



ORIX Real Estate Completes Ina Logistics Center

TOKYO, Japan – January 28, 2026 – ORIX Real Estate Corporation (“ORIX Real Estate”) announced that it has completed the Ina Logistics Center, a multi-tenant logistics facility in Ina-machi, Kitaadachi, Saitama.



The exterior of Ina Logistics Center

Ina Logistics Center is located approximately 4.7 km from the Hasuda Smart Interchange (SIC)^{*1} on the Tohoku Expressway, approximately 9.5 km from the Iwatsuki Interchange (IC) on the same expressway, and approximately 8 km from the Okegawa Kano IC on the Metropolitan Inter-City Expressway (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. Moreover, the facility is approximately a 9-minute walk from Maruyama Station on the Saitama New Urban Transit Ina Line (New Shuttle), offering excellent commuting convenience and a strong advantage for tenant companies in terms of securing a workforce. The building is a box-type, four-story steel-frame structure with a total floor area of 33,523 m². Truck berths^{*2} are provided on both the east and west sides of the first floor, allowing up to 51 trucks to be accommodated simultaneously (50 ten-ton trucks and one four-ton truck). It can hold up to two tenants, from a minimum lot size of approximately 16.073 m².

This facility features 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.

The facility is designed with environmental considerations and is scheduled to receive a Comprehensive Assessment System for Built Environment Efficiency (CASBEE)^{*3} (New Construction) A Rank certification. In addition, two electric vehicle charging stations have been installed on the premises.

ORIX Real Estate entered the logistics development business in 2002 and has invested in and developed 54 logistics facilities, primarily in the Tokyo, Nagoya, and Osaka areas. ORIX Real Estate will continue to advance the development of environmentally friendly logistics facilities to accommodate changes in supply chains.

*1 The entrance for the outbound lanes (toward Utsunomiya) has not yet opened. The exit for the outbound lanes and the entrance and exit for the inbound lanes (toward Tokyo) are open.

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

*3 A system that comprehensively evaluates building quality, including not only environmental friendliness such as energy conservation and the use of materials and equipment with low environmental impact, but also indoor comfort and consideration for the surrounding landscape.

1. Features of the Ina Logistics Center

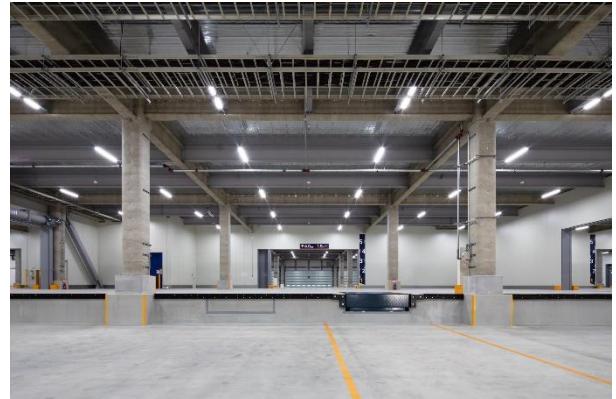
(1) High Commuting Convenience

The facility is located approximately a nine-minute walk (approximately 650 m) from Maruyama Station on the Saitama New Urban Transit Ina Line (New Shuttle), allowing employees to commute on foot. Maruyama Station is approximately 15 minutes from Omiya Station, the starting station of the New Shuttle. Omiya Station is a major terminal served by more than 15 lines, including JR lines, and is expected to support the securing of labor from a wide range of areas.

In addition, the facility is accessible by bus from Ageo Station on the JR Takasaki Line in approximately nine minutes, with a walk of approximately one minute from the nearest bus stop, Higashi-Maruyama. The property supports multiple commuting options and provides 67 parking spaces for passenger vehicles on the premises.

(2) Specifications Enabling Efficient Storage and Operation of Cargo

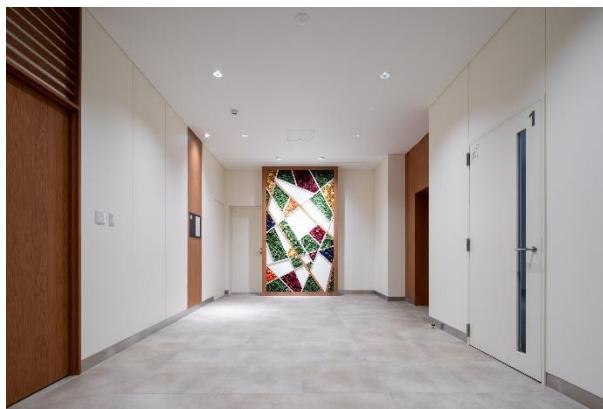
The first floor is equipped with double-sided truck berths that can accommodate up to 51 trucks simultaneously (50 ten-ton trucks and one four-ton truck). The effective height under the beams is secured at 5.5 m or more. In addition, two freight elevators and two vertical conveyors are installed in each unit. Including space reserved for future installation, the facility can accommodate up to six units per section. This enables efficient vertical movement of cargo between floors.



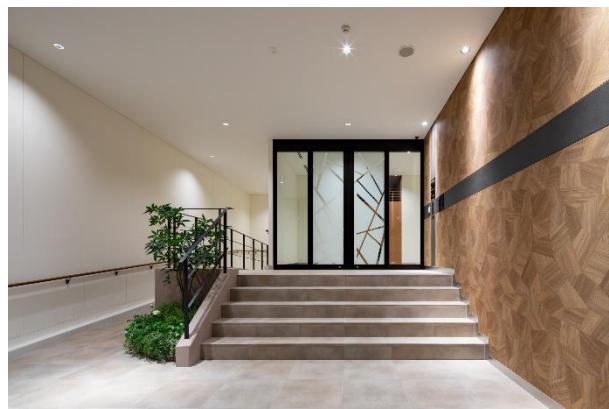
Warehouse interior

(3) Separate Entrances for Each Tenant Company

Each unit is provided with an independent vestibule and entrance hall, creating a circulation plan that allows tenant companies to access the facility comfortably and smoothly. The design incorporates motifs such as roses, the official flower of Ina-machi, and adopts two different interior design concepts.



North-side entrance



South-side vestibule

(4) Logistics Facility with a Reliable Business Continuity Plan (BCP)

As part of BCP measures, an emergency generator designed for 24-hour operation has been installed. This enables continued use of freight elevators, lighting, and other essential functions even during power outages caused by disasters, allowing logistics operations to continue around the clock.

(5) Environmental Considerations Including the Supply of Fully Renewable Energy-Derived Electricity

Solar power generation system has been installed on the facility roof under a third-party ownership model^{*4}, and the generated electricity is used within the facility. In addition, even when supply from solar power generation is insufficient due to nighttime operation or adverse weather conditions, electricity with non-fossil certificates (with tracking certification) is supplied by ORIX Corporation. This enables tenant companies to use 100% renewable energy-derived electricity for their power consumption.



Exterior view (aerial photograph)

Through these energy creation initiatives and the introduction of energy-saving equipment, the property is scheduled to receive a CASBEE (New Construction) A Rank certification. In addition, two EV charging stations have been installed in the on-site parking area, reflecting a proactive approach to reducing environmental impact.

*4 business model in which a third party installs a solar power generation system on land or rooftops leased from the electricity consumer and supplies the generated electricity to the consumer.

2. Ina Logistics Center Overview

Name: Ina Logistics Center

Location: 4801-1 and other lots, Komuro, Ina-machi, Kitaadachi, Saitama

Access: Approx. 4.7 km to the Hasuda SIC on the Tohoku Expressway 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 from Maruyama Station on the Saitama New Urban Transit Ina Line, approx. 9-minute walk

Approx. 9 minutes by Asahi Bus from Ageo Station (East Exit) on the JR Takasaki Line, approx. 650m (1-minute walk) from the nearest bus stop, Higashi-Maruyama

Site area: 16,441.51 m²

Total floor space: 33,523 m²

Scale and structure: Four-story steel-framed

Parking space: 67 passenger vehicle space (including one parking space for wheelchair users), 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/m²; effective height under lower beams of 5.5 m or more; LED lighting throughout the building; emergency generators; solar power generation system; two EV charging stations

Design and construction: Konoike Construction Co., Ltd.

Start of Construction: September 1, 2024

Date of completion: December 15, 2025

Facility website: <https://www.orix-logi.jp/spc/ina/> (in Japanese)

<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 36,000 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 September 30, 2025)

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, 2024 – March 31, 2025" furnished on Form 6-K.