



ORIX Real Estate Begins Development of Tsurugashima II Logistics Center, a Multi-Tenant Logistics Facility in Saitama, Kan-Etsu Expressway Area

~Equipped with work environment-enhancing lounge and terrace on the top floor, and scheduled for completion in February 2023~

TOKYO, Japan - November 26, 2021 - ORIX Real Estate Corporation (“ORIX Real Estate”) announced that it will develop Tsurugashima II Logistics Center (Moroyama-machi, Iruma, Saitama), a large-scale logistics facility with a total floor area of approximately 62,700 m² in Saitama, aiming to complete construction by the end of February 2023.



Exterior image of Tsurugashima II Logistics Center

Tsurugashima II Logistics Center is located at the hub of the Kan-Etsu Expressway and the Ken-O Expressway, approximately 5.3 km from the Sakado-Nishi Smart Interchange on the Kan-Etsu Expressway, approximately 5.5 km from the Tsurugashima Interchange, and approximately 7.0 km from the Ken-O Tsurugashima Interchange on the Ken-O Expressway, making the facility suitable for wide-area distribution in the Tokyo metropolitan region. The four-story, multi-tenant building can hold up to four tenants, with a choice of plans ranging from approximately 10,600 m² to approximately 19,200 m². The first and third floors are connected by a slope, making the first and second floors, and the third and fourth floors respectively available in duplex style. The first floor has double-sided berths*¹ and the third floor has single-sided berths which enable efficient loading and unloading. In addition, the top floor has a lounge and terrace that can accommodate up to 230 people, as well as a shared conference room, providing a comfortable work environment for the employees of each tenant. Also, a solar power generation system is planned to be installed, in consideration of the environment.

To date, ORIX Group has invested in and developed 43 logistics facilities, mainly in the Tokyo, Nagoya and Osaka areas. It will continue to develop cutting-edge logistics facilities that can respond to the ever-expanding e-commerce market and contribute to the realization of evolving supply chain strategies for customers.

* A berth is a space used to connect trucks to the facility to facilitate the loading and unloading of goods.

Overview of Tsurugashima II Logistics Center

Name:	Tsurugashima II Logistics Center
Address:	Ichiba, Moroyama-machi, Iruma, Saitama
Access:	Approx. 5.3 km to Sakado-Nishi Smart Interchange on the Kan-Etsu Expressway Approx. 5.5 km to Tsurugashima Interchange on the Kan-Etsu Expressway Approx. 7.0 km to the Ken-O Tsurugashima Interchange on the Ken-O Expressway Approx. 1.7 km to Kawakado Station on the Tobu Ogose Line
Site area:	34,343.13 m ²
Total floor space:	62,702.07 m ²
Scale and structure:	Four-story reinforced-concrete
Parking spaces:	231 passenger vehicle spaces, 129 truck berths, standby space for 23 large trucks
Other:	Floor load of 1.5 t/m ² ; effective height under lower beam of 5.5 m or more Equipped with building-wide LEDs and emergency generators; solar power generation system planned to be installed; complete with lounge, terrace and conference rooms
Start of construction:	November 1, 2021
Date of completion:	End of February 2023 (planned)

Wide-area Map



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About ORIX:

ORIX Corporation (TSE: 8591; NYSE: IX) is a financial services group which provides innovative products and services to its customers by constantly pursuing new businesses.

Established in 1964, from its start in the leasing business, ORIX has advanced into neighboring fields and at present has expanded into lending, investment, life insurance, banking, asset management, automobile related, real estate and environment and energy related businesses. Since entering Hong Kong in 1971, ORIX has spread its businesses globally by establishing locations in 28 countries and regions across the world.

Going forward, ORIX intends to utilize its strengths and expertise, which generate new value, to establish an independent ORIX business model that continues to evolve perpetually. In this way, ORIX will engage in business activities that instill vitality in its companies and workforce, and thereby contribute to society. For more details, please visit our website: <https://www.orix.co.jp/grp/en/>

(As of September 30, 2021)

Caution Concerning Forward Looking Statements:

These documents May contain forward-looking statements about expected future events and financial results that involve risks and uncertainties. Such statements are based on our current expectations and are subject to uncertainties and risks that could cause actual results that differ materially from those described in the forward-looking statements. Factors that could cause such a difference include, but are not limited to, those described under “Risk Factors” in the Company’s annual report on Form 20-F filed with the United States Securities and Exchange Commission and under “(4) Risk Factors” of the “1. Summary of Consolidated Financial Results” of the “Consolidated Financial Results April 1, 2020 – March 31, 2021.”