on October 26, 2010 was determined as below.

Lender	Borrowing amount	Applicable interest rate (Applicable period)	Draw down date	Maturity	Remarks
THE SHIZUOKA BANK, LTD	JPY 1,000,000,000	1.36000% (From November 6, 2011 to November 5, 2013)	November 5, 2010	November 5, 2013	Un-secured, Non-guaranteed, Fixed rate