



ORIX Real Estate Completes Construction of Kyotanabe Logistics Center, an Environmentally Considerate Logistics Facility to Be Powered by Electricity from 100% Renewable Energy Sources

TOKYO, Japan - October 10, 2023 - ORIX Real Estate Corporation (“ORIX Real Estate”) announced that it has completed the construction of the Kyotanabe Logistics Center, a logistics facility in Kyotanabe, Kyoto. It is decided that VANTEC CORPORATION, a general logistics company, will use the entire facility as its product supply base dedicated to specified consigners.



Exterior of Kyotanabe Logistics Center

The facility is located approximately 0.6 km from the Tanabe-nishi Interchange on the Keinawa Expressway and approximately 3.9 km from the Hirakata-higashi Interchange on Daini-Keihan Road. With the full opening of the Shin-Meishin Expressway planned for FY2027, the transportation convenience of the area is expected to be improved even further as a connection point between eastern and western Japan, not only for wide-area deliveries in the Kansai region.

The three-story building with a total floor area of 20,015.54 m² is equipped with berths*¹ on the first floor, that can accommodate up to 19 trucks at the same time. A solar power generation system is installed on the rooftop, and in the event of insufficient power generation due to weather conditions or during the night, ORIX Corporation will supply electricity with Non-fossil Certificates (with tracking certification) to tenants, providing them with electricity from 100% renewable energy sources.

Furthermore, the facility has obtained the Comprehensive Assessment System for Built Environment Efficiency (CASBEE)*² Certification for Building (new construction) A. It also has an emergency generator capable of operating 24 hours a day in the event of power outages due to disasters or other causes, as part of its business continuity plan (BCP).

To date, ORIX Group has invested in and developed 49 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.

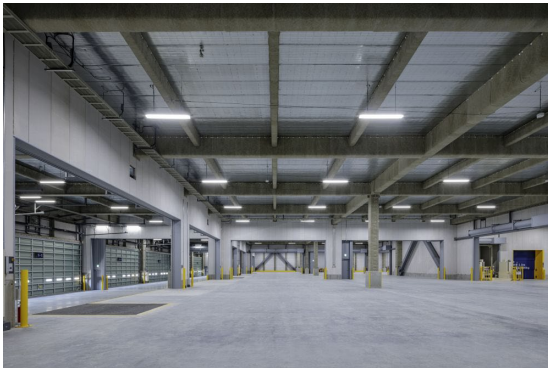
■ Overview of Kyotanabe Logistics Center

(1) A location that enables wide-area deliveries in the Kansai region and serves as a connection point between eastern and western Japan

The facility is located approximately 0.6 km from the Tanabe-nishi Interchange on the Keinawa Expressway and approximately 3.9 km from the Hirakata-higashi Interchange on Daini-Keihan Road. With the full opening of the Shin-Meishin Expressway planned for FY2027, the transportation convenience of the area is expected to be improved even further as a new wide-area logistics network will be built around the expressway.

(2) Specifications for efficient storage and operation of goods

The first floor has berths that can accommodate up to 19 10-ton trucks and some 4-ton trucks at the same time. The effective height is approximately 5.5 m under the lower beam, and two cargo elevators and two vertical conveyors are installed.



Inside the warehouse



A cargo elevator and a vertical conveyor

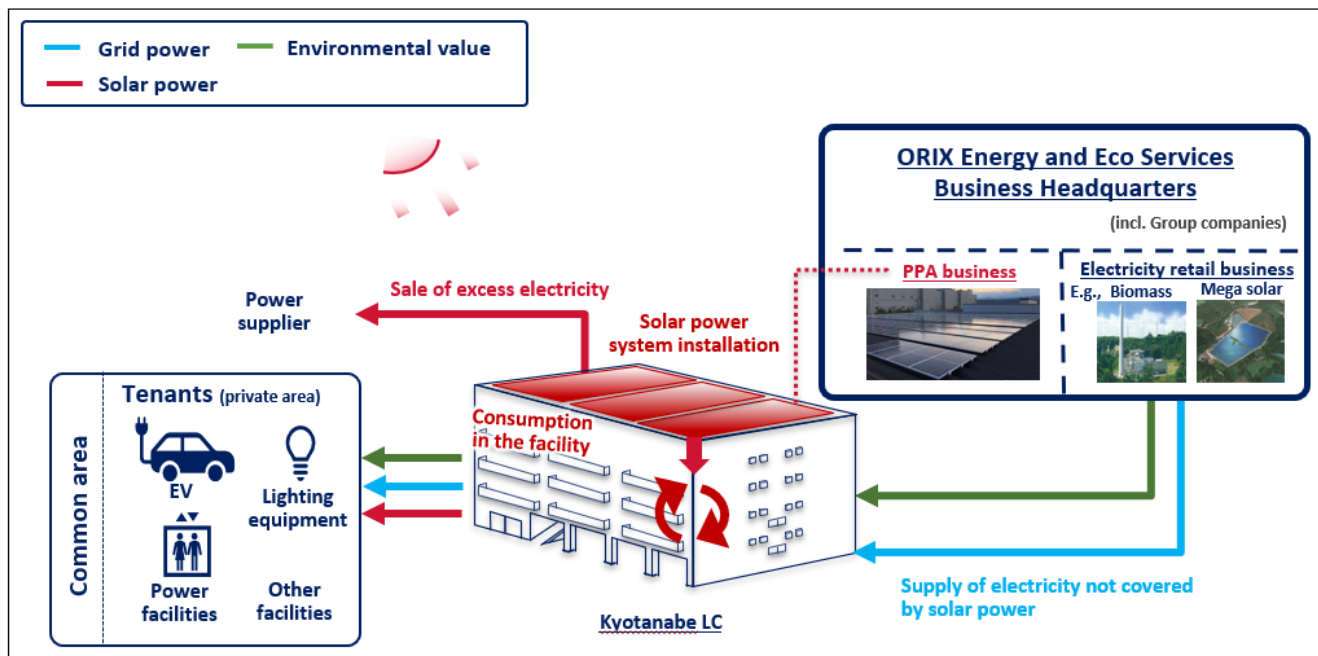
(3) A logistics facility with a reliable business continuity plan (BCP)

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. 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.

(4) A logistics facility with environmental considerations, including an electricity supply from 100% renewable energy sources

A 512.64 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 two 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.



(5) Full occupancy at completion, entire facility to be used by VANTEC CORPORATION

It has been decided that VANTEC CORPORATION, a general logistics company, will use the entire facility as its product supply base covering primarily the Kansai region, dedicated to specified consigners. The facility was highly regarded for its excellent location, environmentally considerate design such as the solar power generation system, and its extensive BCP measures.

■ **Overview of Kyotanabe Logistics Center**

- Name: Kyotanabe Logistics Center
- Address: 2-14-8 Kannabidai, Kyotanabe, Kyoto (within the Tanabe-nishi Industrial Park)
- Access: Approx. 0.6 km to the Tanabe-nishi Interchange on the Keinawa Expressway
 Approx. 3.9 km to the Hirakata-higashi Interchange on the Daini-Keihan Road
 Approx. 2.9 km to Kyotanabe Station on the JR Gakkentoshi Line
- Site area: 12,479.90 m²
- Total floor space: 20,015.54 m²
- Scale and structure: Three-story steel construction
- Parking spaces: 44 passenger vehicle spaces, standby space for 10 large trucks
- Other: 19 truck berths (17 10-ton trucks, 2 4-ton trucks)
 Floor load of 1.5 t/m²; effective height under lower beam of 5.5 m or more
 Equipped with building-wide LEDs and emergency generators;
 Solar power generation system installed;
 2 electric vehicle charging stand installed
- Design: Nishimatsu Construction Co., Ltd.
- Construction: Nishimatsu Construction Co., Ltd.
- Start of construction: August 1, 2022
- Date of completion: September 29, 2023

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, 2022 – March 31, 2023” furnished on Form 6-K.