

[Provisional Translation Only]

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For Immediate Release

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ORIX JREIT Announces the Applicable Interest Rates of the Debt Financing

TOKYO, March 17, 2011 — ORIX JREIT Inc. announced that the applicable interest rates of the debt financing, announced on March 13, 2007 and September 14, 2009 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 March 22, 2011 to June 19, 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 March 22, 2011 to June 19, 2011)	September 24, 2009	September 19, 2012	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.