

< For Immediate Release >

February 22, 2005

ORIX JREIT Inc. (TSE: 8954)
Hiroshi Ichikawa
Executive Director

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**ORIX JREIT Inc. announces a related-party transaction
in connection with a lease agreement for one of its properties, Cross Gate**

ORIX JREIT Inc. (OJR) announced today that its Board of Directors approved a following transaction with ORIX Real Estate Corporation (ORE), a wholly-owned subsidiary of ORIX Corporation. ORE shall be treated as a related-party of ORIX Asset Management Corporation which is also a wholly-owned subsidiary of ORIX Corporation.

. Lease Agreement for Cross Gate

OJR will enter into a 7-month lease agreement with ORE for Cross Gate. The terms and conditions for this particular lease agreement with ORE have been determined on an arms-length basis. This particular agreement will bring in an increase in rental revenues for OJR and a secured condominium project sales space for ORE in the area. With the expiration of this particular lease agreement in mind, OJR will keep trying to realize an optimal usage of this particular space through an attractive and commercially effective tenants mixture and long-term stable lease terms. Cross Gate will be fully occupied upon the commencement of this particular lease agreement with ORE.

Rental Space..... 426.45 m² (1st floor) 272.50 m² (2nd floor) 698.95 m² (Total)
Lease Term..... March 1, 2005 to September 30, 2005 (to be confirmed)
Monthly Rent..... JPY5,602,895 (JPY26,500 per tsubo)
*including common charge
Security Deposit JPY56,028,950 (equivalent of 10 months' rent)
Purpose of the Lease..... A condominium sales office

ORIX JREIT Inc.

ORIX Asset Management Corporation

Corporate profile of ORIX Real Estate Corporation

Head office.....2-4-1, Hamamatsu-cho, Minato-ku, Tokyo
Established..... March 11, 1999
Shareholder..... ORIX Corporation (100%)
Business..... Real Estate Development & Management

* 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 mid- to long-term through investing in diversified types of quality real estate, mostly in Greater Tokyo Metropolitan area. ORIX Asset Management, a wholly owned subsidiary of ORIX Corp. (TSE: 8591), provides the asset management services for OJR.