

[Provisional Translation Only]

This English translation of the original Japanese document is provided solely for information purposes. Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.

For Immediate Release

REIT Issuer:

ORIX JREIT Inc. (TSE: 8954)
Yoshio Ono
Executive Director

Asset Management Company:

ORIX Asset Management Corporation
Mitsuo Sato
Representative Director and President

Inquiries:

Hisao Namiki
Director and Executive Officer
TEL: +81 3 3435 3285

ORIX JREIT Announces the Applicable Interest Rates of the Debt Financing

TOKYO, March 18, 2010 — ORIX JREIT Inc. announced that the applicable interest rates of the debt financing, announced on March 13, 2007, September 14, 2009 and February 9, 2010 were determined as below.

Lender	Borrowing amount	Applicable interest rate (Applicable period)	Draw down date	Maturity	Remarks
The Norinchukin Bank	JPY 8.5 billion	0.89545% (From March 23, 2010 to June 20, 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	1.34545% (From March 23, 2010 to June 20, 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	1.06% (From March 23, 2010 to March 25, 2010)	February 22, 2010	March 26, 2010	Un-secured, Non-guaranteed, Floating rate

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