

[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, November 24, 2009 — ORIX JREIT Inc. announced that the applicable interest rate of the debt financing, announced on November 13, 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 19.5 billion	1.17236% (From November 26, 2009 to December 20, 2009)	November 26, 2009	January 21, 2010	Un-secured, Non-guaranteed