

[Provisional Translation Only]

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For Immediate Release

REIT Issuer:

ORIX JREIT Inc. (TSE: 8954)
Takeshi Sato
President and Executive Director

Asset Management Company:

ORIX Asset Management Corporation
Mitsuo Sato
President and CEO

Inquiries:

Hisao Namiki
Director and Executive Officer
TEL: +81 3 3435 3285

ORIX JREIT Announces the Applicable Interest Rates of the Debt Financing

TOKYO, December 16, 2010 — ORIX JREIT Inc. announced that the applicable interest rates of the debt financing, announced on March 13, 2007, September 14, 2009 and November 18, 2010 were determined as below.

Lender	Borrowing amount	Applicable interest rate (Applicable period)	Draw down date	Maturity	Remarks
The Norinchukin Bank	JPY 8.5 billion	0.79% (From December 20, 2010 to March 21, 2011)	March 19, 2007	March 19, 2012	Un-secured, Non-guaranteed, Floating rate
The Shinkumi Federation Bank, The Toho Bank, Ltd.	JPY 3.5 billion	1.24% (From December 20, 2010 to March 21, 2011)	September 24, 2009	September 19, 2012	Un-secured, Non-guaranteed, Floating rate
The Sumitomo Trust and Banking Company, Limited, Mitsubishi UFJ Trust and Banking Corporation, Mizuho Corporate Bank, Ltd.	JPY 8.3 billion	1.21% (From December 20, 2010 to January 31, 2011)	December 1, 2010	February 1, 2011	Un-secured, Non-guaranteed, Floating rate

* As a result of signing the interest swap agreement, the interest rate for the debt financing was fixed at 1.78543% until maturity.