

*[Provisional Translation Only]*

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**For Immediate Release**

December 18, 2006

REIT Issuer:

ORIX JREIT Inc. (TSE: 8954)  
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Executive Director

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ORIX Asset Management Corporation  
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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 were determined as below.

<b>Lenders</b>	<b>Borrowing amount</b>	<b>Applicable interest rate and Applicable period</b>	<b>Draw down date</b>	<b>Maturity</b>	<b>Remarks</b>
The Sumitomo Trust & Banking Co., Ltd.	JPY 9 billion	0.84204% From December 20, 2006 to January 30, 2007	December 4, 2006	January 31, 2007	Un-secured, Non-guaranteed
The Mitsubishi UFJ Trust & Banking Corporation					
Sumitomo Mitsui Banking Corporation					
Mizuho Corporate Bank, Ltd.					
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	JPY 8 billion	1.49636% From December 20, 2006 to March 19, 2007	March 20, 2002	March 20, 2007	Secured, Non-guaranteed
The Sumitomo Trust & Banking Co., Ltd.					
The Mitsubishi UFJ Trust & Banking Corporation					
The Chuo Mitsui Trust & Banking Company, Limited					

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