

[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, June 15, 2010 — ORIX JREIT Inc. announced that the applicable interest rates of the debt financing, announced on June 14, 2010 was determined as below.

Lender	Borrowing amount	Applicable interest rate (Applicable period)	Draw down date	Maturity	Remarks
Sumitomo Mitsui Banking Corporation	JPY 5,055,555,555	1.931% (From June 17, 2010 to June 16, 2015)	June 17, 2010	June 17, 2015	Un-secured, Non-guaranteed, Fixed rate