

[Provisional Translation Only]

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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 the Applicable Interest Rate of the Debt Financing

TOKYO, November 1, 2007 — ORIX JREIT Inc. (“OJR”) announced that the applicable interest rate of the debt financing, announced on October 26, 2007, was determined as below.

Lender	Borrowing amount	Applicable interest rate (Applicable period)	Draw down date	Maturity	Remarks
THE SHIZUOKA BANK LTD	JPY 1 billion	Fixed rate 1.51500% (From November 6, 2007 to November 5, 2010)	November 5, 2007	November 5, 2010	Un-secured, Non-guaranteed

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