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For Immediate Release

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ORIX JREIT Announces Credit Rating

TOKYO, January 12, 2011 — ORIX JREIT Inc. (“OJR”) today announced that OJR received the following credit rating from the Japan Credit Rating Agency, Ltd. (“JCR”).

Rating Agency	Detail of Rating
Japan Credit Rating Agency, Ltd. (JCR)	Long-term senior debt Ratings : AA-, Rating outlook: Stable

Please refer to news release announced today by JCR for further details of the rating.

JCR web site : <http://www.jcr.co.jp/english/>

The original Japanese version of this material is being distributed today to the Kabuto Club, the Ministry of Land, Infrastructure, Transport and Tourism Press Club, and the Ministry of Land, Infrastructure, Transport and Tourism Press Club for Construction Publications.