

***[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 27, 2010 — ORIX JREIT Inc. announced that the applicable interest rate of the debt financing, announced on July 26, 2010 was determined as below.

Lender	Borrowing amount	Applicable interest rate (Applicable period)	Draw down date	Maturity	Remarks
Development Bank of Japan Inc.	JPY 5,000,000,000	<b>1.69875%</b> (From July 29, 2010 to July 28, 2015)	July 29, 2010	July 29, 2015	Un-secured, Non-guaranteed, Fixed rate