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ORIX JREIT Inc. (TSE: 8954)

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ORIX JREIT Inc. announces repayment of the existing loans

Tokyo, Japan December 5, 2005 - ORIX JREIT Inc. ("OJR") announced today that it decided to make following partial repayment for the existing loans.

1. Debt Repayment (Term loan 1/ Floating Rate Portion)

1. Lenders	The Sumitomo Trust & Banking, Mitsubishi UFJ Trust and Banking Corporation, The Chuo Mitsui Trust and Banking, Tokio Marine & Nichido Fire Insurance Co., The Norinchukin Bank, Ltd., SOMPO JAPAN INSURANCE, The Hachijuni Bank, The Chiba Bank, The Mitsui Sumitomo Insurance,
2. Remaining principal	JPY 8.75 billion (Before this particular repayment.)
3. Applicable Interest rate	0.71%
4. Loan terms	Secured, non-guaranteed, floating rate
5. Draw down date	March 20, 2002
6. Principal payment	Bullet payment at maturity
7. Maturity	March 20, 2007
8. Repayment date	December 20, 2005
9. Repayment amount	JPY 5.25 billion

Note: No penalty is required by this particular early repayment.

2. Debt Repayment (Term loan 3/ Floating Rate Portion)

1. Lenders	The Sumitomo Trust & Banking, Mitsubishi UFJ Trust and Banking Corporation, The Norinchukin Bank, Sumitomo Mitsui Banking Corporation, SOMPO JAPAN INSURANCE, The Chiba Bank, Tokio Marine & Nichido Fire Insurance Co., Ltd., The Hachijuni Bank, Mizuho Trust & Banking Co., Ltd.
2. Remaining principal	JPY 8.65 billion (Before this particular repayment.)
3. Applicable Interest rate	1.09%
4. Loan terms	Secured, non-guaranteed, floating rate
5. Draw down date	September 29, 2003
6. Principal payment	Bullet payment at maturity
7. Maturity	September 20, 2008
8. Repayment date	December 20, 2005
9. Repayment amount	JPY 8.65 billion

Note: No penalty is required by this particular early repayment.

The following table summarises the change in LTV from the above debt repayment.

	Before	After	Change
Short-term debt (Million Yen)	1,000	1,000	0
Long-term debt (Million Yen)	69,550	55,650	13,900
Total interest-bearing debt (Million Yen)	70,550	56,650	13,900
Interest-bearing debt ratio	37%	32%	5%

Notes:

- The amounts are in JPY million, except the interest-bearing debt ratio.
- Interest-bearing debt ratio is calculated by dividing the interest-bearing debt with the sum of interest bearing-debt and total equity. Individual numbers are rounded off to one % place.

OJR is a real estate investment corporation (commonly referred to as a J-REIT) listed on the Tokyo Stock Exchange JREIT Section (TSE:8954) whose objective is to provide stable income returns to investors over the mid- to long-term through investing in diversified types of quality real estate, mostly in Greater Tokyo Metropolitan area ORIX Asset Management, a wholly owned subsidiary of ORIX Corp. (TSE: 8591), provides the asset management services for OJR.