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For Immediate Release

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ORIX JREIT Announces Sale of Round-Cross Akasaka Mitsuke

TOKYO, July 8, 2010 — ORIX JREIT Inc. (“OJR”) announced today that it has decided to sell the Round-Cross Akasaka Mitsuke, one of the properties in its portfolio. Details are below.

1. Sale summary

Property name	Round-Cross Akasaka Mitsuke
Asset to be sold	Property
Sale price	¥1,785 million (Excludes adjustments, such as property tax and city planning tax, as well as consumption tax)
Book value	¥ 1,661 million (As of February 28, 2010)
Difference between sale price and book value	¥ 123 million
Contract date	July 8, 2010
Scheduled delivery date	July 15, 2010
Buyer	Kitayama Kosan Corporation and an individual (whose name cannot be disclosed)
Delivery method	Transfer of fee simple ownership

* Figures are rounded down to the nearest million yen.

2. Rationale for Sale

The property is relatively small in OJR’s office portfolio, and is 22 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		9-18, Akasaka 3-chome, Minato-ku, Tokyo
Acquisition price		¥1,650 million
Appraisal value		¥1,980 million (appraised by Tanizawa Sogo Appraisal Co., Ltd. as of June 16, 2010)
Use		Commercial zone
Land	Site area	213.81 m ² (register)
	Type of ownership	Fee simple ownership
Building	Use	Retail · Office (register)
	Date of construction	February 1988 (register)
	Total floor area	1,526.01 m ² (register)
	Structure	Steel-reinforced concrete, flat roof, 9 floors
	Type of ownership	Building ownership
Number of tenants		10 (As of June 30, 2010)
Gross rental income		¥143 million (From March 1, 2009 to February 28, 2010)
Security deposits		¥124 million (As of February 28, 2010)
Total leased space		1,326.25 m ² (As of June 30, 2010)
Total rentable space		1,326.25 m ² (As of June 30, 2010)
Occupancy rate		100.0% (As of June 30, 2010)

4. Profile of buyer

1) Kitayama Kosan Corporation As of July 1, 2010

Company Name	Kitayama Kosan Corporation
Address	10-7, Nishi Azabu 2-chome, Minato-ku, Tokyo
Representative	Sumiko Kitayama
Operations	Real estate leasing business
Date of establishment	February 28, 1973
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	There is no business relationship that requires reporting between OJR or OAM and the company in question.
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.

2) Individual

As consent for disclosure has not been obtained from this person, OJR will not disclose the name. As of today, there are no capital relationships, personnel relationships, or business relationships that require reporting between OJR or OAM and the individual in question. The individual in question is not a “related party” for OJR or OAM.

5. Profile of broker

As consent for disclosure has not been obtained from the broker, OJR will not disclose its name. As of today, there are no capital relationships, personnel relationships, or business relationships that require reporting between OJR or OAM and the broker in question. The broker in question is not a “related party” for OJR or OAM.

6. Settlement method

Lump sum settlement on settlement date

7. Transfer schedule

July 8, 2010 (tentative): Decision to sell, and execution of the sale and purchase agreement

July 15, 2010 (tentative): 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 Round-Cross Akasaka Mitsuke

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Portfolio summary after sale of Round-Cross Akasaka Mitsuke

		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	
		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	3.6	
		ORIX Suidobashi Building	March 28, 2008	3,000	1.0	
		ORIX Shinagawa Building	June 27, 2008	15,200	5.2	
		OX Tamachi Building	March 29, 2010	6,730	2.3	
		Subtotal			91,605	31.1
	Remaining Tokyo wards	Carrot Tower	December 1, 2001	5,479	1.9	
		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 Gaien	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	3.3	
		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	30.8
		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	
	Oniya Miyacho Building		March 27, 2009	4,400	1.5	
	Oniya 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			227,935	77.4		
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	3.3	
		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	3.5	
		Subtotal			10,200	3.5
Logistics Facilities Total			32,100	10.9		
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	0.8	
		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	5.4		
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			51 properties	294,514	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.