

[Provisional Translation Only]

This English translation of the original Japanese document is provided solely for information purposes. Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.

For Immediate Release

REIT Issuer:

ORIX JREIT Inc. (TSE: 8954)
Koichiro Muta
Executive Director

Investment Trust Management Company:

ORIX Asset Management Corporation
Mitsuo Sato
Representative Director and President

Inquiries:

Hirofumi Yatsuduka
Director, Corporate Senior Vice President
TEL: +81 3 3435 3285

ORIX JREIT Announces a New Debt Financing

TOKYO, June 18, 2007 — ORIX JREIT Inc. (“OJR”) today announced that it has decided to borrow funds through the commitment line established on June 6, 2007.

1. Reason for the new debt financing

To secure funds needed for the acquisition of the Lunar Sendai (to be acquired in June 28, 2007).

2. New debt finance summary

- | | |
|------------------------------|---|
| (1) Lenders | The Sumitomo Trust and Banking Company, Limited, Mitsubishi UFJ Trust and Banking Corporation, Sumitomo Mitsui Banking Corporation, Mizuho Corporate Bank, Ltd. |
| (2) Loan amount | JPY 8.5 billion |
| (3) Applicable interest rate | To be determined |
| (4) Draw down date | June 28, 2007 |
| (5) Loan terms | Un-secured, Non-guaranteed |
| (6) Maturity | September 20, 2007 |
| (7) Principal payment | Bullet payment at maturity |

Reference:

The following table summarizes the change in LTV from the above new debt financing.

| | Before | After | Change |
|--------------------------------------|---------------------|---------------------|-------------------|
| Short-term borrowings | JPY 18,800 million | JPY 27,300 million | JPY 8,500 million |
| Long-term borrowings | JPY 84,650 million | JPY 84,650 million | |
| [Long-term debt due within one year] | [] | [] | [] |
| Total interest-bearing debt | JPY 103,450 million | JPY 111,950 million | JPY 8,500 million |
| Interest-bearing debt ratio | 46% | 48% | 2% |

Note: Interest-bearing debt ratio is calculated by dividing the total interest-bearing debt by the sum of interest bearing-debt and total equity. Individual numbers are rounded off to whole numbers. As a result, change in the interest-bearing debt ratio may not be consistent with the corresponding figures as a result of rounding.

The original Japanese version of this material is being distributed today to the Kabuto Club, the Ministry of Land, Infrastructure and Transport Press Club, and the Ministry of Land, Infrastructure and Transport Press Club for Construction Publications.