

<For Immediate Release>

March 30, 2004

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### **ORIX JREIT Inc. announces acquisition of Excellent Kawasaki Building**

Tokyo, Japan, March 30, 2004 -ORIX JREIT Inc. (“OJR”) announced today that it decided to purchase the Excellent Kawasaki Building (“Property”) from The Chuo Mitsui Trust & Banking .

#### 1.Acquisition summary

Interest to be acquired	Fee simple interest in land and building
Property name	Excellent Kawasaki Building
Acquisition price	¥ 4,130,000,000- (excluding consumption tax)
Expected acquisition date	April 27, 2004
Current owner / Seller	The Chuo Mitsui Trust & Banking (as a trustee of a real estate trust agreement of Property)
Anticipated funding method	Cash on hand and/or loan proceeds

#### 2.Purpose of the acquisition

OJR has decided to acquire Property to further enhance its portfolio quality in Tokyo Metropolitan area. OJR particularly appreciates Property’s strong points including following ones.

- Concentrations of retail facilities around Kawasaki railway station area have been substantially accelerated. More specifically, La CITTADELLA, DICE and MUZA Kawasaki (redevelopment project of Kawasaki railway station west exit area) newly opened recently and Kawasaki Le FRONT has resumed operation after renovation in March 2004. OJR believes that Kawasaki has potential room for further growth.
- Property’s competitive location, one-minute walk from Kawasaki railway station, enables Property to attract both office and retail tenants. Existing and potential tenants include language training schools, preparatory schools, and medical clinics.
- The rental revenue of Property is expected to be sufficiently profitable even after the expiry of the current master lease contract with one of two existing tenants is discounted.

### 3. Property summary

#### 3-1. Outline

Building Name	Excellent Kawasaki Building
Address	26-4 Ekimaehoncho, Kawasaki-ku, Kawasaki-city Kanagawa
Usage	Office, Parking
Space	Land 1,005.63 m <sup>2</sup> Building 8,135.33 m <sup>2</sup> ( Total floor area )
Structure	Steel Frame Reinforced Concrete, Reinforced Concrete 10 Stories above ground with basement (total 11 floors)
Completion	January, 1993
Type of Ownership	Ownership
Appraisal Value	¥ 4,040,000,000- (appraised as of March 1, 2004) By Chuo Real Estate Appraisal Co., Ltd.
Anticipated Acquisition Date	April 27, 2004

#### 3-2. Tenant Information

Number of Tenants	2
Total Leased Space	5,510.93 m <sup>2</sup>
Total Rentable Space	5,510.93 m <sup>2</sup>
Occupancy Rate	100.0%
Leasing Contract	Leasing contracts with two existing tenants ( Nippon Life Insurance company: 8 <sup>th</sup> , 9 <sup>th</sup> and a part of 10 <sup>th</sup> floor. HASEKO Corporation Inc.: 1 <sup>st</sup> ~ 7 <sup>th</sup> and a part of 10 <sup>th</sup> floor. ) will expire in November 30, 2004. will extend the contract for reduced rental space. will not renew the contract and OJR will take over the current leasing contracts between and existing sub-tenants.

### 4. Current owner / Seller

Name	The Chuo Mitsui Trust & Banking
Address	3-33-1 Shiba, Minato-ku, Tokyo
Representative	Kazuo Tanabe
Paid-in capital	¥ 349,800,000, 000 -
Operations	Banking and trust operations
Relationship to OJR	None

#### Note:

Pursuant to the land trust contract for Property that authorizes the trustee to manage and dispose Property, the Chuo Mitsui Trust & Banking, the trustee, acts as the seller of Property for this particular transaction OJR will acquire Property in trust, not trust beneficiary interest.

## 5. Schedule

March 30, 2004	Execution of sale and purchase contract for Property
April 27, 2004	Delivery of Property

## 6. Fifth fiscal period forecast

OJR plans to disclose the fifth fiscal period financial forecast (March 1 - August 31, 2004) including Property in mid-April 2004 together with the fourth fiscal period results.

### Addendum

- 6-1. Property photo
- 6-2. Appraisal summary
- 6-3. Portfolio summary

\* OJR is a real estate investment corporation (commonly referred to as a J-REIT) listed on the Tokyo Stock Exchange JREIT Section (TSE:8954) whose objective is to provide stable income returns to investors over the mid- to long-term through investing in diversified types of quality real estate, mostly in Greater Tokyo Metropolitan area. ORIX Asset Management, a wholly owned subsidiary of ORIX Corp. (TSE: 8591), provides the asset management services for OJR.

6-1. Property photo



## 6-2.Appraisal summary

(1) Appraisal	
Appraisal Value	¥ 4,040,000,000-
Appraisal Date	March 1, 2004
Appraiser	Chuo Real Estate Appraisal Co., Ltd.

(2) Valuations by method	
i. Cost Method.....	¥ 2,330,000,000-
ii. Direct Capitalization Method .....	¥ 3,473,000,000-
Capitalization Rate.....	6.4%
iii. Discounted Cash Flow Method.....	¥ 4,040,000,000-
Discount Rate.....	6.1%
Terminal Capitalization Rate.....	6.9%

### (3) Income projection (Unit:¥ thousand)

Rental Revenue	418,303	393,389
Other Revenue	24,927	50,533
Vacancy Loss	4,630	26,771
Gross Revenue	438,600	417,151
Management Fee	2,996	7,948
Maintenance Cost	11,094	36,000
Utilities	10,835	40,615
Taxes	35,289	35,289
Insurance Premium	484	484
Long term repair Cost	50	800
Leasing Fee	5,064	2,645
Others	0	0
Total Cost	65,812	123,781
Net Operating Income	372,788	293,370

#### (Note)

Above projection is quoted from the first and the second year income projection used in Discount Cash Flow Method of the appraisal. Therefore, it doesn't represent any of OJR's projection.

As mentioned above, leasing contracts with existing two tenants ( Nippon Life Insurance company: 8<sup>th</sup>, 9<sup>th</sup> and a part of 10<sup>th</sup> floor. HASEKO Corporation Inc.:1<sup>st</sup> ~ 7<sup>th</sup> and a part of 10<sup>th</sup> floor. ) will expire in November 30, 2004. will extend the contract with reduced rental space.

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6-3.Portfolio summary

	Property	Acquisition		Percentage of Total Acquisition Cost		
		Date	Price( ¥ million)			
Office	Tokyo Central 3 Wards	Akasaka Kyowa	2001/12/1	2,087	1.36%	
		Aoyama Suncrest	2001/12/1	3,356	2.19%	
		Ascend Kanda	2001/12/1	670	0.44%	
		Nikko Ichi-bancho	2001/12/1	3,900	2.54%	
		VX Kayabacho	2001/12/1	880	0.57%	
		DaVinci Shiroganedai	2001/12/21	1,300	0.85%	
		DaVinci Higashi Nihonbashi	2001/12/21	1,720	1.12%	
		DaVinci Akasaka Mitsuke	2001/12/21	1,650	1.08%	
		Shiba East Building	2001/12/21	707	0.46%	
		DaVinci Aoyama	2001/12/21	4,529	2.95%	
		Landic Minami Azabu	2002/1/10	1,394	0.91%	
		Landic Akasaka	2002/1/10	11,580	7.55%	
		Landic Akasaka 2	2002/1/10	2,624	1.71%	
		Landic Akasaka 3	2002/1/10	697	0.45%	
		Landic Mita 2	2002/1/10	1,748	1.14%	
		Shiba Daimon	2002/1/10	2,195	1.43%	
		Landic Nagai	2001/12/21	3,378	2.20%	
		ORIX Jimbo-cho Building	2003/9/29	7,500	4.89%	
		ORIX Shiba 2-chome Building	2003/9/29	4,177	2.73%	
		Aoyama 246 Building	2004/3/3	5,200	3.39%	
		<b>Subtotal</b>		<b>61,292</b>	<b>39.99%</b>	
	Other Tokyo Wards	Carrot Tower	2001/12/1	5,479	3.57%	
		Center Machiya	2001/12/1	610	0.40%	
		Toyo MK	2001/12/1	5,270	3.44%	
		Nikko Moto Yoyogi	2001/12/1	5,091	3.32%	
		Nikko Kagurazaka	2001/12/1	1,600	1.04%	
		Round-Cross Nishi Shinjuku	2001/12/1	2,650	1.73%	
		West Side Gotanda	2001/12/21	587	0.38%	
		DT Gaien	2001/12/21	2,430	1.59%	
		DaVinci Kiba	2001/12/21	2,450	1.60%	
		Waseda Ekimae Building	2001/12/21	1,628	1.06%	
		Yoyogi Forest Building	2001/12/21	1,473	0.96%	
		Landic Gotanda	2002/1/10	2,113	1.38%	
		Sunny Building	2002/9/30	5,300	3.46%	
		ORIX Ikebukuro Building	2003/4/18	9,577	6.25%	
		ORIX Shinjuku Building	2003/9/29	8,300	5.41%	
			<b>Subtotal</b>		<b>54,558</b>	<b>35.59%</b>
		Greater Tokyo	Neo City Mitaka	2001/12/1	2,200	1.44%
			<b>Excellent Kawasaki Building</b>	<b>2004/4/27</b>	<b>4,130</b>	<b>2.69%</b>
			<b>Subtotal</b>		<b>6,330</b>	<b>4.13%</b>
		Other Cities	OX Basho no Tsuji	2001/12/1	882	0.58%
	OX Otsu		2001/12/1	181	0.12%	
	Nagoya Itochu Building		2003/9/29	4,500	2.94%	
		<b>Subtotal</b>		<b>5,563</b>	<b>3.63%</b>	
	<b>Total</b>			<b>127,744</b>	<b>83.34%</b>	
Residential	Tokyo Central 3 Wards	Park Axis Nishi Azabu Stage	2001/12/1	1,219	0.80%	
		<b>Subtotal</b>		<b>1,219</b>	<b>0.80%</b>	
	Other Tokyo Wards	Grand Maison Hakusan	2001/12/1	455	0.30%	
		Sonet Kami Ikebukuro	2001/12/1	2,377	1.55%	
	<b>Subtotal</b>		<b>2,832</b>	<b>1.85%</b>		
<b>Total</b>			<b>4,051</b>	<b>2.64%</b>		
Others	Tokyo Central 3 Wards	Nihon Jisho Minami Aoyama Building	2003/10/31	2,548	1.66%	
		<b>Subtotal</b>		<b>2,548</b>	<b>1.66%</b>	
	Other Tokyo Wards	OX Kameido	2001/12/1	438	0.29%	
		CUBE Daikanyama	2004/3/31	2,435	1.59%	
		<b>Subtotal</b>		<b>2,873</b>	<b>1.87%</b>	
	Greater Tokyo	Cross Gate	2002/1/10	15,040	9.81%	
		<b>Subtotal</b>		<b>15,040</b>	<b>9.81%</b>	
	Other Cities	OX Mito	2001/12/1	498	0.32%	
		OX Gifu	2001/12/1	528	0.34%	
		<b>Subtotal</b>		<b>1,026</b>	<b>0.67%</b>	
<b>Total</b>			<b>21,487</b>	<b>14.02%</b>		