

[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, September 17, 2009 — ORIX JREIT Inc. announced that the applicable interest rates of the debt financing, announced on March 13, 2007, August 25, 2009 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 | 0.98636% (From September 24, 2009 to December 20, 2009) | March 19, 2007 | March 19, 2012 | Un-secured, Non-guaranteed Floating rate |
| The Sumitomo Trust and Banking Company, Limited Mitsubishi UFJ Trust and Banking Corporation Sumitomo Mitsui Banking Corporation Mizuho Corporate Bank, Ltd. | JPY 20 billion | 1.23273% (From September 24, 2009 to October 25, 2009) | September 4, 2009 | October 26, 2009 | Un-secured, Non-guaranteed |
| The Sumitomo Trust and Banking Company, Limited THE BANK OF FUKUOKA, LTD. | JPY 7 billion | 1.71069% (From September 24, 2009 to September 18, 2012) | September 24, 2009 | September 19, 2012 | Un-secured, Non-guaranteed Fixed rate |
| The Shinkumi Federation Bank, The Toho Bank, Ltd. | JPY 3.5 billion | 1.43636% (From September 24, 2009 to December 20, 2009) | 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 of was fixed at 1.78543% until maturity.