

[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 18, 2010 — ORIX JREIT Inc. announced that the applicable interest rate of the debt financing, announced on November 10, 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	1.14067% (From November 22, 2010 to November 30, 2010)	November 22, 2010	December 1, 2010	Un-secured, Non-guaranteed, Floating rate