

< For Immediate Release >

July 27, 2005

ORIX JREIT Inc. (TSE: 8954)
Hiroshi Ichikawa
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**ORIX JREIT Inc. announces a related-party transaction
in connection with disposition of Sunny Building**

Tokyo Japan July 27, 2005 - ORIX JREIT Inc. (OJR) announced today that its Board of Directors approved the following related party transaction with ORIX Real Estate Corporation (ORE) in connection with the disposition of Sunny Building. ORE shall be treated as a related-party of ORIX Asset Management Corporation(OAM) which is also a wholly-owned subsidiary of ORIX Corporation.

. Brokerage commission on property disposition

OJR will pay brokerage commission to ORE, which is a wholly-owned subsidiary of ORIX Corporation, in connection with the disposition of Sunny Building as follows. ORIX Corporation owns 100% share of OAM.

Brokerage commission.....	JPY 20,000,000-
Consumption tax.....	JPY 1,000,000-
Total.....	JPY 21,000,000-

Corporate profile of ORIX Real Estate Corporation (ORE)

Head office.....2-4-1, Hamamatsu-cho, Minato-ku, Tokyo
Established..... March 11, 1999
Shareholder..... ORIX Corporation (100%)
Business..... Real estate development and 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.

ORIX JREIT Inc.

ORIX Asset Management Corporation