

**[Provisional Translation Only]**

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**For Immediate Release**

REIT Issuer:

ORIX JREIT Inc. (TSE: 8954)  
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Executive Director

Investment Trust Management Company:

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

TOKYO, July 25, 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 will conclude a contract with ORIX Facilities Corporation (related party of ORIX Asset Management Corporation) concerning construction for the Landic Mita Building 2.

**1. Summary of the contract**

Subject Real Estate	Landic Mita Building 2
Contractor	ORIX Facilities Corporation
Contract Execute Date	July 25, 2007
Details of Contract	Installation of the toilet seats (heated seats with bidet function)
Contract Value	¥ 3,200,000 ( excludes consumption tax )

**2. Corporate Profile of Related Party**

\*As of July 23, 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
Shareholders' Equity	¥ 857 million (as of March 31, 2007)
Shareholder	ORIX Corporation, others (as of March 31, 2007)
Operations	General facilities management, real estate operations, etc.
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.