

***[Provisional Translation Only]***

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**For Immediate Release**

***REIT Issuer:***

ORIX JREIT Inc. (TSE: 8954)

Koichiro Muta

Executive Director

***Investment Trust Management Company:***

ORIX Asset Management Corporation

Mitsuo Sato

Representative Director and President

***Inquiries:***

Hirofumi Yatsuduka

Director, Corporate Senior Vice President

TEL: +81 3 3435 3285

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

TOKYO, June 18, 2007 — ORIX JREIT Inc. (“OJR”) announced that the applicable interest rates of the debt financing, announced on March 13, 2007 and June 8, 2007, were 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 Norinchukin Bank	JPY 8.5 billion	<b>1.1525%*</b> (From June 20, 2007 to September 19, 2007)	March 19, 2007	March 19, 2012	Un-secured, Non-guaranteed Floating rate
The Sumitomo Trust and Banking Company, Limited Mitsubishi UFJ Trust and Banking Corporation Sumitomo Mitsui Banking Corporation Mizuho Corporate Bank, Ltd.	JPY 17.8 billion	<b>1.10250%</b> (From June 20, 2007 to September 19, 2007)	June 20, 2007	September 20, 2007	Un-secured, Non-guaranteed

\* As a result of signing the interest swap agreement, the interest rate for the debt financing was fixed at 1.78543% until maturity.

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