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For Immediate Release

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ORIX JREIT Announces Sale of Grand Maison Hakusan

TOKYO, June 9, 2010 — ORIX JREIT Inc. (“OJR”) announced today that it has decided to sell the Grand Maison Hakusan, one of the properties in its portfolio. Details are below.

1. Sale summary

Property name	Grand Maison Hakusan
Asset to be sold	Property
Sale price	¥425 million (Excludes adjustments, such as property tax and city planning tax, as well as consumption tax)
Book value	¥ 411 million (As of February 28, 2010)
Difference between sale price and book value	¥ 13 million
Contract date	June 10, 2010
Scheduled delivery date	June 10, 2010
Buyer	TOKYU LIVABLE, INC.
Delivery method	Transfer of fee simple ownership

* Figures are rounded down to the nearest million yen.

2. Rationale for Sale

The property is the smallest in OJR’s portfolio, and is 17 years old.

OJR is upgrading the quality of its portfolio as it works to expand the scale of its assets, by selling smaller, older properties while acquiring high quality newer, medium-sized or larger properties. As part of this external growth strategy, OJR has decided to sell the property as a result of a comprehensive consideration of its internal growth capacity, and its effect on the asset composition of the portfolio overall and distributions.

Looking ahead, OJR will make effective use of the funds to be gained from the sale of the property as it continues taking steps to upgrade the quality of the portfolio.

3. Summary of property to be sold

Asset type		Real estate property
Address		36-16, Hakusan 4-chome, Bunkyo-ku, Tokyo
Acquisition price		¥455 million
Appraisal value		¥411 million (appraised by Tanizawa Sogo Appraisal Co., Ltd. as of May 1, 2010)
Use		Type 1 exclusive high- and medium-rise building residential zone/Neighborhood commercial zone
Land	Site area	690.33 m ² (register)
	Type of ownership	Type: Land lease rights (Superficies rights stipulated under Article 2 of the Act on Land and Building Lease) (Proportion of site rights: 54.4%) Purpose: Ownership of steel reinforced concrete building Duration: From April 30, 1993 to April 29, 2033
Building	Use	Residential (register)
	Date of construction	May 1993 (register)
	Total floor area	2,506.69 m ² (Total floor area of entire single building recorded in register)
	Structure	Steel-reinforced concrete, reinforced concrete, flat roof, 10 floors with 1 underground floor
	Type of ownership	Compartmentalized ownership (Proportion of building ownership: 41.7%)
Number of tenants		1 (As of May 31, 2010)
Gross rental income		- *
Security deposits		- *
Total leased space		1,058.46 m ² (As of May 31, 2010)
Total rentable space		1,160.17 m ² (As of May 31, 2010)
Occupancy rate		91.2% (As of May 31, 2010)

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

4. Profile of broker

None.

5. Profile of buyer

As of June 1, 2010

Company Name	TOKYU LIVABLE, INC.
Address	9-5, Dogenzaka 1-chome, Shibuya-ku, Tokyo
Representative	Yasuo Sodeyama
Operations	Management, lease, purchase, sale, brokerage, and appraisal of land and buildings
Shareholders' equity	¥1,396 million (As of March 31, 2010)
Date of establishment	March 10, 1972
Net assets	¥22,738 million (As of March 31, 2010)
Total assets	¥59,246 million (As of March 31, 2010)
Relationships with OJR or its asset management company	
Capital relationships	There is no capital relationship that requires reporting between OJR or ORIX Asset Management Corporation ("OAM") and the company in question.
Personal relationships	There is no personal relationship that requires reporting between OJR or OAM and the company in question.

Business relationships	OJR leases part of a property it owns to TOKYU LIVABLE.
Applicability to related parties	The company in question is not a “related party” for OJR or OAM. In addition, the related parties of the company in question are not those for OJR or OAM.

6. Settlement method

Lump sum settlement on settlement date

7. Transfer schedule

June 9, 2010: Decision to sell

June 10, 2010 (tentative): Execution of the sale and purchase agreement, and transfer of the property

8. Future outlook

The sale of this property will only make a minor impact on the financial results for the period ending August 2010 (March 1, 2010 – August 31, 2010) and the period ending February 2011 (September 1, 2010 – February 28, 2011). Therefore, the forecast financial results for the periods ending August 2010 and February 2011 remain unchanged from those announced in the Financial Results for the period ended February 2010 (September 1, 2009 – February 28, 2010).

Reference:

Portfolio summary after sale of the Grand Maison Hakusan

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Portfolio summary after sale of Grand Maison Hakusan

	Property	Acquisition		Percentage of Total Acquisition Cost		
		Date	Price(¥ million)			
Offices	3 central Tokyo wards	Aoyama Suncrest Building	December 1. 2001	3,356	1.1	
		Round-Cross Ichi-bancho	December 1. 2001	3,900	1.3	
		Beside Shirogane	December 21. 2001	1,300	0.4	
		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	0.7	
		Round-Cross Tsukiji	January 10. 2002	3,378	1.1	
		ORIX Shiba 2-chome Building	September 29. 2003	7,500	2.5	
		Aoyama 246 Building	March 3. 2004	5,200	1.8	
		ORIX Akasaka 2-chome Building	June 26. 2006 December 4. 2006	21,860	7.4	
		Nihonbashi Honcho 1-chome Building	March 28. 2007	10,500	3.5	
		ORIX Suidobashi Building	March 28. 2008	3,000	1.0	
		ORIX Shinagawa Building	June 27. 2008	15,200	5.1	
		OX Tamachi Building	March 29. 2010	6,730	2.3	
		Subtotal		93,255	31.5	
	Remaining Tokyo wards	Carrot Tower	December 1. 2001	5,479	1.8	
		Toyo MK Building	December 1. 2001	5,270	1.8	
		Round-Cross Moto Yoyogi	December 1. 2001	5,091	1.7	
		Round-Cross Nishi Shinjuku	December 1. 2001	2,650	0.9	
		Beside Kiba	December 21. 2001	2,450	0.8	
		DT Caien	December 21. 2001	2,430	0.8	
		Yoyogi Forest Building	December 21. 2001	1,473	0.5	
		ORIX Ikebukuro Building	April 18. 2003	9,577	3.2	
		Round-Cross Shinjuku	April 28. 2006	8,020	2.7	
		Seafort Square Center Building	September 30. 2005 April 28. 2006	18,000	6.1	
		Round-Cross Kamata	March 1. 2006	5,640	1.9	
		Round-Cross Shinjuku 5-chome	April 26. 2007	4,500	1.5	
		KN Jiyugaoka Plaza	May 30. 2007	3,110	1.1	
		ST WORLD Building	March 28. 2008	3,500	1.2	
		ORIX Real Estate Nishi Shinjuku Building	March 27. 2009	13,600	4.6	
		Subtotal		90,790	30.7	
		Other parts of the greater Tokyo area	Neo City Mitaka	December 1. 2001	2,200	0.7
			Round-Cross Kawasaki	April 27. 2004	4,130	1.4
	Omiya Miyacho Building		March 27. 2009	4,400	1.5	
	Omiya Shimocho 1-chome Building		March 29. 2010	3,750	1.3	
	Subtotal		14,480	4.9		
	Other areas	Nagoya Itochu Building	September 29. 2003	4,500	1.5	
		ORIX Koraibashi Building	April 27. 2005	5,560	1.9	
		Lunar Sendai	June 28. 2007	8,500	2.9	
		ORIX Nagoya Nishiki Building	March 29. 2010	12,500	4.2	
		Subtotal		31,060	10.5	
	Offices Total		229,585	77.5		
	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	3.2
Ichikawa Logistics Center			September 29. 2008	8,300	2.8	
Subtotal				21,900	7.4	
Other areas		Sakai Logistics Center North Building	March 30. 2010	10,200	3.4	
		Subtotal		10,200	3.4	
Logistics Facilities Total		32,100	10.8			
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	0.8	
		Subtotal		2,435	0.8	
	Other parts of the greater Tokyo area	aune Kohoku	March 10. 2010	4,000	1.4	
		aune Makuhari	March 10. 2010	3,600	1.2	
		Subtotal		7,600	2.6	
	Other areas	Kobe Momoyamadai Shopping Center (Site)	March 5. 2010	3,260	1.1	
Subtotal			3,260	1.1		
Retail Facilities Total		15,843	5.3			
Hotels	Other parts of the greater Tokyo area	Cross Gate	January 10. 2002	15,040	5.1	
		Subtotal		15,040	5.1	
	Hotels Total		15,040	5.1		
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	Sonet Kami Ikebukuro	December 1. 2001	2,377	0.8	
		Subtotal		2,377	0.8	
		Others Total		3,596	1.2	
Grand Total	52 properties		296,164	100.0		

- 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.