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**For Immediate Release**

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**ORIX JREIT Announces Sale of ORE Nagoya Fushimi Building**

TOKYO, March 25, 2009 — ORIX JREIT Inc. (“OJR”) announced today that it has decided to sell the ORE Nagoya Fushimi Building, one of the properties in its portfolio. Details are below.

**1. Sale summary**

Property name	ORE Nagoya Fushimi Building
Asset to be sold	Property
Sale price	¥10,680 million (Excludes adjustments, such as property tax and city planning tax, as well as consumption tax)
Book value	¥9,566 million (As of August 31, 2008)
Difference between sale price and book value	¥1,113 million
Contract date	March 25, 2009
Scheduled delivery date	March 27, 2009
Buyer	ORIX Real Estate Corporation
Delivery method	Transfer of fee simple ownership

\* Figures are rounded down to the nearest million yen.

**2. Rationale for Sale**

OJR has owned the ORE Nagoya Fushimi Building (“the property”) since May 2005 and has been soundly operating the property. However, the current financial crisis is spreading to the real economy and financial results in the manufacturing industry in Nagoya, particularly the automobile industry, are deteriorating, which is also affecting the office leasing market in the Nagoya area. Considering this, ORIX Asset Management Corporation (“OAM”), which manages OJR’s assets, has decided to sell the property, taking a comprehensive view of such factors as the internal growth potential of the property, the overall asset composition of the portfolio, and the impact on distributions.

Reference:

As a result of the sale of this property, investment in the Nagoya area will decline from ¥27 billion to ¥17 billion, and the percent of the portfolio represented by Nagoya investments will decline from 10.0% to 6.1%.

### **3. Summary of property to be sold**

Asset type	Real estate property	
Address	9-29, Nishiki 2-chome, Naka-ku, Nagoya-city, Aichi	
Acquisition price	¥10,040 million	
Appraisal value	¥10,680 million (appraised by Chuo Real Estate Appraisal Co., Ltd. as of March 10, 2009)	
Use	Commercial district	
Land	Site area	1,998.46 m <sup>2</sup>
	Type of ownership	Fee simple ownership
Building	Use	Offices (register)
	Date of construction	February 2004 (register)
	Total floor area	15,817.39 m <sup>2</sup> (register)
	Structure	Steel-framed with flat roof, 11 floors with 1 underground floor
	Type of ownership	Fee simple ownership
Number of tenants	6 (As of March 25, 2009)	
Total leased space	12,216.13 m <sup>2</sup> (As of March 25, 2009)	
Total rentable space	12,216.13 m <sup>2</sup> (As of March 25, 2009)	
Occupancy rate	100% (As of March 25, 2009)	

### **4. Profile of broker**

As of March 19, 2009

Company Name	The Sumitomo Trust and Banking Company, Limited
Address	5-33, Kitahama 4-chome, Chuo-ku, Osaka-city
Representative	Hitoshi Tsunekage
Relationship	Asset custodian and general affairs trustee of OJR

\* Commissions paid to the broker have not been disclosed in accordance with the wishes of the broker.

### **5. Profile of buyer**

As of March 23, 2009

Company Name	ORIX Real Estate Corporation
Address	4-1, Hamamatsu-cho 2-chome, Minato-ku, Tokyo
Representative	Yoshiyuki Yamaya
Shareholders' equity	¥200 million
Major shareholder	ORIX Corporation (100%)
Main business lines	Development of condominiums, detached houses, and office buildings. Subleasing and management of condominiums, shops, and offices.
Relationship	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.

### **6. Settlement method**

Lump sum settlement on settlement date

### **7. Related-party transaction**

1) Sale of property

The ORE Nagoya Fushimi Building will be sold to ORIX Real Estate Corporation (related-party).

2) Profile of buyer

Please see "5. Profile of buyer" above.

## **8. Transfer schedule**

March 25, 2009 : Decision made to sell the property  
March 25, 2009 (tentative): Execution of sale and purchase contract for the property  
March 27, 2009 (tentative): Transfer the property

## **9. Future outlook**

Please refer to the news release entitled “ORIX JREIT Revises Earnings Forecast for the 15<sup>th</sup> Fiscal Period (Ending August 31, 2009)” dated March 25, 2009 for the effect of this sale and the acquisition of the ORIX Real Estate Nishi Shinjuku Building and the Omiya Miyacho Building on earnings for the period ending August 2009 (15<sup>th</sup> fiscal period: March 1 – August 31, 2009).

OAM is considering the sale during the current term of assets other than that described above in order to improve the quality of the portfolio. As a result of these sales, the distribution per unit for the current term may decrease.

Please refer to the news release entitled “ORIX JREIT Announces Acquisition of Two Properties: the ORIX Real Estate Nishi Shinjuku Building and the Omiya Miyacho Building” dated March 25, 2009 for the acquisition summary of the ORIX Real Estate Nishi Shinjuku Building and the Omiya Miyacho Building.

Reference:

Portfolio summary after sale of property and acquisition of the ORIX Real Estate Nishi Shinjuku Building and the Omiya Miyacho Building

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.

Portfolio summary after sale of property and acquisition of the ORIX Real Estate Nishi Shinjuku Building and the Omiya Miyacho Building

	Property	Acquisition		Percentage of Total Acquisition Cost		
		Date	Price( ¥ million)			
Offices	3 central Tokyo wards	Aoyama Suncrest Building	December 1. 2001	3,356	1.2	
		Round-Cross Ichi-bancho	December 1. 2001	3,900	1.4	
		Beside Shirogane	December 21. 2001	1,300	0.5	
		Round-Cross Akasaka Mitsuke	December 21. 2001	1,650	0.6	
		Nihonbashi East Building	December 21. 2001	1,720	0.6	
		Round-Cross Minami Azabu	December 21. 2001	1,394	0.5	
		Round-Cross Akasaka	January 10. 2002	2,624	0.9	
		Round-Cross Mita	January 10. 2002	1,748	0.6	
		Shiba Daimon Building	January 10. 2002	2,195	0.8	
		Round-Cross Tsukiji	January 10. 2002	3,378	1.2	
		ORIX Jimbo-cho Building	September 29. 2003	4,177	1.5	
		ORIX Shiba 2-chome Building	September 29. 2003	7,500	2.7	
		Aoyama 246 Building	March 3. 2004	5,200	1.9	
		ORIX Akasaka 2-chome Building	June 26. 2006	21,860	7.9	
			December 4. 2006			
			Nihonbashi Honcho 1-chome Building	March 28. 2007	10,500	3.8
			ORIX Suidobashi Building	March 28. 2008	3,000	1.1
			ORIX Shinagawa Building	June 27. 2008	15,200	5.5
			<b>Subtotal</b>		<b>90,702</b>	<b>32.7</b>
			Remaining Tokyo wards	Carrot Tower	December 1. 2001	5,479
		Toyo MK Building		December 1. 2001	5,270	1.9
		Round-Cross Moto Yoyogi		December 1. 2001	5,091	1.8
		Round-Cross Nishi Shinjuku		December 1. 2001	2,650	1.0
		Beside Kiba		December 21. 2001	2,450	0.9
		DT Gaien		December 21. 2001	2,430	0.9
		Yoyogi Forest Building		December 21. 2001	1,473	0.5
		ORIX Ikebukuro Building		April 18. 2003	9,577	3.5
		ORIX Shinjuku Building		September 29. 2003	8,300	3.0
		Round-Cross Shinjuku		April 28. 2006	8,020	2.9
		Seafort Square Center Building		September 30. 2005	18,000	6.5
				April 28. 2006		
		Round-Cross Kamata		March 1. 2006	5,640	2.0
		Round-Cross Shinjuku 5-chome		April 26. 2007	4,500	1.6
		KN Jiyugaoka Plaza		May 30. 2007	3,110	1.1
		ST WORLD Building		March 28. 2008	3,500	1.3
		*ORIX Real Estate Nishi Shinjuku Building		March 27. 2009 (tentative)	13,600	4.9
		<b>Subtotal</b>		<b>99,090</b>	<b>35.7</b>	
		Other parts of the greater Tokyo area	Neo City Mitaka	December 1. 2001	2,200	0.8
			Round-Cross Kawasaki	April 27. 2004	4,130	1.5
			*Omiya Miyacho Building	March 27. 2009 (tentative)	4,400	1.6
		<b>Subtotal</b>		<b>10,730</b>	<b>3.9</b>	
		Other areas	Nagoya Itochu Building	September 29. 2003	4,500	1.6
			ORIX Koraibashi Building	April 27. 2005	5,560	2.0
			Lunar Sendai	June 28. 2007	8,500	3.1
			ORIX Nagoya Nishiki Building	September 29. 2008	12,500	4.5
			<b>Subtotal</b>		<b>31,060</b>	<b>11.2</b>
		<b>Offices Total</b>		<b>231,582</b>	<b>83.4</b>	
Logistics Facilities	Other parts of the greater Tokyo area	Koshigaya Logistics Center	April 28. 2006	4,000	1.4	
		Toda Park Logistics Center	March 28. 2008	9,600	3.5	
		Ichikawa Logistics Center	September 29. 2008	8,300	3.0	
	<b>Subtotal</b>		<b>21,900</b>	<b>7.9</b>		
<b>Logistics Facilities Total</b>		<b>21,900</b>	<b>7.9</b>			
Retail Facilities	3 central Tokyo wards	Nihon Jisho Minami Aoyama Building	October 31. 2003	2,548	0.9	
	<b>Subtotal</b>		<b>2,548</b>	<b>0.9</b>		
	Remaining Tokyo wards	CUBE Daikanyama	March 31. 2004	2,435	0.9	
	<b>Subtotal</b>		<b>2,435</b>	<b>0.9</b>		
<b>Retail Facilities Total</b>		<b>4,983</b>	<b>1.8</b>			
Hotels	Other parts of the greater Tokyo area	Cross Gate	January 10. 2002	15,040	5.4	
		<b>Subtotal</b>		<b>15,040</b>	<b>5.4</b>	
<b>Hotels Total</b>		<b>15,040</b>	<b>5.4</b>			
Others	3 central Tokyo wards	Park Axis Nishi Azabu Stage	December 1. 2001	1,219	0.4	
		<b>Subtotal</b>		<b>1,219</b>	<b>0.4</b>	
	Remaining Tokyo wards	Grand Maison Hakusan	December 1. 2001	455	0.2	
		Sonet Kami Ikebukuro	December 1. 2001	2,377	0.9	
	<b>Subtotal</b>		<b>2,832</b>	<b>1.0</b>		
<b>Others Total</b>		<b>4,051</b>	<b>1.5</b>			
<b>Grand Total</b>		<b>277,556</b>	<b>100.0</b>			

\* Newly acquired building

Notes

1. "Acquisition price" above refers to sale price (fractions rounded down) specified in the sale and purchase contract. Consumption taxes are not included in the price.
2. "Percentage of total acquisition cost" refers to the acquisition price of each property under management as a proportion of total acquisition price.
3. Fractions are rounded to two decimal places for the "Percentage of total acquisition cost". Totals for the "Percentage of total acquisition