

[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 Rate of the Debt Financing

TOKYO, September 25, 2008 — ORIX JREIT Inc. (“OJR”) announced that the applicable interest rate of the debt financing, announced on September 16, 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 6 billion	1.25108% (From September 29, 2008 to December 21, 2008)	September 29, 2008	December 22, 2008	Un-secured, Non-guaranteed