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< For Immediate Release >

November 30, 2005

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

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**ORIX JREIT Inc. announces a related-party transaction,
an interior finish work for The SHOHO 3rd Building**

Tokyo, Japan, November 30, 2005 - ORIX JREIT Inc. ("OJR") announced today that its Board of Directors approved a related-party transaction - a placement of order for The SHOHO 3rd Building (Property)- to ORIX Interior Corporation, a related party to ORIX Asset Management Corporation (OAM), asset management company of OJR.

[Terms and conditions]

OJR will place an order for interior finish work of The SHOHO 3rd Building with ORIX Interior Corporation . Terms and conditions are summarized as follows.

Beneficiary.....	OJR
Contractor.....	ORIX Interior Corporation
Scope of Operations.....	Interior finish work of hallway and elevator hall (common space)
Property Name.....	The SHOHO 3rd Building
Contract Start.....	December 2005 (schedule)
Contract Finish.....	February 2007 (schedule)
Contract Fee.....	JPY25,000 thousand (excluding consumption tax)

<Corporate profile of ORIX Interior Corporation>

Head Office.....	5-9-1, Harayamadai, Sakai-city, Osaka-city, Osaka
Shareholder.....	ORIX Corporation (100%)
Established.....	October 30, 1998
Businesses.....	Sale & Manufacture of Interior Furnishings and Interior Finish Work

* 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