

[Provisional Translation Only]

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For Immediate Release

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ORIX JREIT Announces the Applicable Interest Rate of the Debt Financing

TOKYO, March 26, 2008 — ORIX JREIT Inc. (“OJR”) announced that the applicable interest rate of the debt financing, announced on March 17, 2008, was determined as below.

Lender	Borrowing amount	Applicable interest rate (Applicable period)	Draw down date	Maturity	Remarks
The Sumitomo Trust and Banking Company, Limited Mitsubishi UFJ Trust and Banking Corporation Sumitomo Mitsui Banking Corporation Mizuho Corporate Bank, Ltd.	JPY 16.1 billion	1.22942% (From March 28, 2008 to May 29, 2008)	March 28, 2008	May 30, 2008	Un-secured, Non-guaranteed

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.