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For Immediate Release

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ORIX JREIT Announces the Applicable Interest Rate of the Debt Financing

TOKYO, June 25, 2008 — ORIX JREIT Inc. (“OJR”) announced that the applicable interest rate of the debt financing, announced on June 17, 2008, 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 Sumitomo Mitsui Banking Corporation Mizuho Corporate Bank, Ltd.	JPY 20.1 billion	1.11906% (From June 27, 2008 to July 31, 2008)	June 27, 2008	August 1, 2008	Un-secured, Non-guaranteed

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