

[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, January 28, 2011 — ORIX JREIT Inc. announced that the applicable interest rate of the debt financing, announced on January 20, 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 8.3 billion	1.18% (From February 1, 2011 to February 28, 2011)	February 1, 2011	March 1, 2011	Un-secured, Non-guaranteed, Floating rate