

***[Provisional Translation Only]***

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**For Immediate Release**

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ORIX JREIT Inc. (TSE: 8954)  
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Executive Director

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

TOKYO, June 2, 2010 — ORIX JREIT Inc. announced that the applicable interest rate of the debt financing, announced on May 25, 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>1.06866%</b> (From June 4, 2010 to June 16, 2010)	June 4, 2010	June 17, 2010	Un-secured, Non-guaranteed, Floating rate