

[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)

Yoshio Ono

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 Rates of the Debt Financing

TOKYO, September 17, 2008 — ORIX JREIT Inc. (“OJR”) announced that the applicable interest rates of the debt financing, announced on September 12, 2008, were determined as below.

Lender	Borrowing amount	Applicable interest rate (Applicable period)	Draw down date	Maturity	Remarks
Sumitomo Mitsui Banking Corporation, Mitsubishi UFJ Trust and Banking Corporation, The Sumitomo Trust and Banking Company, Limited, Mizuho Corporate Bank, Ltd.	JPY 6.5 billion	1.54438% (From September 19, 2008 to September 20, 2010)	September 19, 2008	September 21, 2010	Un-secured, Non-guaranteed, Fixed rate
Sumitomo Mitsui Banking Corporation, Mitsubishi UFJ Trust and Banking Corporation, The Sumitomo Trust and Banking Company, Limited	JPY 5.0 billion	1.84365% (From September 19, 2008 to September 18, 2012)	September 19, 2008	September 19, 2012	Un-secured, Non-guaranteed, Fixed rate

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.