

[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, January 29, 2007 — ORIX JREIT Inc. (“OJR”) announced that the applicable interest rate of the debt financing, announced on January 19, 2007, was determined as below.

Lenders	Borrowing amount	Applicable interest rate (Applicable period)	Draw down date	Maturity	Remarks
The Sumitomo Trust & Banking Co., Ltd. The Mitsubishi UFJ Trust & Banking Corporation Sumitomo Mitsui Banking Corporation Mizuho Corporate Bank, Ltd. The Bank of Tokyo-Mitsubishi UFJ, Ltd.	JPY 9 billion	0.85849% (From January 31, 2007 to March 19, 2007)	January 31, 2007	March 20, 2007	Un-secured, Non-guaranteed

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