

[Provisional Translation Only]

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For Immediate Release

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REIT Issuer:

ORIX JREIT Inc. (TSE: 8954)
Hiroshi Ichikawa
Executive Director

Investment Trust Management Company:

ORIX Asset Management Corporation
Mitsuo Sato
Representative Director and President

Inquiries:

Hirofumi Yatsuduka
Corporate Senior Vice President
TEL: +81 3 3435 3285

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 November 21, 2006, were determined as below.

◆ **Applicable Interest rate**

Floating rate : 0.75239% (from December 4, 2006 through December 19, 2006)

The original Japanese version of this material is being distributed today to the Kabuto Club, the Ministry of Land, Infrastructure and Transport Press Club, and the Ministry of Land, Infrastructure and Transport Press Club for Construction Publications.