

<For Immediate Release>

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ORIX JREIT Inc. (TSE: 8954)

Hiroshi Ichikawa

Executive Director

For any queries, please contact ...

ORIX Asset Management Corporation

Hirohisa Saito

Executive Director

Tel: +81 3 3435 3443

ORIX JREIT Inc. announces the applicable interest rate of the debt finance for the acquisition of The SHOHO 3rd Building

Tokyo, Japan, February 25, 2005 – ORIX JREIT Inc. (“OJR”) announced today that the applicable interest rate of the debt financing for the acquisition of The SHOHO 3rd Building was determined as below.

Applicable Interest rate

Floating rate: 0.66847% (from March 1, 2005 through March 21, 2005)

* OJR is a real estate investment corporation (commonly referred to as a J-REIT) listed on the Tokyo Stock Exchange JREIT Section (TSE:8954) whose objective is to provide stable income returns to investors over the mid- to long-term through investing in diversified types of quality real estate, mostly in Greater Tokyo Metropolitan area ORIX Asset Management, a wholly owned subsidiary of ORIX Corp. (TSE: 8591), provides the asset management services for OJR.