

**[Provisional Translation Only]**

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**For Immediate Release**

REIT Issuer:

ORIX JREIT Inc. (TSE: 8954)

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**ORIX JREIT Announces the Applicable Interest Rate of the Debt Financing**

TOKYO, May 28, 2008 — ORIX JREIT Inc. (“OJR”) announced that the applicable interest rate of the debt financing, announced on May 20, 2008, was determined as below.

<b>Lender</b>	<b>Borrowing amount</b>	<b>Applicable interest rate (Applicable period)</b>	<b>Draw down date</b>	<b>Maturity</b>	<b>Remarks</b>
The Sumitomo Trust and Banking Company, Limited Mitsubishi UFJ Trust and Banking Corporation Sumitomo Mitsui Banking Corporation Mizuho Corporate Bank, Ltd.	JPY 20.1 billion	<b>1.03667%</b> (From May 30, 2008 to June 19, 2008)	May 30, 2008	June 27, 2008	Un-secured, Non-guaranteed

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