

[Provisional Translation Only]

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For Immediate Release

REIT Issuer:

ORIX JREIT Inc. (TSE: 8954)

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ORIX JREIT Announces to Establish JPY 27 billion Commitment Line

TOKYO, June 6, 2007 - ORIX JREIT Inc. ("OJR") announced today that its Board of Directors has approved to establish JPY 27 billion commitment line.

1. Reason for the establishment

The JPY 27 billion commitment line is established in order to secure flexible and stable funding.

More specifically, thanks to this particular new commitment line, OJR is able to secure flexible and stable funding to acquire new properties by borrowing without mortgage, to reduce refinance risk for existing debts, and to improve cash management efficiency through minimizing cash on hand.

2. Outline of the commitment line

- (1) Limit for the commitment line : JPY 27.0 billion
- (2) Contract execution date : June 6, 2007
- (3) Commitment Period : June 7, 2007 ~ June 6, 2008
- (4) Security / Guarantee : Un-secured. Non-guaranteed
- (5) Commitment line providers : The Sumitomo Trust and Banking Company, Limited
(Lenders upon execution of loan) Mitsubishi UFJ Trust and Banking Corporation
Sumitomo Mitsui Banking Corporation
Mizuho Corporate Bank, Ltd.
- (6) Arranger : The Sumitomo Trust and Banking Company, Limited
- (7) Agent : The Sumitomo Trust and Banking Company, Limited

3. Current Debt Shape

Short-term borrowings	JPY 18,800 million
Long-term borrowings	JPY 84,650 million
[Long-term debt due within one year]	-
Total interest-bearing debt	JPY 103,450 million
Interest-bearing debt ratio	46%

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

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