

[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, July 15, 2010 — ORIX JREIT Inc. announced that the applicable interest rate of the debt financing, announced on July 7, 2010 was determined as below.

Lender	Borrowing amount	Applicable interest rate (Applicable period)	Draw down date	Maturity	Remarks
The Sumitomo Trust and Banking Company, Limited, Mitsubishi UFJ Trust and Banking Corporation, Mizuho Corporate Bank, Ltd.	JPY 14,444,444,445	1.21231% (From July 20, 2010 to August 19, 2010)	July 20, 2010	August 20, 2010	Un-secured, Non-guaranteed, Floating rate