

[Provisional Translation Only]

This English translation of the original Japanese document is provided solely for information purposes. Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.

For Immediate Release

REIT Issuer:

ORIX JREIT Inc. (TSE: 8954)
Koichiro Muta
Executive Director

Asset 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 Rate of the Debt Financing

TOKYO, March 18, 2008 — ORIX JREIT Inc. (“OJR”) announced that the applicable interest rates of the debt financing, announced on March 13, 2007 and March 7, 2008, were determined as below.

Lender	Borrowing amount	Applicable interest rate (Applicable period)	Draw down date	Maturity	Remarks
The Norinchukin Bank	JPY 8.5billion	1.30917% (From March 21, 2008 to June 19, 2008)	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 4 billion	1.23614% (From March 21, 2008 to May 29, 2008)	March 21, 2008	May 30, 2008	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.

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.