

*[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 October 24, 2006, were determined as below.

Applicable Interest rate

Floating rate :      0.80273%      (from November 6, 2006 through February 5, 2007)

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