



## ORIX Real Estate Begins Construction of Tsukuba Logistics Center, a Multi-Tenant Logistics Facility about an Hour to Central Tokyo

TOKYO, Japan - April 21, 2023 - ORIX Real Estate Corporation (“ORIX Real Estate”) announced that it began development of the Tsukuba Logistics Center, a multi-tenant logistics facility in Tsukuba, Ibaraki.



Exterior image of Tsukuba Logistics Center

Tsukuba Logistics Center is located approximately 4.7 km from the Tsukuba-Chuo Interchange on the Ken-O Expressway and approximately 9 km from the Yatabe Interchange on the Joban Expressway, and is approximately an hour's drive from central Tokyo. It can be used for both distribution to central Tokyo and to the entire Kanto region, mainly the northern Kanto region, and is approximately 2 km from Kenkyū-gakuen Station on the Tsukuba Express Line, which makes commuting convenient. Tsukuba is one of the most populous cities in Japan, with population growth recorded for 34 consecutive years<sup>\*1</sup>, and is a highly advantageous area in terms of securing employment for tenant companies.

The building is a four-story steel-framed structure with a total floor area of 49,530.65 m<sup>2</sup>, and can hold up to four tenants from a minimum lot size of approximately 10,600 m<sup>2</sup>. It has a slope from the first to the second floor, and each floor has a berth<sup>\*2</sup> that can accommodate up to 26 and 24 heavy-duty trucks (10-ton trucks) respectively at the same time. The facility will have a café lounge available for employees of the tenant companies to use for lunch and breaks, helping improve the work environment for employees at the facility.

In addition to the solar power generation system installed on the rooftop, ORIX Corporation will supply electricity with Non-fossil Certificates (with tracking certification) to tenants in the event of insufficient power generation due to weather conditions or during the night, allowing tenants to use electricity from 100% renewable energy sources.

ORIX Group has invested in and developed 47 logistics facilities, mainly in the Tokyo, Nagoya, and Osaka areas and this is the third facility to be developed in Ibaraki, following Moriya Logistics Center and Moriya II Logistics Center. It will continue to develop evolving supply chain strategies and environmentally considerate logistics facilities.

<sup>\*1</sup> Tsukuba has recorded population growth for 34 consecutive years since its municipalization in 1987. Based on population trends from 1988 to 2021.

Reference: [Ibaraki Prefecture Official Homepage \(Ibaraki Permanent Population Survey Result Report\)](#) (in Japanese)

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

■ **A café lounge where employees can spend a comfortable time**

There will be a café lounge on the first floor with approximately 100 seats that can be used for lunch and breaks. Counter seats will be available for various occasions to provide a comfortable working environment for employees of tenant companies.



Image of café lounge

■ **A Logistics Facility with Environmental Considerations, Including an Electricity Supply from 100% Renewable Energy Sources**

ORIX Real Estate is working to develop logistics facilities with environmental considerations. A solar power generation system has been installed on the roof under a power purchase agreement (PPA) model<sup>\*3</sup>, 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 electric vehicle (EV) charging stations in the parking lot on the site.

\*3 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.

## ■ Overview of Tsukuba Logistics Center

Name:	Tsukuba Logistics Center
Address:	5-13-11 and other lots, Tokodai, Tsukuba, Ibaraki
Access:	Approx. 4.7 km to the Tsukuba-Chuo Interchange on Ken-O Expressway Approx. 9 km to the Yatabe Interchange on the Joban Expressway Approx. 2 km to the Kenkyū-gakuen Station on the Tsukuba Express Line Approx. 30 m to the Tokodai Gymnasium bus stop of the Tsukuba City Community Bus (approx. 1 min. walk)
Site area:	23,800.11 m <sup>2</sup>
Total floor space:	49,530.65 m <sup>2</sup>
Scale and structure:	Four-story steel-framed
Parking spaces:	199 passenger vehicle spaces (including one parking space for light vehicles), standby space for 10 large trucks
Other:	56 truck berths (50 10-ton trucks, 6 4-ton trucks) 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 installed; 4 electric vehicle charging stand installed
Design:	Nishimatsu Construction Co., Ltd.
Construction:	Nishimatsu Construction Co., Ltd.
Start of construction:	April 3, 2023
Date of completion:	August 2024 (planned)

## 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 March 31, 2023)

**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.