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<For Immediate Release>

March 15, 2006

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

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ORIX JREIT Inc. announces Related-Party Transactions in connection with the acquisition of ORIX Akasaka 2-chome Building

ORIX JREIT Inc. (OJR) announced today that its Board of Directors approved the following related party transactions in connection with the acquisition of ORIX Akasaka 2-chome Building.

Acquisition : ORIX Akasaka 2-chome Building

OJR will acquire ORIX Akasaka 2-chome Building from ORIX Real Estate Corporation (ORE), a wholly owned subsidiary of ORIX Corporation (ORIX). ORE is regarded as a related-party to ORIX Asset Management Corporation (OAM), a wholly owned subsidiary of ORIX. For further information of the acquisition, please refer to “**ORIX JREIT announces acquisition of ORIX Akasaka 2-chome Building**” of March 15, 2006.

Corporate profile of ORIX Real Estate Corporation

Address	2-4-1, Hamamatsu-cho, Minato-ku, Tokyo
Representative	Mr. Hiroaki Nishina
Date of Incorporation	March 11, 1999
Shareholder	ORIX Corporation (100% owner)
Operations	Development, disposition, leasing and management of condominium, single family home, and office buildings

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.

ORIX JREIT Inc.

ORIX Asset Management Corporation