

[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, February 25, 2011 — ORIX JREIT Inc. announced that the applicable interest rate of the debt financing, announced on February 17, 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 13.3 billion	1.17635% (From March 1, 2011 to March 29, 2011)	March 1, 2011	March 30, 2011	Un-secured, Non-guaranteed, Floating rate