



## **ORIX Real Estate Begins Construction of Misato I and Misato II Logistics Centers, All-Air-Conditioned Logistics Centers within an Hour of Central Tokyo**

TOKYO, Japan—October 22, 2024—ORIX Real Estate Corporation (“ORIX Real Estate”) announced that it began the development of two multi-tenant logistics facilities, the Misato I Logistics Center and Misato II Logistics Center, in Misato, Saitama. These properties will be the first ORIX Real Estate facilities to incorporate full-building air-conditioning.



Exterior image of Misato I Logistics Center



Exterior image of Misato II Logistics Center

Misato I Logistics Center is located approximately 2 km from the Gaikan Expressway’s Gaikan Misato-Nishi Interchange (IC) and allows deliveries to central Tokyo within an hour, with excellent access for wide-area distribution across the Tokyo Metropolitan Area. The facility is a four-story building with ramp-way access to each floor, accommodating up to 76 large trucks (10-ton) for simultaneous docking. The facility offers flexibility, with each floor (approximately 8,600 m<sup>2</sup>) available for a single tenant, accommodating up to four tenants. Additionally, each floor includes a dedicated café lounge, which can be converted to meeting rooms or locker rooms to meet the needs of the tenants, at no extra cost if requested at least one year prior to completion.

Misato II Logistics Center is situated approximately 2.9 km from the Gaikan Expressway’s Gaikan Misato-Nishi IC and 2.6 km from the Joban Expressway’s Misato IC, enabling delivery to central Tokyo within an hour. It is also located 1.1 km from JR Musashino Line’s Misato Station, providing convenient access for workers within a 15-minute walking distance, enhancing tenant companies' ability to secure workforce. The first floor of the facility includes berths\*<sup>1</sup> for up to 24 heavy-duty trucks (10-ton trucks) to dock simultaneously. Each lot will be equipped with one cargo elevator and a vertical conveyor, supporting up to two tenants. Furthermore, the main electrical equipment will be installed on the second-floor equipment balcony, ensuring business continuity planning (BCP) compliance.

To date, ORIX Real Estate has a track record of investing in and developing 51 logistics facilities mainly in the Tokyo, Nagoya, and Osaka areas. Furthermore, all logistics facilities developed after March 2022 are designed as environmentally considerate facilities, capable of utilizing 100% renewable energy sources.

The Group will continue to aim for the development of facilities that consider evolving supply chain strategies

and the environment.

\*1 A truck berth is a space used to connect trucks to the facility to facilitate the loading and unloading of goods.

## ■ Key features of Misato I & II

### Tailored options for tenant needs (Misato I)

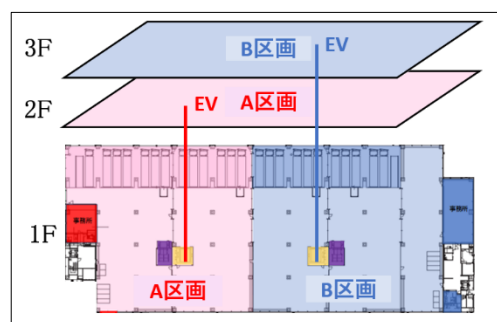
Misato I Logistics Center offers exclusive use of each floor, starting from approximately 8,600 m<sup>2</sup>, ensuring a high level of security. Each floor includes a dedicated café lounge inspired by the traditional indigo dyeing culture of Misato, designed to enhance the working environment for employees. These lounges can be customized at no additional cost to serve as meeting rooms or locker rooms to meet the tenant's needs, provided the request is made at least one year before completion.



Image of café lounge in Misato I

### High-functionality leasing lots and support for workforce retention (Misato II)

Misato II Logistics Center features a flexible leasing plan with a maisonette-style two-level design. The layout divides leasable areas between half of the first floor (berth level) and the second floor, or between half of the first floor and the third floor. This design minimizes the vertical movement of goods, enabling more efficient logistics operations. Additionally, its location—1.1 km (approximately 15 minutes on foot) from JR Musashino Line's Misato Station—ensures excellent commuting convenience, helping companies to secure employees.



Misato II leasing plan

## ■ 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 each of the two facilities as well, a solar power generation system will be installed on the rooftop under the power purchase agreement (PPA) model<sup>\*2</sup>, 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<sup>\*3</sup> for Building (New Construction).

\*2 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.

\*3 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.

## ■ Overview of Misato I Logistics Center

Name:	Misato I Logistics Center
Location:	2-140 and other lots, Hikoito, Misato, Saitama
Access:	Approx. 2 km to the Gaikan Misato-Nishi Interchange on the Tokyo Gaikan Expressway Approx. 2.3 km to Shin-Misato Station on the JR Musashino Line (Approx. 5 minutes by Tobu bus, 4 min. walk from Jogaiku bus stop)
Site area:	18,077.75 m <sup>2</sup>
Total floor space:	45,218.02 m <sup>2</sup>
Available lots:	Minimum approx. 8,600 m <sup>2</sup> and can accommodate up to 4 tenants.
Scale and structure:	Four-story steel-framed
Parking space:	55 passenger vehicle spaces(including 17 parking spaces for light vehicles), standby space for 6 large trucks
Other:	76 truck berths (10-ton trucks) ; floor load of 1.5 ton/m <sup>2</sup> ; effective height under lower beams of 5.5 m or more; building-wide LEDs; emergency generators; solar power generation system; 4 electric vehicle charging stands
Design:	DAIHO CORPORATION
Construction:	DAIHO CORPORATION
Start of Construction:	October 15, 2024
Date of completion:	January 2026 (planned)

## ■ Overview of Misato II Logistics Center

Name:	Misato II Logistics Center
Location:	288-1 and other lots, Minami-Hasunuma, Misato, Saitama
Access:	Approx. 2.9 km to the Tokyo Gaikan Expressway on the Gaikan Misato Nishi Interchange Approx. 2.6 km to the Misato Interchange on the Joban Expressway Misato Interchange Approx. 1.1 km to Misato Station on the JR Musashino Line (approx. 15 min. walk)
Site area:	13,164.51 m <sup>2</sup>
Total floor space:	19,237.08 m <sup>2</sup>
Available lots:	Minimum approx. 9,000 m <sup>2</sup> and can accommodate up to 2 tenants
Scale and structure:	Three-story steel-framed
Parking space:	55 passenger vehicle spaces(including one parking space for light vehicles), standby space for 4 large trucks
Other:	24 truck berths (10-ton trucks) ; floor load of 1.5 ton/m <sup>2</sup> ; effective height under lower beams of 5.5 m or more; building-wide LEDs; emergency generators; main electrical equipment installed on the second-floor equipment balcony, solar power generation system; 2 electric vehicle charging stands
Design:	TOYO CONSTRUCTION CO., LTD
Construction:	TOYO CONSTRUCTION CO., LTD
Start of Construction:	September 1, 2024

Date of completion: October 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.