

***[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 Rate of the Debt Financing**

TOKYO, March 24, 2010 — ORIX JREIT Inc. announced that the applicable interest rate of the debt financing, announced on March 15, 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, Mitsubishi UFJ Trust and Banking Corporation, Sumitomo Mitsui Banking Corporation, Mizuho Corporate Bank, Ltd.	JPY 19.5 billion	<b>1.15545%</b> (From March 26, 2010 to April 25, 2010)	March 26, 2010	April 26, 2010	Un-secured, Non-guaranteed, Floating rate