

[Provisional Translation Only]

This English translation of the original Japanese document is provided solely for information purposes. Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.

For Immediate Release

REIT Issuer:

ORIX JREIT Inc. (TSE: 8954)
Koichiro Muta
Executive Director

Investment Trust Management Company:

ORIX Asset Management Corporation
Mitsuo Sato
Representative Director and President

Inquiries:

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

ORIX JREIT Announces the Applicable Interest Rate of the Debt Financing

TOKYO, September 18, 2007 — ORIX JREIT Inc. (“OJR”) announced that the applicable interest rate of the debt financing, announced on September 7, 2007, was determined as below.

Lender	Borrowing amount	Applicable interest rate (Applicable period)	Draw down date	Maturity	Remarks
The Sumitomo Trust and Banking Company, Limited Mitsubishi UFJ Trust and Banking Corporation Sumitomo Mitsui Banking Corporation Mizuho Corporate Bank, Ltd.	JPY 26.3 billion	1.079% (From September 20, 2007 to October 9, 2007)	september 20, 2007	October 10, 2007	Un-secured, Non-guaranteed

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.