



**ORIX Real Estate Completes Ichikawa-Shiohama II Logistics Center, a Multi-Tenant Logistics Facility Located within a 12-Minute Walk to Ichikawa Shiohama Station on the Keiyo Line
~Supplying 100% renewable energy-derived electricity to tenants~**

TOKYO, Japan - January 25, 2023 - ORIX Real Estate Corporation (“ORIX Real Estate”) announced that it has completed the construction of Ichikawa-Shiohama II Logistics Center, a logistics facility in Ichikawa, Chiba.



Exterior of Ichikawa-Shiohama II Logistics Center



Solar power generation system installed on the roof

Ichikawa-Shiohama II Logistics Center is located approximately 3.6 km from the Chidoricho Interchange on the Metropolitan Expressway Bayshore Route, and with the opening of the Tokyo-Outer Ring Road (Misato-Minami Interchange to Takaya Junction), it offers excellent access to major areas in Tokyo. In addition, the facility is located within a 20-30 km radius of the Port of Tokyo and Haneda Airport, making it ideal not only for distribution to the city center, but also for wide-area distribution by sea or air. It is also approximately a 12-minute walk from Ichikawa-Shiohama Station on the JR Keiyo Line, which is highly advantageous in terms of employment security for tenant companies.

The building has a total floor area of 24,141.30 m² and can hold up to two tenants from a minimum lot size of approximately 11,900 m². It offers efficient loading and unloading with double-sided berths*¹ on the first floor that can simultaneously accommodate a total of 44 large trucks. Vertical conveyors and office space can be added to meet the diverse needs of tenant companies.

The facility will be 100% powered by electricity derived from renewable energy sources as an environmentally friendly logistics facility. A solar power system is installed on the roof under a power purchase agreement (PPA) model*², and the power generated will be consumed on-site, and in the event of power shortages at night or due to weather conditions, ORIX Corporation will supply power with Non-Fossil Certificates (with tracking certification). Furthermore, ORIX Real Estate is committed to being environmentally friendly by acquiring CASBEE Certification for Buildings (New Construction) A and adopting LED lighting.

To date, ORIX Group has invested in and developed 45 logistics facilities, mainly in the Tokyo, Nagoya, and Osaka areas. The Group will continue to pursue an evolving supply chain strategy and the development of environmentally friendly logistics facilities.

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

*2 PPA is a business model in which a third party borrows the premises or roof of an electricity consumer, installs a solar power generation system there, and supplies the electricity generated by the system to the consumer.

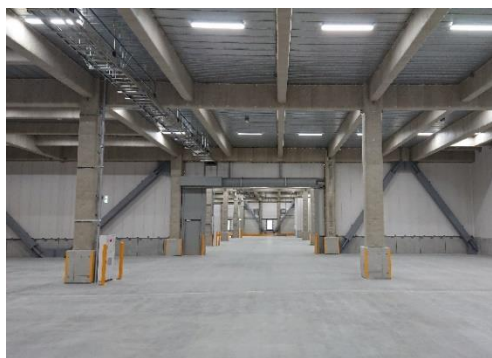
1. Overview of Ichikawa-Shiohama II Logistics Center

(1) Suitable location for a wide variety of deliveries from central Tokyo to wider areas

Ichikawa-Shiohama II Logistics Center is located approximately 3.6 km from the Chidoricho Interchange on the Metropolitan Expressway Bayshore Route. The facility is located near a major consumption area, approximately 20 km from Tokyo Station, and with the opening of the Tokyo-Outer Ring Road (Misato-Minami Interchange to Takaya Junction), it boasts excellent access to major areas in Tokyo. Moreover, the Port of Tokyo, where Oi Wharf and other facilities are located, and Haneda Airport are within a 20 or 30-km range, making it suitable not only for deliveries to central Tokyo, but also for wide-area deliveries by sea or air. The nearest station, Ichikawa-Shiohama Station on the JR Keiyo Line, is about a 12-minute walk away, providing an advantageous location in terms of securing employment for tenant companies.

(2) Plans to meet a variety of needs, from a minimum lot size of approximately 11,900m²

The facility is a four-story, BOX-type multi-tenant logistics facility. It can hold up to two tenants in a minimum lot size of approximately 11,900 m², and vertical conveyors and office space can also be added according to the needs of tenant companies. The double-sided berths on the first floor enable efficient loading and unloading, accommodating a total of 44 large trucks.



Inside the warehouse

(3) Environmentally friendly logistics facility powered 100% by electricity derived from renewable energy sources

The facility has obtained CASBEE Certification for Buildings (New Construction) A. A 567.375 kW solar power generation system has been installed on the roof under a PPA model, and the power generated is consumed within the facility. In the event of power shortages at night or due to weather conditions, ORIX Corporation will supply electricity with Non-Fossil Certificates (with tracking certification) to cover the power used within the facility with electricity derived from 100% renewable energy sources, and transfer the environmental value to the tenant companies. In addition, ORIX Real Estate is actively pursuing environmental considerations by installing two electric vehicle (EV) charging stations in the parking lot.

2. Overview of Ichikawa-Shiohama II Logistics Center

Name:	Ichikawa-Shiohama II Logistics Center
Address:	2-16-6, Shiohama, Ichikawa, Chiba, etc.
Access:	Approximately 12 minutes (900m) walk from Ichikawa-Shiohama Station on the JR Keiyo Line Approximately 3.6 km from Chidoricho Interchange on the Metropolitan Expressway Bayshore Route
Site area:	11,878.50 m ²
Total floor space:	24,141.30 m ²
Scale and structure:	Four above-ground floors (with double-sided berths on the first floor), steel-framed construction

Other: Floor load of 1.5t/m², effective height under lower beam of 5.5m, 17 parking spaces for passenger vehicles
LED lighting throughout the building, emergency power generator, solar power generation system, and two electric vehicle (EV) charging stations

Design and construction: Konoike Construction Co., Ltd.

Start of construction: December 15, 2021

Date of completion: December 28, 2022

[Location 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, 2022)

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, 2021 – March 31, 2022” furnished on Form 6-K.