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For Immediate Release

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ORIX JREIT Announces the Applicable Interest Rates of the Debt Financing

ORIX JREIT Inc. (“OJR”) today announced that the applicable interest rates of the debt financing, announced on April 26, 2006, were determined as below.

Use of proceeds	Acquisition of ORIX Akasaka 2-chome Building
Borrowing amount	JPY 20.5 billion
Loan terms	Un-secured, Non-guaranteed, Floating rate
Draw down date	May 12, 2006
Maturity	June 20, 2006
Applicable interest rate	0.49285 %

Today, this material is being distributed to the Kabuto Club and Ministry of Land, Infrastructure and Transport Press Club for construction publications.