

[Provisional Translation Only]

This English translation of the original Japanese document is provided solely for information purposes.

Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.

<For Immediate Release>

April 10, 2006

ORIX JREIT Inc. (TSE: 8954)

Hiroshi Ichikawa

Executive Director

Inquiries:

ORIX Asset Management Corporation

Mitsuo Sato

Director, Corporate Executive Vice President

Tel: +81 3 3435 3285

(Revised) ORIX JREIT Revises Earnings Forecast for 9th Fiscal Period (Ending August 31, 2006)

ORIX JREIT Inc. (OJR) announced the correction for the captioned disclosure of March 27, 2006 as follows.

Correction

Attachment: Supporting Information for Revised Earnings Forecast (9th Fiscal Period Ending August 31, 2006)

【 Before revision 】

Properties Owned	The company owned 39 properties as of February 28, 2006. Since that time, the company acquired the Kamata Green Building on March 1, 2006, and will acquire the Round-Cross Shinjuku property on April 28, 2006. The company will also acquire the Seafort Square/Center Building on April 28, 2006, the remaining 50% of which will be held through trust beneficiary interests. <u>Additionally, the company will acquire the Koshigaya Logistics Center on April 28, 2006,</u> and dispose of the Landic Akasaka Building and Landic Akasaka Building 3 on June 1, 2006. These moves will bring the company's total portfolio to <u>40</u> properties. However, the number of portfolio properties is subject to change depending on other acquisition or disposal of properties.
------------------	--

【 After revision 】

Properties Owned	The company owned 39 properties as of February 28, 2006. Since that time, the company acquired the Kamata Green Building on March 1, 2006, and will acquire the Round-Cross Shinjuku property on April 28, 2006. The company will also acquire the Seafort Square/Center Building on April 28, 2006, the remaining 50% of which will be held through trust beneficiary interests. <u>Additionally, the company will acquire the Koshigaya Logistics Center on April 28, 2006, the ORIX Akasaka-2chome Building on May 15, 2006</u> and dispose of the Landic Akasaka Building and Landic Akasaka Building 3 on June 1, 2006. These moves will bring the company's total portfolio to <u>41</u> properties. However, the number of portfolio properties is subject to change depending on other acquisition or disposal of properties.
------------------	---

Today, this material is being distributed to the Kabuto Club and Ministry of Land, Infrastructure and Transport Press Club for construction publications.