



ORIX Real Estate Completes Misato I Logistics Center, a Logistics Facility with Ramp-Way Access, Air-Conditioning, and Dedicated Lounges on Each Floor

TOKYO, Japan – February 26, 2026 – ORIX Real Estate Corporation (“ORIX Real Estate”) announced that it has completed construction of Misato I Logistics Center, a multi-tenant logistics facility located in Misato, Saitama.



The exterior of Misato I Logistics Center

Misato I Logistics Center is located approximately 2 km from the Tokyo 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 building is a four-story steel-frame structure with a total floor space of 45,218.02 m² and direct ramp-way access to each floor. There are truck berths*¹ on each floor capable of simultaneously accommodating 19 heavy-duty trucks (10-ton trucks), allowing efficient and flexible logistics operations. In addition, it is a multi-tenant facility that allows tenant companies to rent an entire floor of approximately 8,900 m², accommodating up to four tenants. Warehouses are air-conditioned, and there are dedicated café lounges on each floor, providing a comfortable working environment for tenant company employees.

So far, ORIX Real Estate has invested in and developed 55 logistics facilities, primarily in the Tokyo, Nagoya, and Osaka areas. Since March 2022, all logistics facilities have been developed as environmentally considerate facilities, supplying electricity derived from renewable energy through a solar power generation system installed on the rooftop. In the event of power shortages due to poor weather 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.

ORIX Real Estate will continue to advance the development of environmentally friendly logistics facilities to accommodate changes in supply chains.

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

1. Features of Misato I Logistics Center

(1) Location with Excellent Traffic Access

Misato I Logistics Center is situated in the Misato area, which is the intersection between the Gaikan Expressway that links to the Kanto area around Tokyo, and the Joban Expressway that links to central Tokyo. It has excellent traffic access, being approximately 2 km from the Gaikan Expressway's Gaikan Misato-Nishi IC. Besides allowing deliveries to central Tokyo within an hour, it is also suitable as a base for wide-area distribution across the entire Tokyo Metropolitan Area.

(2) Comfortable and Employee-Friendly Working Environment

The warehouse areas on all first to fourth floors are equipped with air-conditioning systems to create a comfortable working environment for tenant companies' employees, regardless of the season. Furthermore, each floor includes a dedicated café lounge, inspired by the traditional indigo dyeing culture of Misato, for tenant companies. These lounges are equipped with a variety of seats*², such as table seating, sofas, and counter seating, allowing them to be used for many purposes, including lunch and breaks.

*2 The type of café lounge seating offered is different for each floor.



Café lounge on the third floor



Café lounge on the fourth floor

(3) Efficient Delivery Operations by Adopting Ramp-Way Access

The facility adopts direct ramp-way access to each floor to improve the efficiency of vehicle flow. Each floor is equipped with truck berths that can accommodate up to 19 heavy-duty trucks (10-ton) for simultaneous docking. This reduces the risk of traffic jams and collisions within the premises and allows smooth and efficient logistics operations. The minimum lot size is an entire floor of approximately 8,900 m², and the facility is equipped with one freight elevator and one vertical conveyor so that tenant companies can rent two or three floors according to their needs.



Ramp-way



Freight elevator and vertical conveyor

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

As part of BCP measures, emergency generators designed for 24-hour operation have been installed. This enables continued use of the freight elevator, lighting, and other essential functions even during power outages caused by disasters, allowing logistics operations to continue. In addition, as a measure against flooding, the floor of the first-floor warehouse and the installation heights of electrical equipment have been designed to be at higher levels than usual. Together with preventing water damage to customers' valued cargo during floods, this design also allows essential lifelines to be maintained, contributing to the rapid restoration of logistics functions.

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

A solar power generation system has been installed on the facility roof under a third-party ownership model^{*3}, 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.

Through the introduction of these energy-generating and energy-saving equipment, the facility has received a CASBEE^{*4} (New Construction) A Rank certification. In addition, four electric vehicle (EV) charging stations have been installed in the on-site parking area, reflecting a proactive approach to reducing environmental impact.

^{*3} Business model in which a third party installs a solar power generation system on land or roofs leased from the electricity consumer and supplies the generated electricity to the consumer.

^{*4} 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.

2. Overview of Misato I Logistics Center

Name: Misato I Logistics Center

Location: 2-89 and other lots, Hikoito, Misato, Saitama

Access: Approx. 2 km from the Gaikan Misato-Nishi IC on the Tokyo Gaikan Expressway

Approx. 2.3 km from Shin-Misato Station on the JR Musashino Line

(Approx. 5 minutes by Tobu bus, followed by approx. 6 min. on foot from the nearest Juguiku bus stop, which is approx. 450 m away)

Site area: 18,077.75 m²

Total floor space: 45,218.02 m²

Scale and structure: Four-story steel-frame structure

Parking space: 55 passenger vehicle spaces (including 18 parking spaces for light vehicles), standby spaces for 6 large trucks

Other: 76 truck berths (10-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; 4 EV charging stations

Design and construction: DAIHO CORPORATION

Start of construction: October 15, 2024

Date of completion: January 20, 2026

Facility website: <https://www.orix-logi.jp/spc/misato1/> (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)

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