

***[Provisional Translation Only]***

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**For Immediate Release**

**REIT Issuer:**

ORIX JREIT Inc. (TSE: 8954)

Yoshio Ono

Executive Director

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ORIX Asset Management Corporation

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Representative Director and President

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**ORIX JREIT Announces the Applicable Interest Rate of the Debt Financing**

TOKYO, May 21, 2009 — ORIX JREIT Inc. (“OJR”) announced that the applicable interest rate of the debt financing, announced on May 13, 2009 were determined as below.

<b>Lender</b>	<b>Borrowing amount</b>	<b>Applicable interest rate (Applicable period)</b>	<b>Draw down date</b>	<b>Maturity</b>	<b>Remarks</b>
The Sumitomo Trust and Banking Company, Limited Mitsubishi UFJ Trust and Banking Corporation Sumitomo Mitsui Banking Corporation Mizuho Corporate Bank, Ltd.	JPY 20 billion	<b>0.61803%</b> (From May 25, 2009 to June 4, 2009)	May 25, 2009	June 5, 2009	Un-secured, Non-guaranteed