

< For Immediate Release >

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ORIX JREIT Inc. (TSE: 8954)

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### **ORIX JREIT Inc. announces a new debt financing**

Tokyo, Japan, May 18, 2005 - ORIX JREIT Inc. ("OJR") announced today that it has decided to borrow funds through the commitment line established on March 31, 2005 as follows.

1. Lenders	The Sumitomo Trust & Banking Co., Ltd., The MitsubishiTrust & Banking Corporation, The Norinchukin Bank, Sumitomo Mitsui Banking Corporation, Mizuho Corporate Bank, Ltd.
2. Borrowing amount	JPY 10.4 billion
3. Applicable Interest rate	To be determined
4. Loan terms	Un-secured, non-guaranteed, floating rate
5. Draw down date	May 30, 2005
6. Principal payment	Bullet payment at maturity
7. Maturity	September 20, 2005
8. Use of proceeds	Acquisition of ORE Nagoya Fushimi Building

The following table summarises the change in LTV from the above new debt finance.

	<b>Before</b>	<b>After</b>	<b>Change</b>
Short-term debt	17,500	27,900	10,400
Long-term debt	68,300	68,300	0
Total interest-bearing debt	85,800	96,200	10,400
Interest-bearing debt ratio	50	53	3

Notes:

The amounts are in JPY million, except the Interest-bearing debt ratio.

Interest-bearing debt ratio is calculated by dividing the interest-bearing debt with the sum of interest bearing-debt and total equity. Individual numbers are rounded off to one % place.

\* 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.