



ORIX Real Estate Completes Construction of Kazo Logistics Center, a Multi-Tenant Logistics Facility with High Delivery Efficiency through Use of Slopes

~Environmentally considerate logistics facility that can use electricity from 100% renewable energy sources~

TOKYO, Japan - May 24, 2023 - ORIX Real Estate Corporation (“ORIX Real Estate”) today announced that it has completed the construction of Kazo Logistics Center, a logistics facility in Kazo, Saitama.



Exterior of Kazo Logistics Center

Kazo Logistics Center is located approximately 4.5 km from the Kazo Interchange on the Tohoku Expressway, facilitating deliveries to a wide area that includes the entire Kanto region and the Tohoku region using the Tohoku Expressway and Ken-O Expressway. There are many distribution and industrial parks in the surrounding area, and several logistics centers are located in the area.

The three-story, multi-tenant building has a total floor area of 48,003.58 m². With a minimum lot size of approximately 7,400 m², the facility can hold up to four tenants. There are slopes leading to the second floor, and the first and second floors have berths^{*1} that can accommodate a total of 100 10-ton trucks at one time. The first floor has an effective height of approximately 7.0 m (except certain areas) under the lower beam, and the building is equipped with five cargo elevators and four vertical conveyors for efficient storage and operation. In addition, the warehouse on the third floor is equipped with air conditioning to create a comfortable environment that is conducive to work.

All electricity used in this facility is derived from 100% renewable energy sources, including the installation of a solar power generation system on the roof. Even when the period or amount of sunlight is reduced due to weather conditions or during the night, ORIX Corporation will supply electricity with Non-Fossil Certificates (with tracking certification) to tenants to offer them environmental value. Furthermore, the facility has obtained Comprehensive Assessment System for Built Environment Efficiency (CASBEE)^{*2} Certification for Building (new construction) A and is installed with five electric vehicle (EV) charging stations.

To date, ORIX Group has invested in and developed 48 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 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.

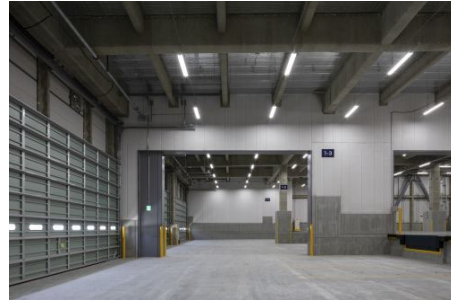
1. Overview of Kazo Logistics Center

(1) Capable of deliveries to a wide area that includes the entire Kanto region and the Tohoku region
With access to the Kazo Interchange and Hanyu Interchange on the Tohoku Expressway, located approximately 4.5 km to 6 km from the facility, it has an advantage as a wide-area distribution base not only for the entire Kanto region but also for the Tohoku region.

The first and second floors have berths which respectively can accommodate up to 53 and 47 heavy-duty trucks (10-ton trucks) at the same time, and there is a total of 18 dock levelers to enable efficient loading and unloading of goods.



Inside the warehouse



Berths on the first floor

(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 as part of its business continuity plan (BCP). This means that cargo elevators, lighting, and other equipment can be used even in the event of power outages due to reasons such as disasters, allowing the facility to continue providing logistics functions 24 hours a day.

(3) Offers a comfortable environment that is conducive to work

The lounges on the second and third floors create bright spaces with light coming in from outside. There are counter seats and chairs with high backs to allow users to spend time comfortably in their own ways.

In addition, the warehouse on the third floor is equipped with air conditioning to create a comfortable environment that is conducive to work—even on the top floor—without the need for tenants to install their own air conditioning.



North lounge on second floor



South lounge on third floor

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

A 1,369 kW solar power generation system has been installed on the roof under a power purchase agreement (PPA) model^{*3}, 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 five electric vehicle

(EV) charging stations in the parking lot.

*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 Kazo Logistics Center

Name:	Kazo Logistics Center
Address:	1584-1 Dome, Kazo, Saitama
Access:	Approx. 4.5 km to the Kazo Interchange on the Tohoku Expressway Approx. 6.0 km to the Hanyu Interchange on the Tohoku Expressway Approx. 5.0 km to Kurihashi Station on the JR Utsunomiya Line Approx. 5.5 km to Hanasaki Station on the Tobu Isesaki Line
Site area:	30,155.25 m ²
Total floor space:	48,003.58 m ²
Scale and structure:	Three-story steel construction
Parking spaces:	75 passenger vehicle spaces, 100 truck berths, standby space for 6 large trucks
Other:	Floor load of 1.5t/m ² , effective height under lower beam of 7.0 m on the first floor (except certain areas) and 5.5 m on the second and third floors (except certain areas), LED lighting throughout the building, emergency generator, solar power generation system, five electric vehicle (EV) charging stations
Design:	Asai Ken Architectural Research Inc.
Construction:	Toyo Construction Co., Ltd.
Start of construction:	March 1, 2022
Date of completion:	April 14, 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 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, 2022 – March 31, 2023" furnished on Form 6-K.