

[Provisional Translation Only]

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For Immediate Release

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ORIX JREIT Announces the Applicable Interest Rate of the Debt Financing

TOKYO, October 5, 2007 — ORIX JREIT Inc. (“OJR”) announced that the applicable interest rate of the debt financing, announced on September 27, 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 Mitsubishi UFJ Trust and Banking Corporation Sumitomo Mitsui Banking Corporation Mizuho Corporate Bank, Ltd.	JPY 10.0 billion	1.19554% (From October 10, 2007 to December 19, 2007)	October 10, 2007	January 21, 2008	Un-secured, Non-guaranteed

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