

For Immediate Release

June 3, 2005

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

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ORIX JREIT Inc. announces a disposition of one of its properties

Tokyo, Japan, June 3, 2005 - ORIX JREIT Inc. ("OJR") announced today that it decided to dispose OX Gifu building to a buyer on June 15, 2005 as follows.

1. Disposition summary

Interest to be disposed	Fee simple interest in land and building
Property name	OX Gifu Building
Disposition date	June 15, 2005
Book value	JPY 522 million (as of February 28, 2005)
Disposition price*	JPY 620 million

* Disposition price does not include offset accounts, such as property tax and city planning tax, with the buyer, as well as consumption tax.

Profit on disposition*	JPY 98 million
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*Profit was calculated based on book value of this particular property as of February 28, 2005.

Expected contract date	June 3, 2005
Expected delivery date	June 15, 2005
Buyer	Across Corporation
Delivery method	OJR will sell fee simple interest of the property to the buyer.

2. Background/ Reason of disposition

OJR has decided to dispose the property pursuant to its basic investment policy. In the course of making this decision, OJR has intensively studied possible influence of this particular disposition on total portfolio composition, cash distribution and efficiency of property management.

ORIX JREIT Inc.

ORIX Asset Management Corporation

3. Summary of property to be disposed

Building Name	OX Gifu Building
Address	3-1, Nagazumicho 3-chome, Gifu City, Gifu
Usage	Office
Space	Land 661.13 m ² / Building 2,530.20 m ² (Gross)
Structure	Steel Frame, Reinforced Concrete 5 floor with basement
Completion	April 1991
Type of Ownership	Fee simple
Appraisal Value	Appraiser : Tanizawa Sogo Appraisal Co., Ltd Appraisal Value : JPY 553 million (as of February 28, 2005)
Anticipated Disposition Date	June 15, 2005
Number of Tenants	1
Total Leased Space	2,614.64 m ²
Total Rentable Space	2,614.64 m ²
Occupancy Rate	100%(as of anticipated disposition date)

4. Brief of profile of the buyer

Name	Across Corporation
Address	187 aza-Koda, ooaza-Toyoba, Toyoyama-cho, Nishikasugai-gun, Aichi
Representative	Mr. Sadao Suzuki
Paid-in Capital	JPY 10 million
Operations	Real Estate Management
Relationship with OJR	None

5. Disposition schedule

June 3, 2005	Approval of OJR's Board of Directors on this particular disposition Execution of purchase and sale contract of fee simple interest of the property
June 15, 2005	Delivery of the fee simple interest of the property to the buyer

6. Forecast for 7th and 8th fiscal period

OJR estimates no substantial change in the 7th and the 8th fiscal period financial forecast (March 1, 2005 through August 31, 2005 and September 1, 2005 through February 28, 2006, respectively) by this particular transaction. As for the 7th and 8th fiscal period forecast, please refer to 'ORIX JREIT INC. announces the sixth fiscal period results' that OJR disclosed on April 18, 2005.

Addendum

- Portfolio Summary after this particular disposition
- Portfolio Summary before this particular disposition

* 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.

Portfolio Summary *after* this particular disposition

	Property	Acquisition		Percentage of Total Acquisition Cost		
		Date	Price(¥ million)			
Office	Tokyo Central 3 Wards	Akasaka Kyowa Building	December 1, 2001	2,087	1.1	
		Aoyama Suncrest Building	December 1, 2001	3,356	1.8	
		Ascend Kanda	December 1, 2001	670	0.4	
		Nikko Ichi-bancho Building	December 1, 2001	3,900	2.1	
		Beside Shirogane	December 21, 2001	1,300	0.7	
		Round-Cross Aoyama	December 21, 2001	4,529	2.5	
		Shiba East Building	December 21, 2001	707	0.4	
		Round-Cross Akasaka Mitsuke	December 21, 2001	1,650	0.9	
		Nihonbashi East Building	December 21, 2001	1,720	0.9	
		Landic Minami Azabu Building	December 21, 2001	1,394	0.8	
		Landic Akasaka Building	January 10, 2002	11,580	6.3	
		Landic Akasaka Building 2	January 10, 2002	2,624	1.4	
		Landic Akasaka Building 3	January 10, 2002	697	0.4	
		Landic Mita Building 2	January 10, 2002	1,748	0.9	
		Shiba Daimon Building	January 10, 2002	2,195	1.2	
		Landic Nagai Building	January 10, 2002	3,378	1.8	
		ORIX Jimbo-cho Building	September 29, 2003	4,177	2.3	
		ORIX Shiba 2-chome Building	September 29, 2003	7,500	4.1	
		Aoyama 246 Building	March 3, 2004	5,200	2.8	
			Subtotal		60,413	32.7
		Other Tokyo Wards	Carrot Tower	December 1, 2001	5,479	3.0
			Center Machiya	December 1, 2001	610	0.3
			Toyo MK Building	December 1, 2001	5,270	2.9
			Nikko Moto Yoyogi Building	December 1, 2001	5,091	2.8
			Round-Cross Nishi Shinjuku	December 1, 2001	2,650	1.4
			Beside Kiba	December 21, 2001	2,450	1.3
			Waseda Ekimae Building	December 21, 2001	1,628	0.9
			DT Gaien	December 21, 2001	2,430	1.3
			Yoyogi Forest Building	December 21, 2001	1,473	0.8
			Sunny Building	September 30, 2002	5,300	2.9
			ORIX Ikebukuro Building	April 18, 2003	9,577	5.2
			ORIX Shinjuku Building	September 29, 2003	8,300	4.5
			Round-Cross Shinjuku	Late April, 2006	8,020	4.3
		Subtotal		58,278	31.5	
		Greater Tokyo	Neo City Mitaka	December 1, 2001	2,200	1.2
			Excellent Kawasaki Building	April 27, 2004	4,130	2.2
			Subtotal		6,330	3.4
		Other Cities	OX Basho no Tsuji Building	December 1, 2001	882	0.5
			OX Otsu Building	December 1, 2001	181	0.1
			Nagoya Itochu Building	September 29, 2003	4,500	2.4
			The SHOHO 3rd Building	March 1, 2005	13,600	7.4
			ORIX Koraibashi Building	April 27, 2005	5,560	3.0
			ORE Nagoya Fushimi Building	May 30, 2005	10,040	5.4
	Subtotal			34,763	18.8	
	Office Total		159,785	86.5		
Retail	Tokyo Central 3 Wards	Nihon Jisho Minami Aoyama Building	October 31, 2003	2,548	1.4	
		Subtotal		2,548	1.4	
	Other Tokyo Wards	OX Kameido Building	December 1, 2001	438	0.2	
		CUBE Daikanyama	March 31, 2004	2,435	1.3	
		Subtotal		2,873	1.6	
	Other Cities	OX Mito Building	December 1, 2001	498	0.3	
		OX Gifu Building	-	-	-	
	Subtotal		498	0.3		
	Retail Total		5,919	3.2		
Residential	Tokyo Central 3 Wards	Park Axis Nishi Azabu Stage	December 1, 2001	1,219	0.7	
		Subtotal		1,219	0.7	
	Other Tokyo Wards	Grand Maison Hakusan	December 1, 2001	455	0.2	
		Sonet Kami Ikebukuro	December 1, 2001	2,377	1.3	
		Subtotal		2,832	1.5	
	Residential Total		4,051	2.2		
Others	Greater Tokyo	Cross Gate	January 10, 2002	15,040	8.1	
		Subtotal		15,040	8.1	
		Others Total		15,040	8.1	
	Grand Total		184,795	100.0		

Note : Round-Cross Shinjuku will be completed on October 30, 2005 and will be acquired by OJR late April 2006.

Portfolio Summary *before* this particular disposition

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		ORIX Koraihashi Building	April 27. 2005	5,560	3.0	
		ORE Nagoya Fushimi Building	May 30. 2005	10,040	5.4	
		Subtotal		34,763	18.8	
		Office Total		159,785	86.2	
	Retail	Tokyo Central 3 Wards	Nihon Jisho Minami Aoyama Building	October 31. 2003	2,548	1.4
			Subtotal		2,548	1.4
Other Tokyo Wards		OX Kameido Building	December 1. 2001	438	0.2	
		CUBE Daikanyama	March 31. 2004	2,435	1.3	
		Subtotal		2,873	1.6	
Other Cities		OX Mito Building	December 1. 2001	498	0.3	
		OX Gifu Building	December 1. 2001	528	0.3	
Subtotal			1,026	0.6		
Retail Total		6,447	3.5			
Residential	Tokyo Central 3 Wards	Park Axis Nishi Azabu Stage	December 1. 2001	1,219	0.7	
		Subtotal		1,219	0.7	
	Other Tokyo Wards	Grand Maison Hakusan	December 1. 2001	455	0.2	
		Sonet Kami Ikebukuro	December 1. 2001	2,377	1.3	
Subtotal		2,832	1.5			
Residential Total		4,051	2.2			
Others	Greater Tokyo	Cross Gate	January 10. 2002	15,040	8.1	
		Subtotal		15,040	8.1	
	Others Total		15,040	8.1		
Grand Total		185,323	100.0			

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