

[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, October 22, 2009 — ORIX JREIT Inc. announced that the applicable interest rate of the debt financing, announced on October 14, 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 19.5billion	1.21455% (From October 26, 2009 to November 25, 2009)	October 26, 2009	November 26, 2009	Un-secured, Non-guaranteed