

[Provisional Translation Only]

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For Immediate Release

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ORIX JREIT Announces Related-Party Transactions
(ORIX Facilities Corporation)

TOKYO, March 25, 2008—ORIX JREIT Inc. (OJR) announced today that it has approved the following related-party transactions in connection with the acquisition of two new properties.

Building Management Contracts

OJR will execute the building management contracts of the ST WORLD Building and the ORIX Suidobashi Building with ORIX Facilities Corporation (a related-party of ORIX Asset Management Corporation) on March 28, 2008 (schedule) as follows.

1) Summary of the contract of the ST WORLD Building

Contractor	ORIX Facilities Corporation
Contract Period	March 28, 2008 ~ November 30, 2008 (Both parties may renew the contract automatically for a year on a same terms and conditions.)
Scope of Operations	Total building management (Facilities maintenance, Environmental/ Hygiene control, etc.)
Management Fee	¥ 491,500 – per month (excluding consumption taxes)

2) Summary of the contract of the ORIX Suidobashi Building

Contractor	ORIX Facilities Corporation
Contract Period	March 28, 2008 ~ November 30, 2008 (Both parties may renew the contract automatically for a year on a same terms and conditions.)
Scope of Operations	Total building management (Facilities maintenance, Environmental/ Hygiene control, etc.)
Management Fee	¥ 450,000 – per month (excluding consumption taxes)

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3) Corporate Profile of Related Party

*As of March 24, 2008

Company Name	ORIX Facilities Corporation
Address	99, Gobo-Omiya-Cho, Oomiyadoori, Bukkojisagaru, Shimogyo-Ku, Kyoto-City, Kyoto
Representative	Kozo Endo
Shareholders' Equity	¥ 857 million
Shareholders	ORIX Corporation (100%)
Operations	General facilities management, real estate brokerage and operations
Relationships	Both ORIX Real Estate Corporation and ORIX Asset Management Corporation are subsidiaries of ORIX Corporation. Their relationships thus correspond to that of a "related party" stipulated in Japan's Law Concerning Investment Trusts and Investment Corporations.

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