

<For Immediate Release>

May 26, 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 ORE Nagoya Fushimi Building

Tokyo, Japan, May 26, 2005 – ORIX JREIT Inc. (“OJR”) announced today that the applicable interest rate of the debt financing for the acquisition of ORE Nagoya Fushimi Building was determined as below.

Applicable Interest rate

Floating rate: 0.51% (from May 30, 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.