

[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 29, 2010 — ORIX JREIT Inc. announced that the applicable interest rate of the debt financing, announced on November 18, 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 8,300,000,000	1.15607% (From December 1, 2010 to December 19, 2010)	December 1, 2010	February 1, 2011	Un-secured, Non-guaranteed, Floating rate