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ORIX JREIT Announces Changes in Conditions of Planned Property Acquisition
(ORIX Akasaka 2-chome Building)

TOKYO, June 26, 2006 — ORIX JREIT Inc. (“OJR”) announced in a May 12, 2006 news release the postponement of its acquisition of the ORIX Akasaka 2-chome Building. Today, OJR announced that it has decided to acquire the property under the revised acquisition conditions described below.

1. Acquisition summary

In its release of March 15, 2006, entitled “ORIX JREIT Announces Acquisition of ORIX Akasaka 2-chome Building,” OJR announced its intention to acquire that property as a real estate trust beneficial interest on May 15, 2006, then terminate the trust agreement relating to the beneficial interest and acquire ownership of the property. Today, OJR announced that it will acquire the property under the revised conditions described below. (Changes are underlined.)

Asset to be acquired	Real estate trust beneficial interest
Expected acquisition date	<u>(1) June 26, 2006:</u> 40% of joint ownership of the trust beneficial interest. <u>(2) September 1, 2006*:</u> The remaining 60% of joint ownership of the trust beneficial interest. (On the date of payment of the remaining 60% of the beneficial interest, OJR will terminate the trust agreement relating to the beneficial interest and acquire fee simple ownership of the property rights.)
Acquisition price (Breakdown)	¥21,860,000,000 (1) 40% of joint ownership of the trust beneficial interest: ¥ 8,744,000,000 (2) The remaining 60% of joint ownership of the trust beneficial interest: ¥13,116,000,000
Current owner / Seller	ORIX Real Estate Corporation
Anticipated funding method	Cash on hand and loan proceeds. (Cash for 40% of joint ownership of the beneficial interest, and the remaining 60% from loan proceeds.)

*A change may arise with regard to the remaining 60% of the trust beneficial interest through an agreement between OJR and the current owner/seller. Should that situation arise, OJR will notify all concerned parties.

2. Future outlook

The acquisition of this property necessitates no changes to financial forecasts for the period ending August 31, 2006 (March 1, 2006 - August 31, 2006), or the period ending February 28, 2007 (September 1, 2006 - February 28, 2007).

Addendums

- Portfolio summary after acquisition of property

This document is being distributed today to the following press clubs: Kabuto Club and Ministry of Land, Infrastructure and Transport Press Club for Construction Publications.

Portfolio summary after acquisition of property

	Property	Acquisition		Percentage of Total Acquisition Cost		
		Date	Price(¥ million)			
Office	Tokyo Central 3 Wards	Aoyama Suncrest Building	December 1. 2001	3,356	1.6	
		Nikko Ichi-bancho Building	December 1. 2001	3,900	1.8	
		Beside Shirogane	December 21. 2001	1,300	0.6	
		Round-Cross Aoyama	December 21. 2001	4,529	2.1	
		Round-Cross Akasaka Mitsuke	December 21. 2001	1,650	0.8	
		Nihonbashi East Building	December 21. 2001	1,720	0.8	
		Landic Minami Azabu Building	December 21. 2001	1,394	0.7	
		Landic Akasaka Building 2	January 10. 2002	2,624	1.2	
		Landic Mita Building 2	January 10. 2002	1,748	0.8	
		Shiba Daimon Building	January 10. 2002	2,195	1.0	
		Landic Nagai Building	January 10. 2002	3,378	1.6	
		ORIX Jimbo-cho Building	September 29. 2003	4,177	2.0	
		ORIX Shiba 2-chome Building	September 29. 2003	7,500	3.5	
		Aoyama 246 Building	March 3. 2004	5,200	2.4	
		* ORIX Akasaka 2-chome Building	June 26.2006	8,744	4.1	
			September 1.2006	13,116	6.1	
		Subtotal	66,531	31.2		
		Other Tokyo Wards	Carrot Tower	December 1. 2001	5,479	2.6
			Toyo MK Building	December 1. 2001	5,270	2.5
			Nikko Moto Yoyogi Building	December 1. 2001	5,091	2.4
			Round-Cross Nishi Shinjuku	December 1. 2001	2,650	1.2
			Beside Kiba	December 21. 2001	2,450	1.1
			DT Gaien	December 21. 2001	2,430	1.1
			Yoyogi Forest Building	December 21. 2001	1,473	0.7
			ORIX Ikebukuro Building	April 18. 2003	9,577	4.5
			ORIX Shinjuku Building	September 29. 2003	8,300	3.9
			Round-Cross Shinjuku	April 28. 2006	8,020	3.8
			Seafort Square Center Building	September 30. 2005	9,000	4.2
				April 28. 2006	9,000	4.2
			Kamata Green Building	March 1. 2006	5,640	2.6
			Round-Cross Shinjuku 5-chome	April 26. 2007	4,500	2.1
		Subtotal	78,880	36.9		
		Greater Tokyo	Neo City Mitaka	December 1. 2001	2,200	1.0
	Excellent Kawasaki Building		April 27. 2004	4,130	1.9	
	Subtotal	6,330	3.0			
		Nagoya Itochu Building	September 29. 2003	4,500	2.1	
		The SHOHO 3rd Building	March 1. 2005	13,600	6.4	
		ORIX Koraihashi Building	April 27. 2005	5,560	2.6	
		ORE Nagoya Fushimi Building	May 30. 2005	10,040	4.7	
	Subtotal	33,700	15.8			
	Office Total	185,441	86.9			
Retail	Tokyo Central 3 Wards	Nihon Jisho Minami Aoyama Building	October 31. 2003	2,548	1.2	
		Subtotal	2,548	1.2		
		CUBE Daikanyama	March 31. 2004	2,435	1.1	
		Subtotal	2,435	1.1		
	Retail Total	4,983	2.3			
Residential	Tokyo Central 3 Wards	Park Axis Nishi Azabu Stage	December 1. 2001	1,219	0.6	
		Subtotal	1,219	0.6		
	Other Tokyo Wards	Grand Maison Hakusan	December 1. 2001	455	0.2	
		Sonet Kami Ikebukuro	December 1. 2001	2,377	1.1	
		Subtotal	2,832	1.3		
	Residential Total	4,051	1.9			
Hotel	Greater Tokyo	Cross Gate	January 10. 2002	15,040	7.0	
		Subtotal	15,040	7.0		
		Hotel Total	15,040	7.0		
Others	Greater Tokyo	Koshigaya Logistics Center	April 28. 2006	4,000	1.9	
		Subtotal	4,000	1.9		
		Others Total	4,000	1.9		
	Grand Total	213,515	100.0			

* Property scheduled for new acquisition in latest release

Notes

1. "Acquisition price" above refers to sale price (fractions rounded down) specified in the sale and purchase contract. Consumption taxes are not included in the price.
2. "Acquisition price ratio" refers to the acquisition price of each property under management as a proportion of total acquisition price
3. Fractions are rounded to two decimal places for the "Acquisition price ratio." Totals for the "Acquisition price ratio" may not tally as a result of rounding.