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For Immediate Release

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ORIX JREIT Announces New Debt Financing

TOKYO, June 15, 2010— ORIX JREIT Inc. (“OJR”) today announced the following decision on a new debt financing.

1. New debt finance summary

Short-term debt

a. Lenders	The Sumitomo Trust and Banking Company, Limited, Mitsubishi UFJ Trust and Banking Corporation, Mizuho Corporate Bank, Ltd.
b. Loan amount	JPY 14,444,444,445
c. Applicable interest rate	1.22462%
d. Draw down date	June 17, 2010
e. Loan terms	Based on the commitment line dated June 15, 2010
f. Maturity	July 20, 2010
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

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

1) Total amount

JPY 14,444,444,445

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	14,444	June 17, 2010

3. Change in LTV from the above new debt financing

(In millions of yen)

	Before (As of June 15, 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. OJR plans to take out 5,055 million yen in long-term loans as funds for the repayment of short-term loans on the date of the borrowing. For further details, please refer to “ORIX JREIT Announces New Debt Financing” dated June 14, 2010.

4. Additional information for investors

This new debt financing will not affect the investment risks described in OJR’s Securities Report (*Yukashoken Hokokusho*) for the 16th fiscal period ended February 28, 2010.

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