

***[Provisional Translation Only]***

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**For Immediate Release**

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ORIX JREIT Inc. (TSE: 8954)  
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Executive Director

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**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 March 13, 2007, was determined as below.

<b>Lender</b>	<b>Borrowing amount</b>	<b>Applicable interest rate (Applicable period)</b>	<b>Draw down date</b>	<b>Maturity</b>	<b>Remarks</b>
The Norinchukin Bank	JPY 8.5 billion	<b>1.29333%*</b> (From September 20, 2007 to December 19, 2007)	March 19, 2007	March 19, 2012	Un-secured, Non-guaranteed Floating rate

\* As a result of signing the interest swap agreement, the interest rate for the debt financing was fixed at 1.78543% until maturity.

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.