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For Immediate Release

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ORIX JREIT Announces the Applicable Interest Rates of the Debt Financing

TOKYO, April 25, 2007 — ORIX JREIT Inc. (“OJR”) announced that the applicable interest rate of the debt financing, announced on April 24, 2007, was determined as below.

Lenders	Borrowing amount	Applicable interest rate (Applicable period)	Draw down date	Maturity	Remarks
The Sumitomo Trust and Banking Co., Ltd.	JPY 4.3 billion	0.92937% (From April 26, 2007 to June 19, 2007)	April 26, 2007	June 20, 2007	Un-secured, Non-guaranteed

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