

[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, February 18, 2010 — ORIX JREIT Inc. announced that the applicable interest rate of the debt financing, announced on February 9, 2010 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	1.15545% (From February 22, 2010 to March 22, 2010)	February 22, 2010	March 26, 2010	Un-secured, Non-guaranteed, Floating rate