

[Provisional Translation Only]

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<For Immediate Release>

ORIX JREIT Inc. (TSE: 8954)
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ORIX JREIT Announces Related-Party Transactions
in Connection with the Order of Construction for the Shiba Daimon Building and
the Conclusion of a Cotenancy Memorandum for the ORIX Koraibashi Building.

TOKYO, July 25, 2006 — ORIX JREIT, Inc. (“OJR”) announced that it has approved the following related-party transactions in connection with the order of construction for the Shiba Daimon Building, and the conclusion of a cotenancy memorandum for the ORIX Koraibashi Building.

1. Order of construction for OJR property: Shiba Daimon Building

OJR has concluded a contract with ORIX Facilities Corporation (related party of ORIX Asset Management Corporation) on July 25, 2006 for installation of *washlet* toilet seats (heated seats with bidet function) in the Shiba Daimon Building.

(1) Summary of the contract

Subject Real Estate	Shiba Daimon Building
Contractor	ORIX Facilities Corporation
Contract Execute Date	July 25, 2006
Details of Contract	Installation of <i>washlet</i> toilet seats at 32 toilets (for men and women) on floors 2 – 9 in the Shiba Daimon Building.
Contract Value	¥ 3,970,000 (excludes consumption tax)

(2) Corporate Profile of Related Party

As of July 25, 2006

Company Name	ORIX Facilities Corporation
Address	99 Gobo-Omiya-Cho, Oomiyadoori, Bukkojisagaru, Shimogyo-Ku, Kyoto-City, Kyoto
Representative	Eiichi Iwamoto
Date of Incorporation	February 12, 1970
Shareholder	ORIX Corporation, Others
Operations	General facilities management, real estate brokerage and operations

2. Conclusion of a memorandum regarding cotenancy of a rental property based on a lease agreement for a managed property, the ORIX Koraibashi Building

On July 25, 2006, OJR and ORIX Corporation (related party of ORIX Asset Management Corporation) concluded a memorandum regarding cotenancy of a rental property based on a lease agreement for the ORIX Koraibashi Building.

(1) Summary of the contract

Subject Real Estate	ORIX Koraibashi Building
Lessee	ORIX Corporation
Cotenant	Osaka Small and Medium-Sized Business Revival Fund Investment Business Limited Partnership (related party of ORIX Asset Management Corporation)
Period of Cotenancy	July 25, 2006 – August 4, 2008
Location of Cotenancy	Property under the control of the lessee

(2) Profile of Related Party

As of March 31, 2006

Company Name	ORIX Corporation
Head Office Address	2-4-1 Hamamatsu-cho, Minato-ku, Tokyo
Representative	Yasuhiko Fujiki, President and COO
Established	April 17, 1964
Shareholders' Equity	¥88,458 million
Major Shareholders	Japan Trustee Services Bank, Ltd. The Master Trust Bank of Japan, Ltd., Others
Main Business Lines	Leasing, installment sales, other financial services, and real estate related business, etc.

As of July 25, 2006

Name of Partnership	Osaka Small and Medium-Sized Business Revival Fund Investment Business Limited Partnership
Established	April 28, 2006
Partnership	ORIX Corporation, Organization for Small & Medium Enterprises and Regional Innovation, Japan, Others
Purpose of Establishment	Support for revitalization of small and medium-sized enterprises in Osaka Prefecture

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