

***[Provisional Translation Only]***

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**For Immediate Release**

***REIT Issuer:***

ORIX JREIT Inc. (TSE: 8954)

Yoshio Ono

Executive Director

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ORIX Asset Management Corporation

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

TOKYO, January 19, 2010 — ORIX JREIT Inc. announced that the applicable interest rate of the debt financing, announced on January 8, 2010 was 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 Sumitomo Trust and Banking Company, Limited<br>Mitsubishi UFJ Trust and Banking Corporation<br>Sumitomo Mitsui Banking Corporation<br>Mizuho Corporate Bank, Ltd. | JPY<br>19.5 billion     | <b>1.16182%</b><br>(From January 21, 2010<br>to February 21, 2010) | January 21,<br>2010   | February 22,<br>2010 | Un-secured,<br>Non-guaranteed |