

***[Provisional Translation Only]***

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**For Immediate Release**

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ORIX JREIT Inc. (TSE: 8954)

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

TOKYO, February 1, 2007 — ORIX JREIT Inc. (“OJR”) announced that the applicable interest rate of the debt financing, announced on October 24, 2006, 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 SHIZUOKA BANK LTD.	JPY 1 billion	0.89091% (From February 6, 2007 to May 7, 2007)	November 6, 2006	November 5, 2007	Un-secured, Non-guaranteed

The original Japanese version of this material is being distributed today to the Kabuto Club, the Ministry of Land, Infrastructure and Transport Press Club, and the Ministry of Land, Infrastructure and Transport Press Club for Construction Publications.