



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

TOKYO, Japan - March 22, 2023 - ORIX Real Estate Corporation (“ORIX Real Estate”) announced that it has completed the construction of Tsurugashima II Logistics Center, a multi-tenant logistics facility under development in Iruma-gun, Saitama.



Exterior of Tsurugashima II Logistics Center

Tsurugashima II Logistics Center is located at the hub of the Kan-Etsu Expressway and the Ken-O Expressway, and is conveniently located for distribution to the entire Kanto region and wide-area distribution to the Koshinetsu region through the use of three interchanges: the Sakado-Nishi Smart Interchange and Tsurugashima Interchange on the Kan-Etsu Expressway, and the Ken-O Tsurugashima Interchange on the Ken-O Expressway. The building is a four-story reinforced-concrete structure with a total floor area of 62,702.60 m², and can hold up to four tenants from a minimum lot size of approximately 10,600 m². The first floor has double-sided berths*¹ and the third floor has single-sided berths making the first and second floors, and the third and fourth floors respectively available in duplex style. The berth can accommodate up to 129 heavy-duty trucks (10-ton trucks) at one time. In addition, the building is equipped with a total of 30 dock levelers*², which enable efficient loading and unloading. It also has eight cargo elevators and four vertical conveyors to provide extensive vertical transport capacity. On the top floor, a cafeteria, roof terrace, and shared conference room will be provided to help improve the work environment for employees at the facility.

The facility will be 100% powered by electricity derived from renewable energy sources as an environmentally friendly logistics facility to provide environmental value to tenants. Furthermore, the facility obtained CASBEE*³ Certification for Building (new construction) A and installed four electric vehicle (EV) charging stations.

To date, ORIX Group has invested in and developed 47 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 A tool used in loading and unloading operations at facilities such as factories, warehouses, and logistics centers to eliminate the difference in height between the floor of the building's loading/unloading entrance and the cargo bed of containers and trucks.

*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 Tsurugashima II Logistics Center

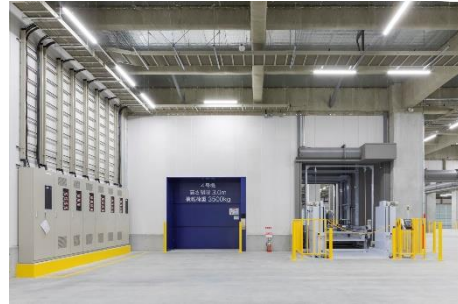
(1) Located at the hub of the Kan-Etsu Expressway and the Ken-O Expressway, convenient for wide-area distribution in the Tokyo metropolitan region and the Koshinetsu region.

With access to three interchanges, the Sakado Nishi Smart Interchange and Tsurugashima Interchange on the Kanetsu Expressway, and the Ken-O Tsurugashima Interchange on the Ken-O Expressway, located approximately 5.3 km to 7 km from the facility, it has an advantage as a wide-area distribution base not only for the Kanto region but also for the Koshinetsu region and beyond.

The first floor has double-sided berths and the third floor has single-sided berths, which respectively can accommodate up to 86 and 43 heavy-duty trucks (10-ton trucks) at the same time, and there are a total of 30 dock levelers to enable efficient loading and unloading of goods.



Inside the warehouse



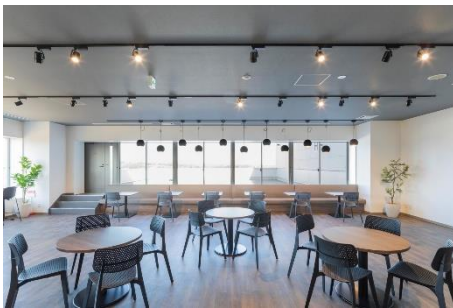
Cargo elevator, vertical conveyer

(2) A logistics facility with a reliable business continuity plan (BCP)

The facility features an emergency generator that is designed to operate 24 hours a day, allowing it to continue providing logistics even in the event of power outages due to disasters, etc. This means that cargo elevators and lighting can be used during emergencies, and operations can continue 24 hours a day. There is also a storage room for emergency supplies on site, stocked with helmets, waterproof sheets, flashlights, portable latrines, and other items to prepare for disasters.

(3) The common area includes a cafeteria, roof terrace, and shared conference room.

The cafeteria creates a bright and open space with light coming in from the roof terrace. Counter seats and sofa seats are available to meet a variety of needs. A shared conference room (guest service room) is also available for use by employees of the facility, and can be used for business meetings and seminars.



Cafeteria



Shared conference room (guest service room)

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

A 1,281.60 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), allowing tenant companies to use electricity derived from renewable energy sources for 100% of their electricity consumption.

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.

2. Overview of Tsurugashima II Logistics Center

Name: Tsurugashima II Logistics Center

Address: Kawakado, Moroyama-machi, Iruma-gun, Saitama (address numbers are to be determined)

Access: Approx. 5.3 km to Sakado-Nishi Smart Interchange on the Kan-Etsu Expressway

Approx. 5.7 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: 35,139.91 m²

Total floor space: 62,702.60 m²

Scale and structure: Four-story reinforced-concrete

Parking spaces: 231 passenger vehicle spaces, 129 truck berths, standby space for 13 large trucks

Other: Floor load of 1.5t/m², effective height under lower beam of 5.5m, LED lighting throughout the building
Emergency generator, solar power generation system, four electric vehicle (EV) charging stations, cafeteria, roof terrace and shared conference room

Design: Asai Ken Architectural Research Inc. and MP Development Inc.

Construction: TODA CORPORATION

Start of construction: November 1, 2021

Date of completion: February 24, 2023

Wide-area Map



Middle-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.