

[Provisional Translation Only]

This English translation of the original Japanese document is provided solely for information purposes. Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.

For Immediate Release

REIT Issuer:

ORIX JREIT Inc. (TSE: 8954)

Yoshio Ono

Executive Director

Asset Management Company:

ORIX Asset Management Corporation

Mitsuo Sato

Representative Director and President

Inquiries:

Hisao Namiki

Director and Executive Officer

TEL : +81 3 3435 3285

ORIX JREIT Revises Distribution Forecast for 16th Fiscal Period (Ended February 28, 2010)

TOKYO, March 30, 2010 — ORIX JREIT Inc. (“OJR”) has announced the following revisions to its distribution forecast for the 16th fiscal period from September 1, 2009 through February 28, 2010 from those announced in the Company’s financial results summary dated October 16, 2009 for the 15th fiscal period from March 1, 2009 through August 31, 2009.

1. Revised Distribution Forecast for 16th Fiscal Period (from September 1, 2009 through February 28, 2010)

	Distribution per unit (excluding distribution in excess of earnings) (yen)	Distribution in excess of earnings per unit (yen)
Previous forecast (A)	12,382	0
Revised forecast (B)	13,290	0
Change (B – A)	908	0
Percentage Change	7.3%	0%

Note: Number of units outstanding: 251,622

2. Reason for revision

The company is revising its distribution forecast as of today based on a general assessment of operating conditions for the fiscal period ended February 28, 2010. The current revision is mainly due to the fact that the “operating revenue” exceeded the amount previously forecasted as well as the fact that operating expense such as “utility charges” etc, were less than expected. As a result of these factors, the company anticipates a difference of more than 5% from its previous distribution forecast for the 16th fiscal period ended February 28, 2010, which was announced in the company’s financial results summary released on October 16, 2009.

Note:

The revised forecast is based on current operating conditions. The actual distribution per unit is subject to change according to prevailing operating conditions. No assurances can be given regarding this forecast.

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.