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For Immediate Release

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ORIX JREIT Announces Acquisition of Two Properties:

ORIX Real Estate Nishi Shinjuku Building and Omiya Miyacho Building

TOKYO, March 25, 2009—ORIX JREIT Inc. (“OJR”) announced that it would acquire the ORIX Real Estate Nishi Shinjuku Building and the Omiya Miyacho Building. The details of the acquisitions are outlined below.

1.Acquisition Summary

1) ORIX Real Estate Nishi Shinjuku Building

Asset to be acquired	Real estate trust beneficial interest *Upon acquisition of the real estate trust beneficial interest, OJR will terminate the trust agreement relating to the beneficial interest and acquire fee simple ownership.
Property name	ORIX Real Estate Nishi Shinjuku Building
Acquisition price	¥13,600,000,000 (excluding national and local consumption taxes)
Scheduled acquisition date	March 27, 2009
Current owner and seller	ORIX Real Estate Corporation
Anticipated funding method	Self-financed
Payment terms	100% on transfer

2) Omiya Miyacho Building

Asset to be acquired	Property
Property name	Omiya Miyacho Building
Acquisition price	¥4,400,000,000 (excluding national and local consumption taxes)
Scheduled acquisition date	March 27, 2009
Current owner and seller	ORIX Real Estate Corporation
Anticipated funding method	Self-financed
Payment terms	100% on transfer

2. Purpose of the Acquisition

Based on the objectives and principles of asset management outlined in its Articles of Incorporation, OJR has decided to acquire the property for the purposes of strengthening its portfolio, and facilitating stable dividend distribution over the medium and long terms. The following points were emphasized when considering the acquisition of these properties.

1) ORIX Real Estate Nishi Shinjuku Building

Location

The property is located in the Nishi Shinjuku area, a sub-center of Tokyo, home to a large number of high-rise buildings. Many office buildings and high-rises are concentrated in the area surrounding the Tokyo Metropolitan Government offices, making the area one of Tokyo's leading business districts. A large number of companies have headquarters and main business offices here.

Property

The property is located about two minutes' walk from the municipal Toei Subway Shinjuku Station and about seven minutes' walk from JR Shinjuku Station, giving it outstanding access from Shinjuku Station, which boasts the largest number of passengers in Japan. Moreover, it faces Higashi Dori, which runs north-south through Shinjuku sub-center, giving it a high profile. It is a new property completed in April 2007, and features specifications that include individually controlled air conditioning, raised floors for computer wiring, a 24-hour security system, and a rectangular room layout with no columns and a leased area of about 180 *tsubo*.

2) Omiya Miyacho Building

Location

The Omiya area boasts superb rail access, including the *shinkansen* to the northern Kanto, Joshinetsu, and Tohoku areas, and it enjoys a position as an important corporate business center. The area is also in high demand within the office market of Tokyo's satellite cities. Within the district, the area around the east exit of Omiya Station, where the property is located, bustles with a constant stream of pedestrian traffic, particularly Kyu-nakasendo, which is lined with medium-sized and small shops and offices. The area is expected to be in demand as a regional business center for financial institutions, including banks and securities firms, which are strengthening their retail businesses, as well as vocational schools.

Property

The property is located in an extremely convenient and thriving area that is about five minutes' walk from the east exit of Omiya Station. Amidst a large number of older small-scale office buildings surrounding it, the property stands out as a new building completed in September 2008, and features specifications that include individually controlled air conditioning, raised floors for computer wiring, and a 24-hour security system in addition to the rarity of approximately 150 *tsubo* of leased area on a standard floor.

3.Summary of Property for Acquisitions

1) ORIX Real Estate Nishi Shinjuku Building

Specified asset category	Real estate trust beneficial interest* ¹
Trustee	Mitsubishi UFJ Trust and Banking Corporation* ¹
Term of trust agreement	August 30, 2005 – August 29, 2010* ¹
Address	20-1, Nishi Shinjuku 1-chome, Shinjuku-ku, Tokyo
Registered usage	Office, Car park
Registered area	Land: 893.52m ² Building: 9,376.84 m ² (total floor area)
Registered construction	Steel-reinforced concrete with flat roof, 12 floors with 1 underground floor
Registered completion date	April 1, 2007
Type of ownership	Fee simple Ownership
Previous owner	ORIX Real Estate Corporation
Acquisition price	¥13,600,000,000 (excluding national and local consumption taxes)
Appraised value	¥13,600,000,000
Appraisal date	February 20, 2009
Appraiser	DAIWA REAL ESTATE APPRAISAL CO.,LTD.
Scheduled acquisition date	March 27, 2009
Public transit access	About 2 minutes' walk from Shinjuku Station on Toei Subway, About 7 minutes' walk from Shinjuku Station on JR
Usage restrictions	Commercial district, Fire zone, Building to land ratio 100% and floor to area ratio 1,000%, etc.
Architects	KAJIMA CORPORATION
Structural engineers	KAJIMA CORPORATION
General contractors	KAJIMA CORPORATION
Building inspection agency	The Building Center of Japan
Main facilities and specifications	[Leased area (Standard floor area)] Approx. 607 m ² (roughly 183 tsubo) [Ceiling height] Standard floor area: 2,750 mm, Raised floors for computer wiring [Elevator] 3, Load 1,150kg [Parking] 32 car parking spaces (parking elevator for 30 cars, two ground spaces) [Others] Individually controlled air conditioning, 24-hour security system
Earthquake resistance	PML 14% (Based on SHIMIZU CORPORATION report) PML shows the estimated cost of recovering the building in the event of an earthquake. The figure is based on the probability of an earthquake that may occur every 475 years, and shows the percentage of the construction costs to the replacement value. This seismic risk analysis was done by Shimizu Corporation.
Collateral	None
Special notes	None
No. of tenants	1 (excluding car parking spaces, as of March 25, 2009)
Projected annual gross revenue	¥ 820 million The projection is quoted from the first year income projection using the discount cash flow method in the Appraisal Report, and does not represent any projections by OJR or ORIX Asset Management Corporation.
Security deposits	- * ²
Total rent space	7,059.20 m ² (as of March 25, 2009)
Total rentable space	7,059.20 m ² (as of March 25, 2009)
Occupancy rate	100.0% (as of March 25, 2009)

*¹ Upon acquisition of the real estate trust beneficial interest, OJR will terminate the trust agreement relating to the beneficial interest on the same date, acquiring fee simple ownership.

*² Because the tenant has not consented, these figures will not be disclosed.

2) Omiya Miyacho Building

Specified asset category	Property
Address	109-1, Miyacho 1-chome, Omiya-ku, Saitama-city, Saitama
Registered usage	Office, Retail
Registered area	Land: 873.98m ² Building: 5,325.25 m ² (total floor area)
Registered construction	Steel-framed with flat roof, 9 floors
Registered completion date	September 30, 2008
Type of ownership	Fee simple Ownership
Previous owner	ORIX Real Estate Corporation
Acquisition price	¥4,400,000,000 (excluding national and local consumption taxes)
Appraised value	¥4,410,000,000
Appraisal date	February 3, 2009
Appraiser	DAIWA REAL ESTATE APPRAISAL CO.,LTD.
Scheduled acquisition date	March 27, 2009
Public transit access	About 5 minutes' walk from Omiya Station on JR
Usage restrictions	Commercial district, Secondary-fire zone, Building to land ratio 90% and floor to area ratio 600%, etc.
Architects	YOKOHOUSE, Inc. (design), OBAYASHI CORPORATION (equipment)
Structural engineers	OBAYASHI CORPORATION
General contractors	OBAYASHI CORPORATION
Building inspection agency	Government inspection
Main facilities and specifications	[Leased area (Standard floor area)] Approx. 482m ² (roughly 146 tsubo) [Ceiling height] Standard floor area: 2,800 mm, Raised floors for computer wiring [Elevator] 2, Load 1,000kg [Parking] 35 car parking spaces (parking elevator for 34 cars, one ground space) [Others] Individually controlled air conditioning, 24-hour security system
Earthquake resistance	PML 11% (Based on SHIMIZU CORPORATION report) PML shows the estimated cost of recovering the building in the event of an earthquake. The figure is based on the probability of an earthquake that may occur every 475 years, and shows the percentage of the construction costs to the replacement value. This seismic risk analysis was done by Shimizu Corporation.
Collateral	None
Special notes	None
No. of tenants	2 (excluding car parking spaces, as of March 25, 2009)
Projected annual gross revenue	¥ 334 million The projection is quoted from the first year income projection using the discount cash flow method in the Appraisal Report, and does not represent any projections by OJR or ORIX Asset Management Corporation.
Security deposits	- *
Total rent space	4,062.92 m ² (as of March 25, 2009)
Total rentable space	4,062.92 m ² (as of March 25, 2009)
Occupancy rate	100.0% (as of March 25, 2009)

* Because the tenants have not consented, these figures will not be disclosed.

4. Profile of owner / Seller (same for both properties)

*As of March 23, 2009

Company Name	ORIX Real Estate Corporation
Address	4-1, Hamamatsucho 2-chome, Minato-ku, Tokyo
Representative	Yoshiyuki Yamaya
Shareholders' Equity	¥ 200 million
Shareholder	ORIX Corporation (100%)
Operations	Development of condominiums, detached houses, and office buildings. Subleasing and management of condominiums, shops, and offices.
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.

5. Information regarding ownership

1) ORIX Real Estate Nishi Shinjuku Building

Address	20-1, Nishi Shinjuku 1-chome, Shinjuku-ku, Tokyo
Previous ownership status	
Owner/company name	ORIX Real Estate Corporation
Special relationships involved	Wholly owned subsidiary of the parent company of the asset management company
Background to and reason for acquisition	New development (Construction completed in April 2007)
Acquisition price	-
Acquisition date	-

2) Omiya Miyacho Building

Address	109-1, Miyacho 1-chome, Omiya-ku, Saitama-city , Saitama
Previous ownership status	
Owner/company name	ORIX Real Estate Corporation
Special relationships involved	Wholly owned subsidiary of the parent company of the asset management company
Background to and reason for acquisition	New development (Construction completed in September 2008)
Acquisition price	-
Acquisition date	-

6. Intermediary (same for both properties)

None

7. Payment (same for both properties)

Anticipated funding method: Self-financed

Payment terms: 100% on transfer

8. Related-Party Transactions

1) Acquisition

OJR will acquire the ORIX Real Estate Nishi Shinjuku Building and the Omiya Miyacho Building from ORIX Real Estate Corporation. ORIX Real Estate Corporation is regarded as a related party of ORIX Asset Management Corporation (OAM).

2) Master Lease Contract

Upon acquisition of the real estate trust beneficial interest for the ORIX Real Estate Nishi Shinjuku Building on March 27, 2009 (tentative), OJR will take over the position of lessor from the previous trustee, Mitsubishi UFJ Trust and Banking Corporation, in the master lease contract between ORIX Real Estate Corporation (the related party) and the previous trustee.

Lessee	ORIX Real Estate Corporation
Date of succession	March 27, 2009 (tentative)
Notes	The contract is a temporary measure until the establishment of a direct lease between OJR and the sublessee.

3) Corporate Profile of Related Party

Please see “4. Profile of owner / Seller” above.

9. Schedule (same for both properties)

March 25, 2009: Decision made to acquire the properties

March 25, 2009(tentative): Execution of sale and purchase contract for the properties

March 27, 2009(tentative): Transfer of the properties

10. Future Outlook

Please refer to the news release entitled “ORIX JREIT Revises Earnings Forecast for the 15th Fiscal Period (Ending August 31, 2009)” dated March 25, 2009 for the effect of these acquisitions and the sale of the ORE Nagoya Fushimi Building on earnings for the period ending August 2009 (March 1 – August 31, 2009). Please refer to the news release entitled “ORIX JREIT Announces Sale of ORE Nagoya Fushimi Building” dated March 25, 2009 for a summary of the sale of the ORE Nagoya Fushimi Building.

Addendums

- I. Property photo and map
- II. Appraisal summary
- III. Portfolio summary after acquisition of two properties and sale of the ORE Nagoya Fushimi Building

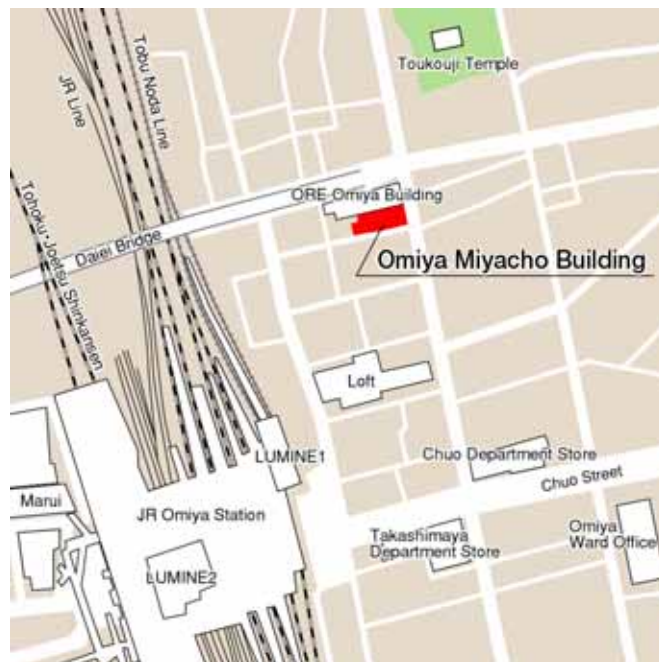
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I. Property photo and map

1) ORIX Real Estate Nishi Shinjuku Building



2) Omiya Miyacho Building



II. Appraisal summary

1) ORIX Real Estate Nishi Shinjuku Building

Appraisal

- 1) Appraised Value ¥ 13,600,000,000-
- 2) Appraisal Date February 20, 2009
- 3) Appraiser DAIWA REAL ESTATE APPRAISAL CO.,LTD.

Valuations by method

- 1) Cost Method..... ¥ 11,500,000,000-
- 2) Income Method
 - i. DCF value ¥ 13,500,000,000-
Discount Rate..... 4.3%
Terminal Capitalization Rate 4.7%
 - ii. DC Value..... ¥ 13,700,000,000-
Capitalization Rate..... 4.5%

Income projection

The following projection is quoted from the income projection using the direct capitalization method in the Appraisal Report, and does not represent any projections by OJR or ORIX Asset Management Corporation.

(In millions of yen)	
(1) Gross revenue (a-b)	763
a. Effective gross revenue	795
b. Vacancy loss	32
(2) Total costs (c+d+e+f)	157
c. Management /maintenance fee (management fee, utility expenses, PM fees, etc.)	85
d. Taxes	68
e. Casualty insurance premium	1
f. Other costs	2
(3) Net revenue (1-2)	605
(4) Lump sum revenue	14
(5) Capital expenditure	4
(6) Net income (3+4-5)	615

Long Term Projected Repairs

According to the Engineering Report by PROPERTY RISK SOLUTION Corporation maintenance cost over the next 12 years will be ¥ 52,250 thousand.

2) Omiya Miyacho Building

Appraisal

- 1) Appraised Value ¥ 4,410,000,000-
 2) Appraisal Date February 3, 2009
 3) Appraiser DAIWA REAL ESTATE APPRAISAL CO.,LTD.

Valuations by method

- 1) Cost Method..... ¥ 3,190,000,000-
 2) Income Method
 i. DCF value ¥ 4,450,000,000-
 Discount Rate..... 5.4%
 Terminal Capitalization Rate 5.8%
 ii. DC Value..... ¥ 4,320,000,000-
 Capitalization Rate..... 5.6%

Income projection

The following projection is quoted from the income projection using the direct capitalization method in the Appraisal Report, and does not represent any projections by OJR or ORIX Asset Management Corporation.

(In millions of yen)

(1) Gross revenue (a-b)	291
a. Effective gross revenue	307
b. Vacancy loss	15
(2) Total costs (c+d+e+f)	50
c. Management /maintenance fee (management fee, utility expenses, PM fees, etc.)	24
d. Taxes	25
e. Casualty insurance premium	0
f. Other costs	0
(3) Net revenue (1-2)	241
(4) Lump sum revenue	4
(5) Capital expenditure	3
(6) Net income (3+4-5)	242

Long Term Projected Repairs

According to the Engineering Report by NIPPON KANZAI Co., Ltd. maintenance cost over the next 12 years will be ¥ 22,910 thousand.

III. Portfolio summary after acquisition of two properties and sale of the ORE Nagoya Fushimi 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 December 4. 2006	21,860	7.9		
		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		
		Subtotal				90,702	32.7
		Remaining Tokyo wards	Carrot Tower	December 1. 2001	5,479	2.0	
	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 April 28. 2006	18,000	6.5		
	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		
	Subtotal				99,090	35.7	
	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		
		Subtotal				10,730	3.9
	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		
		Subtotal				31,060	11.2
	Offices Total				231,582	83.4	
	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		
Subtotal				21,900	7.9		
Logistics Facilities Total				21,900	7.9		
Retail Facilities	3 central Tokyo wards	Nihon Jisho Minami Aoyama Building	October 31. 2003	2,548	0.9		
		Subtotal				2,548	0.9
	Remaining Tokyo wards	CUBE Daikanyama	March 31. 2004	2,435	0.9		
		Subtotal				2,435	0.9
Retail Facilities Total				4,983	1.8		
Hotels	Other parts of the greater Tokyo area	Cross Gate	January 10. 2002	15,040	5.4		
		Subtotal				15,040	5.4
	Hotels Total				15,040	5.4	
Others	3 central Tokyo wards	Park Axis Nishi Azabu Stage	December 1. 2001	1,219	0.4		
		Subtotal				1,219	0.4
	Remaining Tokyo wards	Grand Maison Hakusan	December 1. 2001	455	0.2		
		Sonet Kami Ikebukuro	December 1. 2001	2,377	0.9		
	Subtotal				2,832	1.0	
Others Total				4,051	1.5		
Grand Total				277,556	100.0		

* 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 cost" may not tally as a result of rounding.