

[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, June 3, 2009 — ORIX JREIT Inc. (“OJR”) announced that the applicable interest rate of the debt financing, announced on May 26, 2009 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 Sumitomo Mitsui Banking Corporation Mizuho Corporate Bank, Ltd.	JPY 20 billion	1.1544% (From June 5, 2009 to June 21, 2009)	June 5, 2009	September 4, 2009	Un-secured, Non-guaranteed