

<For Immediate Release>

Provisional translation only

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ORIX JREIT Announces Results for Tenth Fiscal Period

Distribution per unit ¥14,850

Overview of Financial Results

ORIX JREIT Inc. (OJR) today announced results for its tenth fiscal period, which ended February 28, 2007. Operating revenue for the period was ¥8,477 million, income before income taxes was ¥3,348 million, net income was ¥3,347 million, and the distribution amount will be ¥3,347 million or ¥14,850 per unit. The pay-out ratio will be 100.0%.

As of February 28, 2007, OJR's total assets were approximately ¥225,362 million, interest-bearing debt was ¥85,688 million (composed of ¥50,650 million in long-term debt, ¥25,038 million in long-term debt due within one year and ¥10,000 million in short-term debt) and the total unit-holders' equity was ¥124,207 million, or ¥551,121 per unit.

Highlights

Dispositions and Acquisitions

In this operating environment, during its tenth fiscal period, OJR acquired the ORIX Akasaka 2-chome Building (60% of the trust beneficial interest, acquisition price: ¥13,116 million). At the same time, OJR disposed of the Akasaka Kyowa Building for ¥2,500 million. As a result, OJR's portfolio stood at 40 properties with an investment of ¥209,015 million (acquisition price) as of February 28, 2007.

Moreover, OJR acquired the Nihonbashi Honcho 1-chome Building (acquisition price: ¥10,500 million) on March 28, 2007, and plans to include the acquisition of Round-Cross Shinjuku 5-chome (acquisition price: ¥4,500 million) on April 26, 2007, in its eleventh fiscal period report.

- Nihonbashi Honcho 1-chome Building Acquisition price: ¥10,500 million

Acquisition date: March 28, 2007

The property is located in the Nihonbashi Honcho and Nihonbashi Muromachi business districts, which provide excellent access to public transit. The area is in high demand for the office market and is the next most popular choice for tenants after the nearby Nihonbashi, Yaesu and Kyobashi

districts. The area is anticipated to continue generating stable demand from tenants in the future. The property is a four-minute walk from the Tokyo Metro Mitsukoshi-mae Station or a seven-minute walk from the Tokyo Metro Nihonbashi Station. It is also accessible from Toei subway Ningyocho Station and JR Shin-nihonbashi Station. The property is a newly constructed office building that was completed in March 2006. It offers modern facilities such as individually controlled air conditioning, raised floors for computer wiring and a 24/7 security system. The property was 100% occupied on March 31, 2007 and is anticipated to continue generating high occupancy rates in the future. The standard floor area is approximately 528 m² (roughly 160 *tsubo*) with a highly usable floor layout and no interior ceiling support pillars. Furthermore, the air conditioning system can be divided into seven segments for independent control. Taking into account the flexibility of the property to meet diverse needs and the versatility of the property, the building is considered to be highly competitive for the area.

- Round-Cross Shinjuku 5-chome

See the results announcement for the ninth fiscal period for information on the Round-Cross Shinjuku 5-chome.

Portfolio Profile

As noted above, OJR acquired one property and disposed of one property in the tenth fiscal period. As a result, on February 28, 2007, OJR owned a total of 40 properties, consisting of 33 offices, 3 residential buildings, 2 retail sites, 1 hotel, and 1 logistics, and was leasing approximately 241,958.28m² of space to 294 tenants. OJR's portfolio occupancy rate as of February 28, 2007 was approximately 98.3%.

The total acquisition cost of OJR's portfolio of 40 properties was ¥209,015 million as of February 28, 2007. OJR portfolio's appraisal value, evaluated by three major Japanese real estate appraisers, was ¥224,435 million as of February 28, 2007. OJR's total acquisition cost is expected to grow to ¥224,015 million for the portfolio composed of the 42 properties that will remain after the above-mentioned future property acquisitions to take place after the tenth fiscal period.

Debt Financing

OJR conducted fund raising as outlined below during the current fiscal period, following the company's financial policies.

On November 6, 2006, OJR took out a short-term loan of ¥1,000 million (floating rate, unsecured) as refinancing funds from The Shizuoka Bank, Ltd., effectively extending its short-term borrowing. Subsequently, on December 4, 2006, OJR took out a short-term loan of ¥9,000 million (floating rate, unsecured) based on a commitment line agreement dated March 30, 2006 as acquisition funds equivalent to 60% of the ORIX Akasaka 2-chome Building, extending the same amount on January 31, 2007. Meanwhile, OJR repaid ¥462 million (fixed rate, secured), which is the current portion of long-term borrowing.

As a result, as of February 28, 2007, the balance of borrowings stood at ¥85,688 million, the interest bearing debt ratio was 41.5%, the fixed term interest rate ratio was 79.0%, the ratio of long-term borrowing was 59.1%

(excluding the current portion of long-term borrowing), and the ratio of unsecured borrowing was 60.7%.

OJR's credit ratings as of the date of filing of this report were as below.

Rating agency	Details of ratings
Standard & Poor's	Long-term corporate credit rating: A-, Short-term corporate credit rating: A-2, Outlook: Stable
Rating and Investment Information, Inc.	Issuer rating: A+, Rating outlook: Stable

Eleventh and Twelfth Fiscal Period Forecast

In accordance with Tokyo Stock Exchange listing requirements, OJR announces here the estimated financial results for its eleventh fiscal period, which runs from March 1, 2007 through August 31, 2007. For the eleventh fiscal period, OJR forecasts operating revenues of ¥8,942 million, income before income taxes of ¥3,109 million, and net income of ¥3,109 million. The estimated distribution per unit for the eleventh period is ¥13,792.

The estimated financial results for the twelfth fiscal period, from September 1, 2007 through February 29, 2008, are as follows: operating revenues of ¥9,097 million, income before income taxes of ¥3,170 million, and net income of ¥3,170 million. The estimated distribution per unit for the twelfth period is ¥14,066.

OJR Overview

OJR was established on September 10, 2001, and on June 12, 2002 was listed and commenced trading on the Tokyo Stock Exchange as the fourth Real Estate Investment Trust in Japan, or “JREIT,” to be listed. A JREIT is an externally-managed property fund formed under the Investment Trust Law of Japan. ORIX Asset Management Corporation, a wholly owned subsidiary of ORIX Corporation (TSE: 8591, NYSE: IX (ADR)), is the asset manager of OJR. OJR is a diversified type JREIT that invests in high quality office, residential, retail, hotel, and logistics properties, aiming to provide stable cash flow and healthy asset growth over the medium to long term.

Notices

Information Disclosure to Investors

OJR intends to maintain a policy of timely disclosure of important information in both the English and Japanese languages. For more information on OJR, please visit its website at <http://www.orixjreit.com>.

Forward-looking Statements Disclaimer

In making forward-looking statements about the estimated forecast for the eleventh and twelfth fiscal period, certain assumptions have been made. We consider that these assumptions were appropriate and reasonable based on the information available to us when we projected. However, our actual results of operations, and therefore the distribution per unit, may differ from our expectations and will be affected by a number of factors, many of which are out of our control, or may not be capable of being foreseen or accurately predicted. For example, our actual distribution amount could be affected by the rental revenues we actually receive from our properties, and/or our operating expenses, interest expense and the ability of our tenants to meet their financial obligations during the relevant period. It may also be affected by economic conditions in Japan and conditions relating to the real estate market in Japan, particularly in Tokyo. These factors and others could also affect the validity of the assumptions that we used in the preparation of our estimated forecast. No assurance can be given by us or by any other party that our estimates will prove accurate.

(Summary Financial Information Attached)

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

**OJR is a real estate investment corporation (commonly referred to as a J-REIT) listed on the Tokyo Stock Exchange JREIT Section (TSE: 8954) whose objective is to provide stable income returns to investors over the medium to long term through investing in diversified types of quality real estate, mostly in the Greater Tokyo Metropolitan area. ORIX Asset Management Corp., a wholly owned subsidiary of ORIX Corp. (TSE: 8591), provides the asset management services for OJR.

ORIX JREIT Inc.
BALANCE SHEETS

As of February 28, 2007 and August 31, 2006

	As of February 28, 2007	As of August 31, 2006
(In millions of yen)		
Assets		
Current assets:		
Cash and deposits	¥ 16,904	¥ 16,965
Rental receivables	312	374
Consumption tax refundable	-	618
Income taxes refundable	3	-
Prepaid expenses	68	70
Other current assets	21	87
Total current assets	17,308	18,114
Property and equipment, at cost:		
Land including trust accounts	126,011	118,611
Buildings and structures including trust accounts	65,745	63,041
Building improvements including trust accounts	22,525	21,523
Machinery and equipment including trust accounts	1,725	1,598
Construction in progress including trust accounts	221	225
	216,227	204,998
Less-Accumulated depreciation	(9,507)	(8,161)
Net property and equipment	206,720	196,837
Other assets:		
Leasehold interests	843	843
Others	491	664
Total assets	¥ 225,362	¥ 216,458
Liabilities and Unitholders' Equity		
Liabilities		
Current liabilities:		
Trade and other payables	¥ 922	¥ 1,486
Short-term debt	10,000	1,000
Long-term debt due within one year	25,038	25,500
Accrued expenses	242	239
Rents received in advance	1,301	1,228
Income taxes payable	-	-
Consumption tax payable	85	-
Other current liabilities	441	459
Total current liabilities	38,029	29,912
Long-term debt	50,650	50,650
Leasehold and security deposits received	12,476	11,371
Total liabilities	101,155	91,933
Unitholders' equity		
Unitholders' capital	120,860	120,860
Units Authorized: 2,000,000 units		
Units Issued and Outstanding: 225,372 units		
Retained earnings	3,347	3,665
Total unitholders' equity	124,207	124,525
Total liabilities and unitholders' equity	¥ 225,362	¥ 216,458

ORIX JREIT Inc.

STATEMENTS OF INCOME

For the six months ended February 28, 2007 and August 31, 2006

	For the six months ended	
	February 28, 2007	August 31, 2006
(In millions of yen)		
Revenues:		
Rental and other operating revenues	¥ 8,239	¥ 7,932
Interest income	22	6
Gain on sale of a real estate property	238	962
Other revenues	12	4
Total revenues	8,511	8,904
Costs and expenses:		
Property-related expenses	3,897	3,958
Asset management fees	476	425
Administrative service fees	146	138
Interest expense	617	539
Other expenses	170	178
Total costs and expenses	5,306	5,238
Ordinary income	3,205	3,666
Extraordinary income:		
Compensation from the company's asset management company	143	-
Income before income taxes	3,348	3,666
Provision for income taxes		
Current	1	1
Net income	¥ 3,347	¥ 3,665

	For the six months ended	
	February 28, 2007	August 31, 2006
Earnings per unit		
Net income (In yen)	¥ 14,850	¥ 16,261
Weighted average number of units outstanding	225,372	225,372

ORIX JREIT Inc.
STATEMENTS OF CASH FLOWS

For the six months ended February 28, 2007 and August 31, 2006

	For the six months ended	
	February 28, 2007	August 31, 2006
	(In millions of yen)	
Cash Flows from Operating Activities:		
Income before income taxes	¥ 3,348	¥ 3,666
Adjustments to reconcile income before income taxes to net cash provided by operating activities:		
Depreciation	1,420	1,352
Amortization of long-term prepaid expenses	35	34
Interest income	(22)	(6)
Interest expense	617	539
Loss on disposal of property and equipment	16	108
Changes in assets and liabilities:		
Rental receivables	62	(54)
Consumption tax refundable	618	(618)
Consumption tax payable	85	(252)
Prepaid expenses	2	2
Payments of long-term prepaid expenses	-	(65)
Decrease in property and equipment due to sale	2,076	12,518
Withdrawal from reserve for repairs and maintenance	156	-
Trade and other payables	(56)	146
Rents received in advance	74	166
Others, net	(82)	84
Subtotal	8,349	17,620
Cash proceeds from interest income	19	3
Cash payments of interest expense	(615)	(438)
Cash payments of income taxes	(4)	(3)
Net cash provided by operating activities	7,749	17,182
Cash Flows from Investing Activities:		
Purchases of property and equipment	(13,903)	(35,902)
Purchases for leasehold rights	(2)	-
Proceeds from leasehold and security deposits	1,673	2,337
Repayments of leasehold and security deposits	(437)	(947)
Others, net	(17)	(105)
Net cash used in investing activities	(12,686)	(34,617)
Cash Flows from Financing Activities:		
Proceeds from short-term debt	19,000	10,000
Repayments of short-term debt	(10,000)	(10,000)
Proceeds from long-term debt	-	24,000
Repayments of long-term debt	(462)	(3,500)
Payment of dividends	(3,662)	(3,437)
Net cash provided by financing activities	4,876	17,063
Net change in cash and cash equivalents	(61)	(372)
Cash and cash equivalents at beginning of period	16,965	17,337
Cash and cash equivalents at end of period	¥ 16,904	¥ 16,965

Property Data 1

	Property Name	Appraisal Value (¥Million)	Appraiser	% of share	Reference Information					Valuation by Cost Method (¥Million)	Book Value (¥Million)	Investment Share (%)		
					DC Value (¥Million)	CR (%)	DCF Value (¥Million)	DR (%)	TCR (%)					
Office	Tokyo Central 3 Wards	Aoyama Suncrest Building	4,160	Tanizawa	1.85	4,200	4.9	4,140	5.1	5.2	6,110	3,420	1.52	
		Nikko Ichi-bancho Building	4,240	Tanizawa	1.89	4,320	5.1	4,200	5.3	5.4	3,390	3,714	1.65	
		Beside Shirogane	1,370	Tanizawa	0.61	1,400	5.2	1,360	5.3	5.5	2,040	1,341	0.60	
		Round-Cross Aoyama	4,950	Tanizawa	2.21	4,960	4.9	4,940	5.0	5.2	6,600	4,739	2.10	
		Round-Cross Akasaka Mitsuke	2,080	Tanizawa	0.93	2,090	4.6	2,070	4.8	4.9	1,470	1,692	0.75	
		Nihonbashi East Building	1,670	Tanizawa	0.74	1,700	5.3	1,660	5.2	5.6	1,080	1,672	0.74	
		Round-Cross Minami Azabu	1,233	Chuo	0.55	1,265	6.1	1,233	5.8	6.6	1,574	1,349	0.60	
		Landic Akasaka Building 2	2,812	Chuo	1.25	2,851	5.7	2,812	5.4	6.2	2,545	2,905	1.29	
		Landic Mita Building 2	1,654	Chuo	0.74	1,745	5.5	1,654	5.2	6.0	1,319	1,733	0.77	
		Shiba Daimon Building	1,901	Chuo	0.85	2,362	5.6	1,901	5.3	6.1	1,628	2,219	0.99	
		Landic Nagai Building	3,352	Chuo	1.49	3,273	5.6	3,352	5.3	6.1	2,049	3,300	1.46	
		ORIX Jimbo-cho Building	4,331	Chuo	1.93	4,108	5.2	4,331	4.9	5.7	3,077	4,113	1.83	
		ORIX Mita 2-chome Building	8,196	Chuo	3.65	8,532	5.2	8,196	4.9	5.7	4,902	7,230	3.21	
		Aoyama 246 Building	7,315	Chuo	3.26	7,806	4.2	7,315	3.9	4.7	4,509	5,418	2.40	
		ORIX Akasaka 2-chome Building	23,430	Chuo	10.44	26,770	4.2	23,430	3.9	4.7	10,700	21,985	9.76	
		Subtotal	72,694		32.39	77,382		72,694			52,993	66,839	29.66	
		Other Tokyo Wards	Carrot Tower	5,131	Tanizawa	2.29	5,177	5.6	5,111	5.6	5.9	4,438	4,941	2.19
			Toyo MK Building	4,740	Tanizawa	2.11	4,730	5.7	4,740	5.7	6.0	4,240	4,798	2.13
		Nikko Moto Yoyogi Building Note 1	5,210	Tanizawa	2.32	-	-	5,210	6.0	7.0	4,840	4,757	2.11	
		Round-Cross Nishi Shinjuku	2,840	Tanizawa	1.27	2,890	4.7	2,820	5.1	5.0	2,090	2,605	1.16	
		Beside Kiba	3,070	Tanizawa	1.37	3,080	5.6	3,060	5.5	5.9	1,670	2,383	1.06	
		DT Gaien	2,840	Tanizawa	1.27	2,920	5.0	2,800	5.2	5.3	2,520	2,338	1.04	
		Yoyogi Forest Building	1,280	Tanizawa	0.57	1,310	5.5	1,270	5.5	5.8	1,590	1,491	0.66	
		ORIX Ikebukuro Building	10,190	Chuo	4.54	10,200	5.1	10,190	4.8	5.6	5,035	9,259	4.11	
		ORIX Shinjuku Building	9,168	Chuo	4.08	9,716	4.7	9,168	4.4	5.2	6,101	8,130	3.61	
		Round-Cross Shinjuku	10,500	Morii	4.68	10,600	4.4	10,300	4.1	4.7	6,300	8,103	3.60	
		Seafort Square/Center Building	17,900	Chuo	7.98	20,170	4.9	17,900	4.6	5.4	13,020	18,245	8.10	
		Round-Cross Kamata	5,748	Chuo	2.56	5,330	5.9	5,748	5.6	6.4	3,045	5,811	2.58	
	Subtotal	78,617		35.03	76,123		78,617			54,889	72,887	32.33		
	Greater Tokyo	Neo City Mitaka	2,700	Tanizawa	1.20	2,750	5.6	2,680	5.8	5.9	2,430	2,097	0.93	
		Round-Cross Kawasaki	4,940	Chuo	2.20	4,560	5.7	4,940	5.4	6.2	2,244	4,182	1.86	
	Subtotal	7,640		3.40	7,310		7,620			4,674	6,280	2.79		
	Other Cities	Nagaya Itochu Building	5,140	Tanizawa	2.29	5,150	6.4	5,130	6.0	6.7	5,150	5,428	2.41	
		Round-Cross Shinsaibashi	14,000	Morii	6.24	14,100	4.7	13,900	4.4	5.0	19,800	14,309	6.35	
		ORIX Koraibashi Building	6,055	Chuo	2.70	6,305	5.0	6,055	4.7	5.5	3,778	5,457	2.42	
		ORE Nagaya Fushimi Building	11,060	Chuo	4.93	11,580	5.1	11,060	4.8	5.6	6,610	9,846	4.37	
	Subtotal	36,255		16.15	37,135		36,145			35,338	35,041	15.55		
	Total	195,206		86.98	197,950		194,676			147,894	181,029	80.33		
Retail	Tokyo Central 3 Wards	Nihon Jisho Minami Aoyama Building	3,001	Chuo	1.34	3,644	4.2	3,001	3.9	4.7	1,558	2,544	1.13	
		Subtotal	3,001		1.34	3,644		3,001			1,558	2,544	1.13	
	Other Tokyo Wards	CUBE Daikanyama	2,537	Chuo	1.13	2,656	5.0	2,537	4.6	5.5	1,762	2,508	1.11	
	Subtotal	2,537		1.13	2,656		2,537			1,762	2,508	1.11		
	Total	5,538		2.47	6,300		5,538			3,320	5,053	2.24		
Residential	Tokyo Central 3 Wards	Park Axis Nishi Azabu Stage	1,210	Tanizawa	0.54	1,250	4.7	1,190	4.9	5.0	903	1,166	0.52	
		Subtotal	1,210		0.54	1,250		1,190			903	1,166	0.52	
	Other Tokyo Wards	Grand Maison Hakusan	507	Tanizawa	0.23	514	5.7	504	5.7	6.0	410	432	0.19	
		Sonet Kami Ikebukuro	2,450	Tanizawa	1.09	2,390	5.6	2,470	5.6	5.9	2,310	2,213	0.98	
	Subtotal	2,957		1.32	2,904		2,974			2,720	2,645	1.17		
	Total	4,167		1.86	4,154		4,164			3,623	3,811	1.69		
Hotel	Greater Tokyo	Cross Gate	15,700	Tanizawa	7.00	16,000	6.1	15,600	6.2	6.4	15,200	13,454	5.97	
	Subtotal	15,700		7.00	16,000		15,600			15,200	13,454	5.97		
	Total	15,700		7.00	16,000		15,600			15,200	13,454	5.97		
Logistics	Greater Tokyo	Koshigaya Logistics Center	3,824	Chuo	1.70	3,728	5.8	3,824	5.2	6.3	2,438	3,995	1.77	
	Subtotal	3,824		1.70	3,728		3,824			2,438	3,995	1.77		
	Total	3,824		1.70	3,728		3,824			2,438	3,995	1.77		
	Grand Total	224,436		100.00	228,132		223,802			172,475	207,343	92.00		

Note 1 Due to the widening of the road in front of this property, it seems substantially difficult to reconstruct the property as the same when the economic life of the building has passed. Therefore we did not evaluate a DC Value.

Note 2 Individual numbers may not add up to totals due to rounding.

Note 3 Individual numbers of each value are rounded down to million yen places.

Property Data 2

	Property Name	Number of Tenants	Rented Space (㎡)	Gross Rentable Space (㎡)	Occupancy Rate (%)	Rental Revenue (¥)	Deposit (¥)			
Office	Tokyo Central 3 Wards	Aoyama Suncrest Building	4	2,769.48	2,769.48	100.0	24,132,665	212,556,360		
		Nikko Ichi-bancho Building	6	3,300.66	3,300.66	100.0	22,576,471	222,403,768		
		Beside Shirogane	16	2,083.04	2,083.04	100.0	8,405,300	45,615,376		
		Round-Cross Aoyama	11	2,813.69	3,191.00	88.2	24,676,696	287,293,288		
		Round-Cross Akasaka Mitsuke	10	1,323.28	1,323.28	100.0	9,964,063	110,310,856		
		Nihonbashi East Building	6	2,270.73	2,270.73	100.0	10,339,030	100,788,820		
		Round-Cross Minami Azabu	5	3,172.76	3,172.76	100.0	9,250,420	76,718,520		
		Landic Akasaka Building 2	14	2,785.70	2,785.70	100.0	17,599,695	189,195,560		
		Landic Mita Building 2	2	2,251.73	2,298.23	98.0	Note 1	Note 1		
		Shiba Daimon Building	1	2,588.50	2,588.50	100.0	Note 1	Note 1		
		Landic Nagai Building	10	3,996.89	3,996.89	100.0	22,253,262	267,155,148		
		ORIX Jimbo-cho Building	3	3,211.50	3,211.50	100.0	24,118,500	235,135,000		
		ORIX Shiba 2-chome Building	4	6,753.13	6,753.13	100.0	43,780,095	509,134,440		
		Aoyama 246 Building	7	1,520.10	2,428.81	62.6	12,173,640	492,390,537		
		ORIX Akasaka 2-chome Building	10	10,350.35	10,350.35	100.0	83,449,200	1,154,606,310		
		Subtotal	109	51,191.54	52,524.06	97.5	335,755,602	4,120,950,583		
		Office	Other Tokyo Wards	Carrot Tower	6	6,467.12	6,945.48	93.1	38,061,442	407,837,470
				Toyo MK Building	10	9,805.80	9,805.80	100.0	32,978,170	275,789,840
				Nikko Moto Yoyogi Building	2	7,724.98	7,724.98	100.0	Note 1	Note 1
Round-Cross Nishi Shinjuku	9			1,248.18	1,248.18	100.0	13,508,865	248,754,083		
Beside Kiba	4			4,824.68	4,824.68	100.0	18,604,760	176,027,480		
DT Gaien	5			2,567.50	2,567.50	100.0	16,147,829	148,184,286		
Yoyogi Forest Building	12			1,900.38	1,912.42	99.4	8,127,440	60,918,220		
ORIX Ikebukuro Building	3			5,539.92	5,539.92	100.0	53,572,800	890,622,461		
ORIX Shinjuku Building	8			6,214.30	6,214.30	100.0	44,693,145	487,389,380		
Round-Cross Shinjuku	6			4,735.88	4,735.88	100.0	42,787,170	446,258,570		
Seafort Square/Center Building	34			20,906.49	22,009.64	95.0	110,213,770	951,066,122		
Round-Cross Kamata	3			7,900.10	7,900.10	100.0	38,026,757	347,075,938		
Subtotal	102			79,835.33	81,428.88	98.0	Note 1	Note 1		
Office	Greater Tokyo	Neo City Mitaka	5	4,622.21	4,622.21	100.0	21,095,369	117,809,064		
		Round-Cross Kawasaki	10	5,519.91	5,519.91	100.0	33,767,604	419,014,619		
		Subtotal	15	10,142.12	10,142.12	100.0	54,862,973	536,823,683		
Office	Other Cities	Nagoya Itochu Building	6	11,054.03	11,118.35	99.4	Note 1	Note 1		
		Round-Cross Shinsaibashi	21	16,398.46	16,470.72	99.6	79,371,584	781,188,566		
		ORIX Koraibashi Building	12	6,863.85	6,863.85	100.0	32,084,970	319,945,840		
		ORE Nagoya Fushimi Building	5	11,082.70	12,215.45	90.7	52,079,166	436,446,540		
		Subtotal	44	45,399.04	46,668.37	97.3	Note 1	Note 1		
Total	270	186,568.08	190,763.43	97.8	1,044,043,878	11,344,287,044				
Retail	Tokyo Central 3 Wards	Nihon Jisho Minami Aoyama Building	1	997.36	997.36	100.0	Note 1	Note 1		
		Subtotal	1	997.36	997.36	100.0	Note 1	Note 1		
	Other Tokyo Wards	CUBE Daikanyama	3	899.82	899.82	100.0	11,886,000	116,700,000		
Subtotal		3	899.82	899.82	100.0	11,886,000	116,700,000			
Total	4	1,897.18	1,897.18	100.0	Note 1	Note 1				
Residential	Tokyo Central 3 Wards	Park Axis Nishi Azabu Stage	1	1,337.31	1,337.31	100.0	Note 1	Note 1		
		Subtotal	1	1,337.31	1,337.31	100.0	Note 1	Note 1		
	Other Tokyo Wards	Grand Maison Hakusan	1	1,160.17	1,160.17	100.0	Note 1	Note 1		
Sonet Kami Ikebukuro		1	5,853.00	5,853.00	100.0	Note 1	Note 1			
Subtotal	2	7,013.17	7,013.17	100.0	Note 1	Note 1				
Total	3	8,350.48	8,350.48	100.0	23,865,180	21,840,400				
Hotel	Greater Tokyo	Cross Gate	16	25,942.59	25,942.59	100.0	107,924,049	1,178,906,240		
		Subtotal	16	25,942.59	25,942.59	100.0	107,924,049	1,178,906,240		
Total	16	25,942.59	25,942.59	100.0	107,924,049	1,178,906,240				
Logistics	Greater Tokyo	Koshigaya Logistics Center	1	19,200.00	19,200.00	100.0	Note 1	Note 1		
		Subtotal	1	19,200.00	19,200.00	100.0	Note 1	Note 1		
Total	1	19,200.00	19,200.00	100.0	Note 1	Note 1				
Grand Total	294	241,968.28	246,153.68	98.3	1,220,115,107	12,915,503,984				

Note 1 OJR leases the property to one or two tenants, or one specific tenant contributes 80% or more of rental revenue of the property. We were not able to obtain consent from such tenants to disclose certain information including the amount of rent payable. Consequently, OJR does not disclose rental revenue from the property owing to such unavoidable circumstances.