

**For Immediate Release**

July 15, 2005

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

*For any queries, please contact...*

ORIX Asset Management Corporation  
Hirohisa Saito  
Executive Officer  
Tel: +81 3 3435 3443

**ORIX JREIT Inc. announces disposal of Ascend Kanda**

Tokyo, Japan, July 15, 2005 - ORIX JREIT Inc. ("OJR") announced today that it decided to dispose one of its portfolio properties to a buyer as follows.

**1. Disposal summary**

Interest to be disposed	Fee simple interest in the land and building
Property name	Ascend Kanda
Acquisition date	December 1, 2001
Expected delivery date	September 27, 2005
Expected contract date	July 15, 2005
Book value (as of February 28, 2005)	JPY 677 million
Disposal price*	JPY 677 million * Disposal price does not include offset accounts, such as property tax and city planning tax, with the buyer, as well as consumption tax.
Profit on disposal*	JPY 0 million * Profit was calculated based on the book value of the property as of February 28, 2005.
Buyer	Mitsui Fudosan Co., Ltd.
Delivery method	OJR will sell the fee simple interest of Property to Buyer

ORIX JREIT Inc.

ORIX Asset Management Corporation

## 2. Background / Reason of disposal

OJR has decided to dispose Property pursuant to its basic investment policy. In the course of making this decision, OJR has intensively studied possible influence of this particular disposal on total portfolio composition, cash distribution and efficiency of property management.

## 3. Summary of Property to be disposed

Building Name	Ascend Kanda		
Address	10-2 Kandatomiyama-cho, Chiyoda-ku, Tokyo		
Usage	Office, Parking		
Space	Land : 598.78 m <sup>2</sup> - OJR's portion : 31.09% Building : 4,039.95 m <sup>2</sup> (Gross) - OJR's portion:1,230.47 m <sup>2</sup> -		
Structure	Steel frame, reinforced concrete, flat roof with 7 floors and one basement		
Completion	November 1988		
Type of Ownership	Fee simple (Compartmentalized ownership)		
Appraisal Value (as of February 28, 2005)	Appraiser : Tanizawa Sogo Appraisal Co., Ltd Appraisal Value : JPY 588 million		
Number of Tenants	2		
Total Leased Space	826.50 m <sup>2</sup>	Total Rentable Space	826.50 m <sup>2</sup>
Occupancy Rate	100.0% (as of the contract date)		

## 4. Brief profile of Buyer

Name	Mitsui Fudosan Co., Ltd.		
Address	1-1, Nihonbashi-Muromachi 2-chome, Chuo-ku, Tokyo		
Representative	Mr. Hiromichi Iwasa, President & CEO		
Share Capital	JPY134,433 million		
Operations	Development and rental of real estate, others		
Relationship to OJR	None		

## 5. Disposal Schedule

July 15, 2005	Approval of OJR's Board of Directors on this particular disposition Execution of purchase and sale contract of the fee simple interest of Property
September 27, 2005	Delivery of Property to Buyer

## 6. Forecast for 7th and 8th fiscal period

OJR estimates no substantial change in the 7<sup>th</sup> and the 8<sup>th</sup> fiscal period financial forecast (March 1, 2005 through August 31, 2005 and September 1, 2005 through February 28, 2006, respectively) by this particular transaction. As for the 7<sup>th</sup> and 8<sup>th</sup> fiscal period forecast, please refer to 'ORIX JREIT INC. announces the sixth fiscal period results' that OJR disclosed on April 18, 2005.

### Addendum

- Portfolio Summary after this particular disposition
- Portfolio Summary before this particular disposition

\* 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.

**Portfolio Summary after this particular disposition (47 properties )**

	Property	Acquisition		Percentage of Total Acquisition Cost		
		Date	Price( ¥ million)			
Office	Tokyo Central 3 Wards	Akasaka Kyowa Building	December 1. 2001	2,087	1.1	
		Aoyama Suncrest Building	December 1. 2001	3,356	1.8	
		Ascend Kanda	-	-	-	
		Nikko Ichi-bancho Building	December 1. 2001	3,900	2.1	
		Beside Shirogane	December 21. 2001	1,300	0.7	
		Round-Cross Aoyama	December 21. 2001	4,529	2.5	
		Shiba East Building	December 21. 2001	707	0.4	
		Round-Cross Akasaka Mitsuke	December 21. 2001	1,650	0.9	
		Nihonbashi East Building	December 21. 2001	1,720	0.9	
		Landic Minami Azabu Building	December 21. 2001	1,394	0.8	
		Landic Akasaka Building	January 10. 2002	11,580	6.3	
		Landic Akasaka Building 2	January 10. 2002	2,624	1.4	
		Landic Akasaka Building 3	January 10. 2002	697	0.4	
		Landic Mita Building 2	January 10. 2002	1,748	0.9	
		Shiba Daimon Building	January 10. 2002	2,195	1.2	
		Landic Nagai Building	January 10. 2002	3,378	1.8	
		ORIX Jimbo-cho Building	September 29. 2003	4,177	2.3	
		ORIX Shiba 2-chome Building	September 29. 2003	7,500	4.1	
		Aoyama 246 Building	March 3. 2004	5,200	2.8	
		<b>Subtotal</b>		<b>59,743</b>	<b>32.4</b>	
	Other Tokyo Wards	Carrot Tower	December 1. 2001	5,479	3.0	
		Center Machiya	December 1. 2001	610	0.3	
		Toyo MK Building	December 1. 2001	5,270	2.9	
		Nikko Moto Yoyogi Building	December 1. 2001	5,091	2.8	
		Round-Cross Nishi Shinjyuku	December 1. 2001	2,650	1.4	
		Beside Kiba	December 21. 2001	2,450	1.3	
		Waseda Ekimae Building	December 21. 2001	1,628	0.9	
		DT Gaien	December 21. 2001	2,430	1.3	
		Yoyogi Forest Building	December 21. 2001	1,473	0.8	
		Sunny Building	September 30. 2002	5,300	2.9	
		ORIX Ikebukuro Building	April 18. 2003	9,577	5.2	
		ORIX Shinjuku Building	September 29. 2003	8,300	4.5	
		Round-Cross Shinjuku	Late April, 2006	8,020	4.4	
		<b>Subtotal</b>		<b>58,278</b>	<b>31.7</b>	
		Greater Tokyo	Neo City Mitaka	December 1. 2001	2,200	1.2
			Excellent Kawasaki Building	April 27. 2004	4,130	2.2
			<b>Subtotal</b>		<b>6,330</b>	<b>3.4</b>
	Other Cities	OX Basho no Tsuji Building	December 1. 2001	882	0.5	
		OX Otsu Building	December 1. 2001	181	0.1	
		Nagoya Itochu Building	September 29. 2003	4,500	2.4	
		The SHOHO 3rd Building	March 1. 2005	13,600	7.4	
		ORIX Koraibashi Building	April 27. 2005	5,560	3.0	
		ORE Nagoya Fushimi Building	May 30. 2005	10,040	5.5	
		<b>Subtotal</b>		<b>34,763</b>	<b>18.9</b>	
	<b>Office Total</b>		<b>159,115</b>	<b>86.4</b>		
	Retail	Tokyo Central 3 Wards	Nihon Jisho Minami Aoyama Building	October 31. 2003	2,548	1.4
			<b>Subtotal</b>		<b>2,548</b>	<b>1.4</b>
Other Tokyo Wards		OX Kameido Building	December 1. 2001	438	0.2	
		CUBE Daikanyama	March 31. 2004	2,435	1.3	
<b>Subtotal</b>			<b>2,873</b>	<b>1.6</b>		
Other Cities		OX Mito Building	December 1. 2001	498	0.3	
<b>Subtotal</b>		<b>498</b>	<b>0.3</b>			
<b>Retail Total</b>		<b>5,919</b>	<b>3.2</b>			
Residential	Tokyo Central 3 Wards	Park Axis Nishi Azabu Stage	December 1. 2001	1,219	0.7	
		<b>Subtotal</b>		<b>1,219</b>	<b>0.7</b>	
	Other Tokyo Wards	Grand Maison Hakusan	December 1. 2001	455	0.2	
		Sonet Kami Ikebukuro	December 1. 2001	2,377	1.3	
	<b>Subtotal</b>		<b>2,832</b>	<b>1.5</b>		
<b>Residential Total</b>		<b>4,051</b>	<b>2.2</b>			
Others	Greater Tokyo	Cross Gate	January 10. 2002	15,040	8.2	
		<b>Subtotal</b>		<b>15,040</b>	<b>8.2</b>	
	<b>Others Total</b>		<b>15,040</b>	<b>8.2</b>		
<b>Grand Total</b>		<b>184,125</b>	<b>100.0</b>			

Note : Round-Cross Shinjuku will be completed on October 30, 2005 and will be acquired by OJR late April 2006.

**Portfolio Summary before this particular disposition(48 properties)**

	Property	Acquisition		Percentage of Total Acquisition Cost			
		Date	Price( ¥ million)				
Office	Tokyo Central 3 Wards	Akasaka Kyowa Building	December 1. 2001	2,087	1.1		
		Aoyama Suncrest Building	December 1. 2001	3,356	1.8		
		Ascend Kanda	December 1. 2001	670	0.4		
		Nikko Ichi-bancho Building	December 1. 2001	3,900	2.1		
		Beside Shirogane	December 21. 2001	1,300	0.7		
		Round-Cross Aoyama	December 21. 2001	4,529	2.5		
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		ORIX Jimbo-cho Building	September 29. 2003	4,177	2.3		
		ORIX Shiba 2-chome Building	September 29. 2003	7,500	4.1		
		Aoyama 246 Building	March 3. 2004	5,200	2.8		
			<b>Subtotal</b>		<b>60,413</b>	<b>32.7</b>	
			Other Tokyo Wards	Carrot Tower	December 1. 2001	5,479	3.0
				Center Machiya	December 1. 2001	610	0.3
				Toyo MK Building	December 1. 2001	5,270	2.9
				Nikko Moto Yoyogi Building	December 1. 2001	5,091	2.8
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			The SHOHO 3rd Building	March 1. 2005	13,600	7.4	
			ORIX Koraibashi Building	April 27. 2005	5,560	3.0	
			ORE Nagoya Fushimi Building	May 30. 2005	10,040	5.4	
		<b>Subtotal</b>		<b>34,763</b>	<b>18.8</b>		
		<b>Office Total</b>		<b>159,785</b>	<b>86.5</b>		
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		<b>Subtotal</b>		<b>1,219</b>	<b>0.7</b>		
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		Sonet Kami Ikebukuro	December 1. 2001	2,377	1.3		
		<b>Subtotal</b>		<b>2,832</b>	<b>1.5</b>		
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		<b>Subtotal</b>		<b>15,040</b>	<b>8.1</b>		
	<b>Others Total</b>		<b>15,040</b>	<b>8.1</b>			
	<b>Grand Total</b>		<b>184,795</b>	<b>100.0</b>			

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