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For Immediate Release

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ORIX JREIT Announces Tenant Change

TOKYO, October 11, 2011 — ORIX JREIT Inc. (“OJR”) announced today that it received notice from tenants of lease cancellation, as outlined below.

1. Overview of Tenant Change (Cancellation of Lease Contract)

(a) Name of tenant	See Note 1
(b) Name of tenanted property	ORIX Shiba 2-chome Building
(c) Leased floor space (As of August 31, 2011)	6,133.20m ²
(d) Proportion of total rentable area in this property *2	90.8%
(e) Proportion of total rentable area in all OJR properties *3	1.1%
(f) Date of cancellation of lease	April 11, 2012

Note:

1. Permission for disclosure of the name of the tenant has not been obtained from the tenant, so it has been omitted.
2. Total rentable area in the above property: 6,753.13m² (As of August 31, 2011)
3. OJR’s total rentable area: 556,333.71m² (As of August 31, 2011)

2. Future Outlook

OJR’s asset management company is doing its utmost to recruit and lease to a new tenant, in partnership with the external property management company. Since the date of cancellation by the tenant will be April 11, 2012, the cancellation will not impact OJR’s financial results for the period ending February 2012 (20th fiscal period: September 1, 2011 – February 29, 2012).

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.