



## **ORIX Real Estate Begins Construction on Ichinomiya Hagiwara Logistics Center, a Multi-Tenant Logistics Facility Connecting Kanto, Kansai, Hokuriku, and Tokai Regions**

TOKYO, Japan – July 18, 2024 – ORIX Real Estate Corporation (“ORIX Real Estate”) announced that it has commenced the development of a multi-tenant logistics facility, the Ichinomiya Hagiwara Logistics Center (tentative name), in Ichinomiya, Aichi.



Exterior image of Ichinomiya Hagiwara Logistics Center (tentative name)

The Ichinomiya Hagiwara Logistics Center will be constructed within the urbanization control area of Ichinomiya, utilizing the district planning system<sup>\*1</sup>. It will be located approximately 6 km from the Ichinomiya Interchange (IC) on the Meishin Expressway, approximately 5.7 km from the Ichinomiya Higashi IC on the Nagoya Expressway No. 16 Ichinomiya Route, and approximately 0.2 km from the Ichinomiya Inazawa Kita IC on the Tokai-Hokuriku Expressway, which opened in March 2021. This makes it an ideal location for wide-area distribution as a hub connecting the Kanto, Kansai, Hokuriku, and Tokai regions. It is also conveniently located for commuting, approximately a 35-minute drive to the center of Nagoya, and approximately a 10-minute walk from Kariyasuka Station on the Meitetsu Bisai Line. Additionally, the facility will feature two cafeterias that can be used by employees of the tenant companies for lunch and breaks, etc., and other features designed to help retain the workforce.

The building will have a total floor space of 76,539.09 m<sup>2</sup> and is a four-story reinforced concrete (partly steel-framed) structure. It can be used in sections as small as approximately 4,300 m<sup>2</sup> to meet the diverse needs of tenant companies. With a rampway that provides direct access to each floor, a maximum of 42 large vehicles (10-ton vehicles) can be parked on each floor at the same time, for a total of 168 vehicles.

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. Furthermore, the flat parking lot on the first floor will have eight electric vehicle (EV) charging stations (including two scheduled to be installed at a later date), with consideration for the environment.

ORIX Real Estate entered the logistics facility development business in 2002 and has a track record of investing in and developing 50 facilities mainly in the Tokyo, Nagoya, and Osaka areas. It will continue to develop logistics facilities that consider evolving supply chain strategies and the environment.

\*1 Reference: [Owari City Planning: Ichinomiya Inazawa Kita IC Western Area \(District 2\) District Plan](#) (in Japanese)

## **1. Features of Ichinomiya Hagiwara Logistics Center (tentative name)**

### **(1) Convenient location and pleasant working environment to ensure smooth recruitment**

The Ichinomiya Hagiwara Logistics Center will be constructed within the urbanization control area of Ichinomiya, utilizing the district planning system. Ichinomiya lies almost exactly in the center of Japan, and as the center of the Owari region, it has prospered as an industrial hub where people, goods, and information gather<sup>\*2</sup>. The city is promoting the construction of factories and logistics facilities in the area of the planned property and its surrounding area, aiming to revitalize the area by making the most of the convenience of the location.

The facility will be located approximately 6 km from the Ichinomiya IC on the Meishin Expressway, approximately 5.7 km from the Ichinomiya Higashi IC on the Nagoya Expressway No. 16 Ichinomiya Route, and approximately 0.2 km from the Ichinomiya Inazawa Kita IC on the Tokai-Hokuriku Expressway, which opened in March 2021. This makes it an ideal location for wide-area distribution as a hub connecting the Kanto, Kansai, Hokuriku, and Tokai regions. It is also conveniently located for commuting, approximately a 35-minute drive to the center of Nagoya and approximately a 10-minute walk from Kariyasuka Station on the Meitetsu Bisai Line. In addition, the facility will provide a comfortable working environment for employees, including two cafeterias on the premises, and smooth recruitment can be expected.

\*2 Reference: Ichinomiya City Directory

### **(2) Rampway that allows efficient logistics operations**

The facility will feature a single rampway spanning four floors above ground. In addition to enabling tenant companies to operate on a single floor, the truck berths<sup>\*3</sup> on each floor, which can accommodate 42 vehicles simultaneously, will enable efficient logistics operations and contribute to reducing the time spent waiting for and handling cargo. On each floor, the effective height is approximately 5.5 m under the lower beam.

\*3 A berth is a space used to connect trucks to the facility to facilitate the loading and unloading of goods.

### **(3) Providing a comfortable and pleasant working environment**

Two cafeterias (158 seats under the west ramp on the 1st floor, 51 seats on the east side of the 1st floor) will be available for lunch and breaks in the common areas on the first floor. The ceiling design incorporates a line lighting composition reminiscent of thread, in reference to Ichinomiya's status as a textile town, and is unified with a calm wood grain pattern. The courtyard, which can be seen from the counter seats,



Cafeteria (image)

will be landscaped with a green belt of shrubs and other greenery centered around the facility's symbolic fir tree, creating a space for relaxation. In addition, there will be a driver's rest area next to the cafeteria, making the facility considerate of drivers.

## 2. Overview of Ichinomiya Hagiwara Logistics Center (tentative name)

Name:	Ichinomiya Hagiwara Logistics Center (tentative name)
Location:	1-1, Saginomiya, Hayashino, Hagiwara-cho, Ichinomiya, Aichi, etc., including 47 plots
Access:	Approx. 6km from the Ichinomiya IC on the Meishin Expressway Approx. 5.7 km from the Ichinomiya Higashi IC on the Nagoya Expressway No. 16 Ichinomiya Route Approx. 0.2 km to the Ichinomiya Inazawa Kita IC on the Tokai-Hokuriku Expressway 10-minute walk from Kariyasuka Station on the Meitetsu Bisai Line
Site area:	32,085.49 m <sup>2</sup>
Total floor space:	76,539.09 m <sup>2</sup>
Scale and structure:	Reinforced-concrete (partly steel-framed) seismic-isolation structure with four stories above ground
Parking spaces:	161 passenger vehicle spaces; standby space for 20 large trucks
Other:	168 truck berths; Floor load of 1.5t/m <sup>2</sup> , effective height under lower beam of 5.5 m or more; building-wide LEDs; Fully equipped with emergency generators and solar power generation equipment; 8 electric vehicle charging ports (including two ports scheduled to be installed at a later date)
Design:	MAEDA CORPORATION
Construction:	MAEDA CORPORATION-TSUCHIYA Construction Joint Venture
Start of construction:	June 20, 2024
Date of completion:	April 30, 2026 (planned)

## Location map



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## About ORIX Group:

ORIX Group (ORIX Corporation TSE: 8591; NYSE: IX) was established in 1964 and has grown from its roots in leasing in Japan to become a global, diverse, and unique corporate group. Today, it is active around the world in financing and investment, life insurance, banking, asset management, real estate, concession, environment and energy, automobile-related services, industrial/ICT equipment, ships and aircraft. Since expanding outside of Japan in 1971, ORIX Group has grown its business globally and now operates in around 30 countries and regions across the world with approximately 34,000 people. ORIX Group unites globally around its Purpose: “Finding Paths. Making Impact.” combining diverse expertise and innovative thinking to help our world develop in a sustainable way.

For more details, please visit our website: <https://www.orix.co.jp/grp/en/>

(As of March 31, 2024)

## 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, 2023 – March 31, 2024” furnished on Form 6-K.