

[Provisional Translation Only]

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For Immediate Release

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ORIX JREIT Announces Tenant Change

TOKYO, January 29, 2009 — ORIX JREIT Inc. (“OJR”) announced today that it received notice from a tenant of a lease cancellation, as outlined below.

1. Overview of Tenant Change (Cancellation of Lease Contract)

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|--|-------------------------------|
| (a) Name of tenant | See Note 1 |
| (b) Name of tenanted property | ORIX Akasaka 2-chome Building |
| (c) Leased floor space (As of December 31, 2009) | 2,992.86 m ² |
| (d) Proportion of total rentable area in this property (Note 2) | 29.0% |
| (e) Proportion of total rentable area in all OJR properties (Note 3) | 0.9% |
| (f) Date of cancellation of lease | July 31, 2009 |
- Note 1: Permission for disclosure of the name of the tenant has not been obtained from the tenant, so it has been omitted.
Note 2: Total rentable area in the above property: 10,336.33 m² (As of December 31, 2008)
Note 3: OJR’s total rentable area: 338,953.92 m² (As of December 31, 2008)

2. Future Outlook

OJR’s asset management company is doing its utmost to recruit and lease to a new tenant, in partnership with the external property management company. No changes will be required to the earnings forecasts for the periods ending February 2009 (September 1, 2008 – February 28, 2009) and August 2009 (March 1, 2009 – August 31, 2009) due to the above cancellation of the lease contract.

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