

[Provisional Translation Only]

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For Immediate Release**REIT Issuer:**

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ORIX JREIT Announces the Applicable Interest Rate of the Debt Financing

TOKYO, June 28, 2011 — ORIX JREIT Inc. announced that the applicable interest rate of the debt financing, announced on June 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 2.83 billion	1.17795% (From June 30, 2011 to July 27, 2011)	June 30, 2011	July 28, 2011	Un-secured, Non-guaranteed, Floating rate