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<For Immediate Release>

April 19, 2006

**ORIX JREIT Inc. (TSE: 8954)**

**Hiroshi Ichikawa**

Executive Director

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ORIX Asset Management Corporation

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**ORIX JREIT Announces Related-Party Transactions  
in connection with the Lease of ORIX Shinjuku Building**

ORIX JREIT Inc. (OJR) announced today that it has approved the following related party transactions in connection with the lease of ORIX Shinjuku Building.

**1. Lease : ORIX Shinjuku Building**

OJR will execute the lease contract with ORIX Corporation (a related-party to ORIX Asset Management Corporation, a wholly owned subsidiary of ORIX.) on lease of ORIX Shinjuku Building as follows .

**【Summary of the contract】**

|                       |  |
|-----------------------|--|
| Subject Real Estate   | ORIX Shinjuku Building                                 |
| Lessee / Tenant       | ORIX Corporation                                       |
| Contract Execute Date | April 24, 2006   |
| Leasing Term          | May 1, 2006 ~ April 30, 2008                           |
| Leased Space          | 554.05 m <sup>2</sup> ( 4th East Floor )               |
| Monthly Rent          | ¥ 4,525,200 (including common area maintenance charge) |
| Security Deposit      | ¥ 49,777,200 (monthly rent × 11)                       |

**2. Corporation Profile of The Related Party**

\*As of September 30,2005

|                       |  |
|-----------------------|--|
| Company Name          | ORIX Coporation  |
| Address               | 2-4-1,Hamamatsu-cho, Minato-ku, Tokyo  |
| Representative        | Yoshihiko Miyauchi   |
| Date of Incorporation | April 17, 1964   |
| Shareholders' Equity  | ¥ 821,420 million  |
| Shareholder           | Japan Trustee Services Bank, Ltd.<br>State Street Bank and Trust Company, Others             |
| Operations            | Leasing, installment sales, and other financial services, real estate related business, etc. |

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