

[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, April 25, 2011 — ORIX JREIT Inc. announced that the applicable interest rate of the debt financing, announced on March 25, 2011 was determined as below.

Lender	Borrowing amount	Applicable interest rate (Applicable period)	Draw down date	Maturity	Remarks
Sumitomo Trust&Banking Co., Ltd., Sumitomo Mitsui Banking Corporation, Mitsubishi UFJ Trust and Banking Corporation, Resona Bank, Ltd., Aozora Bank, Ltd., Taiyo Life Insurance Company, Hyakugo Bank, Ltd.	JPY 17 billion	1.67203% (From April 27, 2011 to April 26, 2016)	April 27, 2011	April 27, 2016	Un-secured, Non-guaranteed, Fixed rate