

***[Provisional Translation Only]***

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**For Immediate Release**

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ORIX JREIT Inc. (TSE: 8954)

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

TOKYO, December 17, 2009 — ORIX JREIT Inc. announced that the applicable interest rates of the debt financing, announced on March 13, 2007, September 14, 2009 and November 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 Norinchukin Bank	JPY 8.5 billion	<b>0.91364%</b> (From December 21, 2009 to March 22, 2010)	March 19, 2007	March 19, 2012	Un-secured, Non-guaranteed Floating rate
The Shinkumi Federation Bank, The Toho Bank, Ltd.	JPY 3.5 billion	<b>1.36364%</b> (From December 21, 2009 to March 22, 2010)	September 24, 2009	September 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 19.5 billion	<b>1.17364%</b> (From December 21, 2009 to January 20, 2010)	November 26, 2009	January 21, 2010	Un-secured, Non-guaranteed

\* As a result of signing the interest swap agreement, the interest rate for the debt financing of was fixed at 1.78543% until maturity.