

[Provisional Translation Only]

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<For Immediate Release>

May 9, 2006

ORIX JREIT Inc. (TSE: 8954)

Hiroshi Ichikawa

Executive Director

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ORIX JREIT Announces Related-Party Transactions
in connection with the Building Management of ORIX Akasaka 2-chome Building

ORIX JREIT Inc. (OJR) announced today that it has approved the following related party transaction in connection with the building management of ORIX Akasaka 2-chome Building.

1. Building Management Contract : ORIX Akasaka 2-chome Building

OJR will execute the building management contract of ORIX Akasaka 2-chome Building with ORIX Facilities Corporation (a related-party to ORIX Asset Management Corporation) on May 15, 2006 (schedule) as follows .

【Summary of the contract】

Subject Real Estate	ORIX Akasaka 2-chome Building
Contractor	ORIX Facilities Corporation
Contract Period	Acquisition date ~ November 30, 2007 (Both parties may renew the contract automatically for a year on a same terms and conditions unless either party notice to the other two months prior to the maturity.)
Scope of Operations	Total building management (Facilities maintenance, Environmental/ Hygiene control, etc.)
Management Fee	¥ 2,768,000 – per month

2. Corporate Profile of Related Party

*As of May 9, 2006

Company Name	ORIX Facilities Corporation
Address	99, Gobo-Omiya-Cho, Oomiyadoori, Bukkojisagaru, Shimogyo-Ku, Kyoto-City, Kyoto
Representative	Eiichi Iwamoto
Date of Incorporation	February 12, 1970
Shareholder	ORIX Corporation
Operations	General facilities management, real estate brokerage and operations

Today, this material is being distributed to the Kabuto Club and Ministry of Land, Infrastructure and Transport Press Club for construction publications.