

[Provisional Translation Only]

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For Immediate Release

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ORIX JREIT Announces the Applicable Interest Rates of the Debt Financing

ORIX JREIT Inc. (“OJR”) today announced that the applicable interest rates of the debt financing, announced on April 12, 2006 and April 24, 2006, were determined as below.

Use of proceeds	Acquisition of Koshigaya Logistics Center	Acquisition of Seafort Square / Center Building, Round-Cross Shinjuku and refinance
Borrowing amount	JPY 4 billion	JPY 17 billion
Loan terms	Un-secured, Non-guaranteed, Floating rate	Un-secured, Non-guaranteed, Fixed rate
Draw down date	April 27, 2006	April 27, 2006
Maturity	June 20, 2006	April 27, 2011
Applicable interest rate	0.50135%	1.99541%

Today, this material is being distributed to the Kabuto Club and Ministry of Land, Infrastructure and Transport Press Club for construction publications.