



ORIX Real Estate Completes Construction of Moriya II Logistics Center, a second multi-tenant logistics facility in Uchimoriya Industrial Park

TOKYO, Japan - March 1, 2023 - ORIX Real Estate Corporation (“ORIX Real Estate”) announced that it has completed the construction of Moriya II Logistics Center, a multi-tenant logistics facility in Joso, Ibaraki.



Exterior of Moriya II Logistics Center

Moriya II Logistics Center is located in the Uchimoriya Industrial Park, approximately 4.2 km from the Yawara Interchange on the Joban Expressway. It offers excellent access to National Route 16 and the Ken-O Expressway, facilitating delivery throughout the Tokyo Metropolitan Area including Chiba and Saitama. The surrounding area has many manufacturing plants, generating a high demand for logistics warehouses. Moriya II Logistics Center is our second multi-tenant logistics facility in the Uchimoriya Industrial Park.*¹

The building has a total floor area of 23,726.95 m² and can hold up to two tenants from a minimum lot size of approximately 11,570 m². The first floor has berths*² that can accommodate up to 28 large trucks (10-ton trucks) at the same time. In addition, the site has parking for up to 83 passenger vehicles, providing tenant companies with an advantage in securing employment.

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, 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, the facility was developed in consideration of environment through measures such as obtaining CASBEE*³ Certification for Building (new construction) A (planned) and installing four electric vehicle (EV) charging stations on site.

To date, ORIX Group has invested in and developed 46 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 [Construction of Moriya Logistics Center Completed \(May 2, 2016\)](#)

*² A berth is a space used to connect trucks to the facility to facilitate the loading and unloading of goods.

*³ A system that comprehensively evaluates the quality of buildings, including environmental friendliness, such as energy conservation and the use of materials and equipment with low environmental impact, as well as indoor comfort and consideration for the landscape.

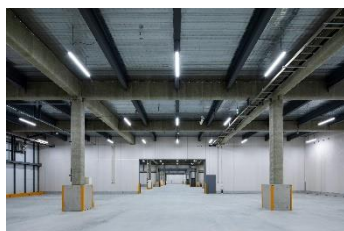
1. Overview of Moriya II Logistics Center

(1) Located in Uchimoriya Industrial Park with high logistics demand

Moriya II Logistics Center is located in the Uchimoriya Industrial Park. The area surrounding the Uchimoriya Industrial Park has a number of manufacturing plants, generating a high demand for logistics companies and storage warehouses/distribution centers that handle the goods of those manufacturers. The site is also approximately 4.2 km from the Yawara Interchange on the Joban Expressway and has good access to National Route 16 and the Ken-O Expressway, meeting the diverse distribution needs of tenant companies by facilitating convenient distribution to central Tokyo and other wide areas.

(2) BOX-type multi-tenant structure with a minimum lot size of approximately 11,570m² and a maximum of two divisible lots

Moriya II Logistics Center is a three-story, BOX-type multi-tenant logistics facility that can accommodate a maximum of two tenants in a minimum lot size of approximately 11,570 m². It features two cargo elevators, two vertical conveyors, and berths on the first floor that can accommodate up to 28 large trucks (10-ton trucks) at the same time, enabling efficient transportation of goods. Additional vertical conveyors can be added according to the needs of tenant companies later on.



Inside the warehouse



Berths on first floor



Cargo elevator, vertical conveyor

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

A 879.32 kW solar power generation system has been installed on the roof under a power purchase agreement (PPA) model^{*4}, 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 of electricity derived from 100% renewable energy sources to the tenant companies.

In addition, ORIX Real Estate is actively pursuing environmental considerations by installing four electric vehicle (EV) charging stations in the parking lot.

^{*4} 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.

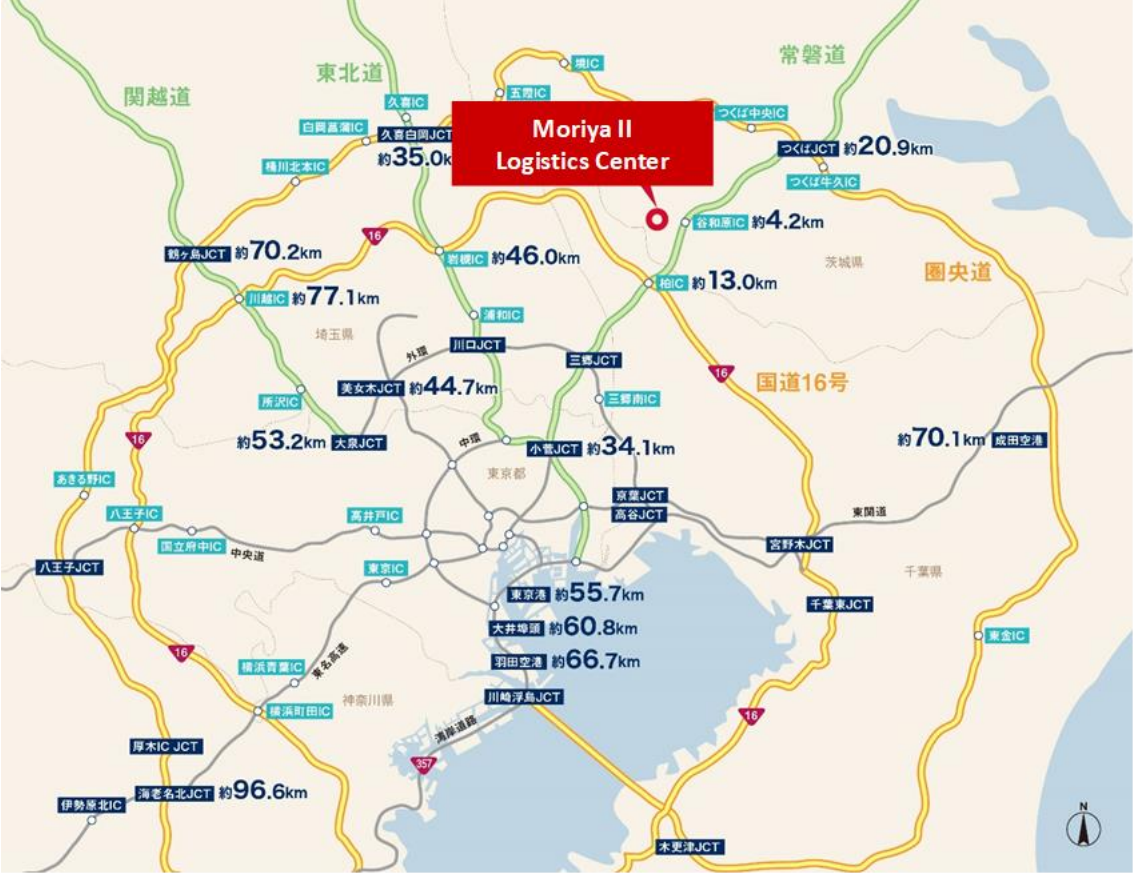
(4) BCP measures for greater reliability

The facility features an emergency power generator that is designed to operate 24 hours a day, allowing the cargo elevators and lighting in certain parts of the facility to remain in use for extended periods of time in the event of an emergency, providing a sense of security even in the event of a disaster.

2. Overview of Moriya II Logistics Center

Name:	Moriya II Logistics Center
Address:	3950-3 Uchimoriya-machi, Joso, Ibaraki (within the Uchimoriya Industrial Park)
Access:	Approx. 4.2 km to the Yawara Interchange on the Joban Expressway Approx. 3.9 km to Kokinu Station on the Kanto Railway Joso Line Approx. 8 km to the Tsukuba Express Moriya Station Approx. 450 m to the Kanto Railway Uchimoriya Industrial Park entrance bus stop
Site area:	14,236.09 m ²
Total floor space:	23,726.95 m ²
Scale and structure:	Three-story steel construction
Other:	Floor load of 1.5t/m ² , effective height under lower beam of 5.5m, 83 parking spaces for passenger vehicles LED lighting throughout the building, emergency power generator, solar power generation system, and four electric vehicle (EV) charging stations
Design and construction:	The Zenitaka Corporation
Start of construction:	February 1, 2022
Date of completion:	January 31, 2023

Wide-area Map



Narrow-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, 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.