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For Immediate Release

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ORIX JREIT Announces the Applicable Interest Rate of the Debt Financing

TOKYO, May 28, 2007 — ORIX JREIT Inc. (“OJR”) announced that the applicable interest rate of the debt financing, announced on May 17, 2007, was determined as below.

Lender	Borrowing amount	Applicable interest rate (Applicable period)	Draw down date	Maturity	Remarks
The Sumitomo Trust and Banking Company, Limited	JPY 3 billion	0.90935% (From May 30, 2007 to June 19, 2007)	May 30, 2007	June 20, 2007	Un-secured, Non-guaranteed

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