

[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, July 29, 2008 — ORIX JREIT Inc. (“OJR”) announced that the applicable interest rate of the debt financing, announced on July 25, 2008, was determined as below.

Lender	Borrowing amount	Applicable interest rate (Applicable period)	Draw down date	Maturity	Remarks
Development Bank of Japan	JPY 3 billion	1.94223% (From July 31, 2008 to July 30, 2013)	July 31, 2008	July 31, 2013	Un-secured, Non-guarantee Fixed rate

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