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<For Immediate Release>

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ORIX JREIT Inc. (TSE: 8954)

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ORIX JREIT Announces Related-Party Transactions in connection with the Acquisition of Koshigaya Logistics Center and Shinjuku 5 -chome Building (provisional name), and the Disposition of Landic Akasaka Building and Landic Akasaka Building 3

ORIX JREIT Inc. (OJR) announced today that its Board of Directors approved the following related party transactions in connection with the acquisition and the disposition of properties.

1. Acquisition : Koshigaya Logistics Center and Shinjuku 5-chome (provisional name) Building

OJR will acquire Koshigaya Logistics Center from ORIX Corporation (ORIX) and Shinjuku 5-chome Building (provisional name) from ORIX Real Estate Corporation (ORE), a wholly owned subsidiary of ORIX. ORIX and ORE are 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 Two Properties : Koshigaya Logistics Center and Shinjuku 5-chome Building (provisional name)” of March 27, 2006.

【 Corporate profile of ORIX and ORE 】

Acquisition of property	Koshigaya Logistics Center	Shinjuku 5-chome Building (provisional name)
Company Name	ORIX Coporation	ORIX Real Estate Corporation (ORE)
Address	2-4-1,Hamamatsu-cho, Minato-ku, Tokyo	2-4-1,Hamamatsu-cho, Minato-ku, Tokyo
Representative	Yoshihiko Miyauchi	Hiroaki Nishina
Date of Incorporation	April 17, 1964	March 11, 1999
Shareholders' Equity	¥ 821,420 million	¥ 200 million
Shareholder	Japan Trustee Services Bank, Ltd. State Street Bank and Trust Company, Others	ORIX Corporation (100%)
Operations	Leasing, installment sales, and other financial services, real estate related business, etc.	Development of condominiums, detached houses, and office buildings. Subleasing and management of condominiums, shops, and offices.

2. Brokerage commission on property disposition : Landic Akasaka Building and Landic Akasaka Building 3

OJR will pay brokerage commission to ORE in connection with the disposition of Landic Akasaka and Landic Akasaka Building 3 as follows. ORE is regarded as a related-party to OAM (for the corporate profile of ORE, please see above.) For further information of the disposition, please refer to “ORIX JREIT Announces Disposal of Two of its Portfolio Properties : Landic Akasaka Building and Landic Akasaka Bulding 3” of March 27, 2006.

【 Brokerage commission 】

Brokerage commission : JPY 207,000 ,000

Consumption tax : JPY 10,350 ,000

Total : JPY 217,350 ,000

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