

<For Immediate Release>

April 25, 2005

ORIX JREIT Inc. (TSE: 8954)

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ORIX JREIT Inc. announces the applicable interest rate of the debt finance for the acquisition of ORIX Koraibashi Building

Tokyo, Japan, April 25, 2005 – ORIX JREIT Inc. (“OJR”) announced today that the applicable interest rate of the debt financing for the acquisition of ORIX Koraibashi Building was determined as below.

Applicable Interest rate

Floating rate: 0.51774% (from April 27, 2005 through June 19, 2005)

* OJR is a real estate investment corporation (commonly referred to as a J-REIT) listed on the Tokyo Stock Exchange JREIT Section (TSE:8954) whose objective is to provide stable income returns to investors over the mid- to long-term through investing in diversified types of quality real estate, mostly in Greater Tokyo Metropolitan area. ORIX Asset Management, a wholly owned subsidiary of ORIX Corp. (TSE: 8591), provides the asset management services for OJR.