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For Immediate Release

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ORIX JREIT announces the applicable interest rate of the debt finance

Tokyo, Japan, February 27, 2006 – ORIX JREIT Inc. (“OJR”) announced that the applicable interest rate of the borrowing, announced on February 16, 2006, was determined as below.

Applicable Interest rate

Floating rate: 0.54273% (from March 1, 2006 through March 19, 2006)

* 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.