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For Immediate Release

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ORIX JREIT Announces the Applicable Interest Rate of the Debt Financing

TOKYO, March 26, 2007 — ORIX JREIT Inc. announced that the applicable interest rate of the debt financing, announced on March 15, 2007, was determined as below.

Lenders	Borrowing amount	Applicable interest rate (Applicable period)	Draw down date	Maturity	Remarks
The Sumitomo Trust and Banking Co., Ltd. Mitsubishi UFJ Trust and Banking Corporation Sumitomo Mitsui Banking Corporation Mizuho Corporate Bank, Ltd. The Bank of Tokyo-Mitsubishi UFJ, Ltd.	JPY 10.5 billion	1.07308% (From March 28, 2007 to June 19, 2007)	March 28, 2007	June 20, 2007	Un-secured, Non-guaranteed

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