

[Provisional Translation Only]

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For Immediate Release

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**ORIX JREIT Announces Number of New Investment Units to be Issued
through Third Party Allotment**

Tokyo, October 26, 2007 — ORIX JREIT Inc (“OJR”) announced that, with respect to the issuance of new investment units through third party allotment, which allotment, as well as the issuance of new investment units through a public offering (the offering) and a secondary offering of investment units (the offering through over-allotment), was resolved at OJR’s board of directors’ meeting held on September 11 and 25, 2007, the allottee has given notice to the effect that it has exercised its right to the number of units shown below, which such right allowed the allottee to receive allotments of new investment units granted by OJR up to the limit of 1,250 units. Details are given below.

1. Issue of New Investment Units through Third Party Allotment

Number of new units offered: 1,250 units (number of units scheduled to be issued: 1,250 units)
Issue price: ¥645,854 per unit
Aggregate issue price: ¥807,317,500
Application period: Monday, October 29, 2007
(Application date)
Closing date: Tuesday, October 30, 2007
Name of allottee: Daiwa Securities SMBC Co. Ltd.

2. Changes in Total Number of Units Issued as a Result of Third Party Allotment

Total number of units currently issued and outstanding: 250,372 units (as of October 26, 2007)
Increase in number of units due to third party allotment: 1,250 units
Total number of units issued after third party allotment: 251,622 units

ORIX JREIT Inc.

ORIX Asset Management Corporation

This press release provides information concerning the issue of new investment units by OJR through third-party allotment to the public in Japan, and is not intended to, and does not, constitute a part of, and should not be construed as, an offer to sell or a solicitation of an offer to buy any units of OJR.

3. Allocation of Funds Raised through Third Party Allotment

OJR plans to use the ¥807,317,500 in proceeds from the issue of new investment units through third party allotment to repay borrowings that OJR undertook in order to acquire properties during the 11 th term (fiscal period ending August 2007).

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.

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