

**[Provisional Translation Only]**

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**For Immediate Release**

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**ORIX JREIT Announces the Applicable Interest Rates of the Debt Financing**

TOKYO, March 15, 2007 — ORIX JREIT Inc. (“OJR”) announced that the applicable interest rates of the debt financing, announced on March 13, 2007, were determined as below.

<b>Lenders</b>	<b>Borrowing amount</b>	<b>Applicable interest rate (Applicable period)</b>	<b>Draw down date</b>	<b>Maturity</b>	<b>Remarks</b>
The Sumitomo Trust and Banking Co., Ltd. Mitsubishi UFJ Trust and Banking Corporation Sumitomo Mitsui Banking Corporation Tokio Marine & Nichido Fire Insurance Co., Ltd Mizuho Corporate Bank, Ltd. Sompo Japan Insurance Inc. The Shinkumi Federation Bank	JPY 14 billion	<b>1.44663%</b> (From March 19, 2007 to March 18, 2010)	March 19, 2007	March 19, 2010	Un-secured, Non-guaranteed, Fixed rate
The Sumitomo Trust and Banking Co., Ltd. Mitsubishi UFJ Trust and Banking Corporation	JPY 11.5 billion	<b>1.78543%</b> (From March 19, 2007 to March 18, 2012)	March 19, 2007	March 19, 2012	Un-secured, Non-guaranteed, Fixed rate
The Norinchukin Bank	JPY 8.5 billion	<b>1.12273%</b> (From March 19, 2007 to June 19, 2007)	March 19, 2007	March 19, 2012	Un-secured, Non-guaranteed, Floating rate

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