



ORIX Real Estate Begins Construction of Ina Logistics Center, a Multi-Tenant Logistics Facility That Is An 8-Minute Walk from the Nearest Station

TOKYO, Japan – September 27, 2024 – ORIX Real Estate Corporation (“ORIX Real Estate”) announced that it began development of Ina Logistics Center, a multi-tenant logistics facility in Ina-machi, Kitaadachi, Saitama.



Exterior image of Ina Logistics Center

Ina Logistics Center is located approximately 4.9 km from the Hasuda Smart Interchange^{*1} on the Tohoku Expressway, about 9.5 km from the same expressway’s Iwatsuki Interchange, and about 8 km from the Okegawa-Kano Interchange on the Ken-O Expressway. It is within an hour’s drive from central Tokyo. Additionally, the facility benefits from access to National Route 122, making it ideal for both distribution within the Tokyo Metropolitan Area as well as wide-area distribution. From Omiya Station, which sees an average daily ridership of over 240,000 passengers^{*2}, the facility is approximately 650 m (an 8-minute walk) from Maruyama Station after a convenient 15-minute ride on Saitama New Urban Transit’s New Shuttle. This location offers a strong advantage for tenant companies in terms of securing a workforce.

The building is a four-story steel-frame structure with a total floor area of 33,519.45 m², and can hold up to two tenants, from a minimum lot size of approximately 15,900 m². It has berths^{*3} on both sides of the first floor, which can accommodate up to 50 heavy-duty trucks (10-ton trucks) simultaneously, enabling efficient loading and unloading operations. In addition, there will be two cargo elevators and two vertical conveyors (with space for two more to be installed in the future) in each lot.

Since the completion of Matsubushi Logistics Center in March 2022, ORIX Real Estate has been developing logistics facilities as environmentally considerate facilities capable of supplying electricity derived from 100% renewable energy. This facility will also install a solar power generation system on the rooftop, and in the event of power shortages due to weather conditions or during nighttime, ORIX Corporation will supply electricity with Non-Fossil Certificates (with tracking certification), allowing tenant companies to use electricity derived from 100% renewable energy. Additionally, this facility is expected to obtain an A rating for Comprehensive Assessment System for Built Environment Efficiency (CASBEE)^{*4} for Building (New Construction).

To date, ORIX Group has a track record of investing in and developing 51 logistics facilities mainly in the Tokyo, Nagoya, and Osaka areas. The Group will continue to aim for the development of facilities that consider evolving supply chain strategies and the environment.

*1 Currently, some construction work is ongoing

*2 [Reference: JR East, Average Daily Ridership by Station for FY2023](#) (in Japanese)

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

*4 This is a system that comprehensively evaluates the quality of buildings, including environmental considerations such as energy-saving and the usage of environmentally friendly equipment and materials, as well as provision of a comfortable indoor environment and consideration for the surrounding landscape.

■ Logistics facility with environmental considerations, including an electricity supply from 100% renewable energy sources

Since the completion of Matsubushi Logistics Center in March 2022, ORIX Real Estate has developed all logistics facilities as environmentally considerate facilities capable of supplying electricity derived from 100% renewable energy. For this facility as well, a solar power generation system will be installed on the rooftop under the power purchase agreement (PPA) model^{*5}, and the electricity generated will be available for use within the facility. In the event of power shortages due to weather conditions or during nighttime, ORIX Corporation will supply electricity with Non-Fossil Certificates (with tracking certification), allowing tenant companies to use 100% renewable energy for their electricity consumption. Additionally, electric vehicle (EV) charging stations will be installed in the facility's parking lot, actively promoting environmental initiatives. Through these efforts in energy creation and the adoption of LED lighting, this facility is being developed with the goal of achieving an A rating in CASBEE for Building (New Construction).

*5 This 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 Ina Logistics Center

Name:	Ina Logistics Center
Location:	4801-1 and other lots, Komuro, Ina-machi, Kitaadachi, Saitama
Access:	Approx. 4.9 km to the Hasuda Smart Interchange and approx. 9.5 km to the Iwatsuki Interchange on the Tohoku Expressway Approx. 8 km to the Okegawa-Kano Interchange on the Ken-O Expressway Approx. 650 m (about 8-minute walk) to the Maruyama Station of Saitama New Urban Transit's New Shuttle
Site area:	16,441.51 m ²
Total floor space:	33,519.45 m ²
Scale and structure:	Four-story steel-framed
Parking space:	67 passenger vehicle spaces (including 2 parking spaces for light vehicles), standby space for 10 large trucks
Other:	51 truck berths (50 for 10-ton trucks, 1 for 4-ton trucks); floor load of 1.5 ton/m ² ; effective height under lower beams of 5.5 m or more; building-wide LEDs; emergency generators; solar power generation system; 2 electric vehicle charging stands
Design:	Konoike Construction Co., Ltd.
Construction:	Konoike Construction Co., Ltd.
Start of Construction:	September 1, 2024
Date of completion:	December 2025 (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.