

[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

REIT Issuer:

ORIX JREIT Inc. (TSE: 8954)
Koichiro Muta
Executive Director

Investment Trust Management Company:

ORIX Asset Management Corporation
Mitsuo Sato
Representative Director and President

Inquiries:

Hirofumi Yatsuduka
Director, Corporate Senior Vice President
TEL : +81 3 3435 3285

**ORIX JREIT Announces Related-Party Transaction
in Connection with Order of Construction for Landic Mita Building 2**

TOKYO, February 6, 2007 — ORIX JREIT, Inc. (“OJR”) announced today that it has approved the following related-party transaction in connection with the order of construction for the Landic Mita Building 2.

Order of construction for OJR property: Landic Mita Building 2

OJR has concluded a contract with ORIX Facilities Corporation (related party of ORIX Asset Management Corporation) on February 6, 2007 for an upgrade of the storage battery facilities for emergency lighting in the Landic Mita Building 2.

1. Summary of the contract

Subject Real Estate	Landic Mita Building 2
Contractor	ORIX Facilities Corporation
Contract Execute Date	February 6, 2007
Details of Contract	Replacing of equipment parts for storage battery facilities
Contract Value	¥3,200,000 (excludes consumption tax)

2. Corporate Profile of Related Party

*As of February 6, 2007 except as otherwise indicated

Company Name	ORIX Facilities Corporation
Address	99, Gobo-Omiya-Cho, Oomiyadoori, Bukkojisagaru, Shimogyo-Ku, Kyoto-City, Kyoto
Representative	Kozo Endo
Date of Incorporation	February 12, 1970
Shareholders' Equity	¥857 million (As of March 31, 2006)
Shareholder	ORIX Corporation, others
Operations	General facilities management, real estate brokerage and operations
Relationships	Both ORIX Facilities Corporation and ORIX Asset Management Corporation are subsidiaries of ORIX Corporation. Their relationships thus correspond to that of a Related Party stipulated in the Law Concerning Investment Trusts and Investment Corporations.

The original Japanese version of this material is being distributed today to the Kabuto Club, the Ministry of Land, Infrastructure and Transport Press Club, and the Ministry of Land, Infrastructure and Transport Press Club for Construction Publications.