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For Immediate Release

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ORIX JREIT Announces New Debt Financing

TOKYO, June 14, 2010— ORIX JREIT Inc. (“OJR”) today announced the following decision on new debt financing.

1. New debt finance summary

Long-term debt

a. Lenders	Sumitomo Mitsui Banking Corporation
b. Loan amount	JPY 5,055,555,555
c. Applicable interest rate	To be determined* (Fixed rate)
d. Draw down date	June 17, 2010
e. Loan terms	Based on the term loan agreement dated June 15, 2010
f. Maturity	June 17, 2015
g. Principal payment	Bullet payment at maturity
h. Collateral	Un-secured, Non-guaranteed
i. Reason for new debt financing	Repayment of JPY 19.5 billion of the short-term loan, which was borrowed through the commitment line, coming due on June 17, 2010

Note: The interest rate shall be announced at a later date, as soon as they are finalized.

2. Total amount to be borrowed, specific use of funds and scheduled repayment dates

1) Total amount

JPY 5,055,555,555

2) Specific use of funds and scheduled repayment dates

Specific use	Amount (JPY million)	Repayment date
Repayment of JPY 19.5 billion of the short-term loan, which was borrowed through the commitment line, coming due on June 17, 2010	5,055	June 17, 2010

3. Change in LTV from the above new debt financing

(In millions of yen)

	Before (As of June 14, 2010)	After (As of June 17, 2010)	Change
Short-term borrowings	19,500	14,444	(5,055)
Long-term borrowings	107,875	112,930	5,055
[Long-term debt due within one year]	[24,750]	[24,750]	
Total of borrowings	127,375	127,375	
Investment corporation bonds	12,000	12,000	
Sum of borrowings and investment corporation bonds	139,375	139,375	
Other interest-bearing debt			
Total interest-bearing debt	139,375	139,375	
Interest-bearing debt ratio	50%	50%	

Note:

1. Interest-bearing debt ratio is calculated by dividing the total interest-bearing debt by the sum of interest bearing-debt and total equity.
2. Individual numbers are rounded off to whole numbers. As a result, change in the interest-bearing debt ratio may not be consistent with the corresponding figures as a result of rounding.
3. In addition to this long-term loan, OJR plans to take out short-term loan based on the new commitment line (for details, see "ORIX JREIT Announces Establishment of Commitment Line" dated today), as funds for the repayment of short-term loans coming due on June 17, 2010.

4. Additional information for investors

There is no change to the content of OJR's Securities Report (*Yukashoken Hokokusho*) for the 16th fiscal period ended February 28, 2010 with respect to the risks involved in repayment etc. due to the new debt financing.

The original Japanese version of this material is being distributed today to the Kabuto Club, the Ministry of Land, Infrastructure, Transport and Tourism Press Club, and the Ministry of Land, Infrastructure, Transport and Tourism Press Club for Construction Publications.