



## **ORIX Real Estate Begins Construction Today of Ichikawa-Shiohama II Logistics Center, a Multi-Tenant Logistics Facility in the Metropolitan Bayshore Area**

**~Easy delivery to both city center and suburbs, within walking distance to nearest station, and scheduled for completion in November 2022~**

TOKYO, Japan - December 15, 2021 - ORIX Real Estate Corporation ("ORIX Real Estate") announced that it began construction today of the Ichikawa-Shiohama II Logistics Center (Shiohama, Ichikawa, Chiba), a multi-tenant logistics facility, aiming to complete construction by the end of November 2022.



Exterior image of Ichikawa-Shiohama II Logistics Center

Ichikawa-Shiohama II Logistics Center is located approximately 500 m from the Chidoricho Interchange on the Metropolitan Expressway Bayshore Route, approximately 20 km from Tokyo Station, approximately 23 km from Oi Wharf, and approximately 30 km from Haneda Airport, making it suitable for a variety of distribution from the city center to the wider area. Also, the facility is approximately 12 minutes walking distance from the nearest station, Ichikawashiohama Station on the JR Keiyo Line, making it convenient for commuting and advantageous for securing workers.

The four-story, multi-tenant building has a total floor area of approximately 24,140 m<sup>2</sup> and can hold up to two tenants. The first floor has double-sided berths\* that can accommodate 44 large trucks at the same time, enabling smooth loading and unloading as a distribution hub. Also, installation of a solar power generation system and the acquisition of CASBEE Certification for Buildings (New Construction) A are planned 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 contribute to the realization of evolving supply chain strategies for customers and respond to the ever-expanding e-commerce market.

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

## Overview of Ichikawa-Shiohama II Logistics Center

Name: Ichikawa-Shiohama II Logistics Center  
Address: 2-16-6, Shiohama, Ichikawa, Chiba  
Access: Approx. 500 m to Chidoricho Interchange on the Metropolitan Expressway Bayshore Route  
Approx. 900 m to Ichikawashiohama Station on the JR Keiyo Line

Site area: 11,878.50 m<sup>2</sup>  
Total floor space: 24,141.30 m<sup>2</sup>  
Scale and structure: Four-story steel construction  
Parking spaces: 15 passenger vehicle spaces, 44 truck berths, standby space for 7 large trucks  
Other: Floor load of 1.5 t/m<sup>2</sup>; 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;  
EV normal chargers installed on site

Design and construction: Konoike Construction Co., Ltd.  
Start of construction: December 15, 2021  
Date of completion: End of November 2022 (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.”