

[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
Hiroshi Yasuda
President and CEO

Inquiries:

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

ORIX JREIT Announces the Applicable Interest Rate of the Debt Financing

TOKYO, January 27, 2011 — ORIX JREIT Inc. announced that the applicable interest rate of the debt financing, announced on January 19, 2011 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 5 billion	1.18258% (From January 31, 2011 to February 28, 2011)	January 31, 2011	March 1, 2011	Un-secured, Non-guaranteed, Floating rate