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For Immediate Release

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ORIX JREIT Announces the Applicable Interest Rate of the Debt Financing

TOKYO, May 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.

Lender	Borrowing amount	Applicable interest rate (Applicable period)	Draw down date	Maturity	Remarks
THE SHIZUOKA BANK LTD.	JPY 1 billion	1.00417% (From May 8, 2007 to August 6, 2007)	November 6, 2006	November 5, 2007	Un-secured, Non-guaranteed

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