



## **ORIX Real Estate Completes Ichinomiya Logistics Center, a Logistics Facility with Rampway Access Connecting the Tokai Area with the Kanto, Kansai, and Hokuriku Areas**

TOKYO, Japan – June 3, 2026 – ORIX Real Estate Corporation (“ORIX Real Estate”) announced today that it has completed construction of Ichinomiya Logistics Center, a multi-tenant logistics facility, in Ichinomiya, Aichi.



The exterior of Ichinomiya Logistics Center

The facility is located approximately 3.5 km from the Ichinomiya-nishi Interchange (IC) on the Tokai-Hokuriku Expressway and approximately 6 km from the Ichinomiya IC on the Meishin Expressway. This makes it an ideal location for wide-area distribution as a hub connecting the Tokai area with the Kanto, Kansai, and Hokuriku areas. Its proximity to Nishi-Owari Chuo Road also enables distribution within Nagoya using local roads. It is also located approximately a nine-minute walk from Kariyasuka Station on the Meitetsu Bisai Line, and offers parking spaces for 161 passenger vehicles, 19 motorcycles, and 35 bicycles, accommodating a wide range of commuting options for employees.

The building has a total floor space of 76,544.26 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 4,500 m<sup>2</sup> to meet the diverse needs of tenant companies. With a rampway that provides direct access to each floor, the facility has truck berths\*<sup>1</sup> capable of simultaneously accommodating up to 42 large vehicles (10-ton trucks) on each of the first through fourth floors. 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 tenant companies in the event of insufficient power generation due to weather conditions or during the night, allowing tenant companies to use electricity from 100% renewable energy sources. Furthermore, the facility is scheduled to obtain 『ZEB』, the highest Net Zero Energy Building (ZEB) rank, as well as A-rank certification under the Comprehensive Assessment System for Built Environment Efficiency (CASBEE) for New Construction. Six electric vehicle (EV) charging stations have also been installed on the premises, making it an environmentally considerate logistics facility.

ORIX Real Estate entered the logistics facility development business in 2002 and has a track record of investing in and developing 56 logistics facilities mainly in the Tokyo, Nagoya, and Osaka areas. This facility is ORIX Real Estate's sixth completed logistics facility in Aichi. ORIX Real Estate will continue to develop logistics facilities that consider changes in supply chains and meet market needs.

\*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 Ichinomiya Logistics Center

### (1) Location Supporting Both Wide-Area Distribution and Distribution Within Nagoya, with Cafeterias Providing a Comfortable Working Environment

Ichinomiya Logistics Center is located approximately 3.5 km from the Ichinomiya-nishi IC on the Tokai-Hokuriku Expressway and approximately 6 km from the Ichinomiya IC on the Meishin Expressway. This makes it an ideal location for wide-area distribution from the Tokyo metropolitan area to the Kansai area as a hub connecting the Tokai area with the Kanto, Kansai, and Hokuriku areas. The facility is also close to Nishi-Owari Chuo Road, which runs north to south through Aichi, enabling easy distribution within Nagoya using local roads. It is also conveniently located for commuting, approximately a nine-minute walk from Kariyasuka Station on the Meitetsu Bisai Line. In addition, the facility provides parking spaces for 161 passenger vehicles, 19 motorcycles, and 35 bicycles on the premises.

Two cafeterias with a total of 206 seats have been installed within the facility, creating a comfortable working environment for employees. The ceiling design in the entrance and cafeterias 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.



Cafeteria



Entrance

## (2) Specifications and Systems That Help Reduce Truck Waiting and Cargo Handling Times

The facility features a single rampway that provides direct access to each floor, and truck berths capable of simultaneously accommodating up to 42 large vehicles (10-ton trucks) have been installed on each of the first through fourth floors. This reduces the risk of traffic jams and collisions within the premises and allows efficient logistics operations. In addition, the facility plans to introduce a truck berth reservation management system as an operational support service. This will make it possible to track and reduce the time required for truck waiting and cargo handling operations, meeting the needs of shippers that must comply with the amended Logistics Efficiency Act.\*<sup>2</sup>

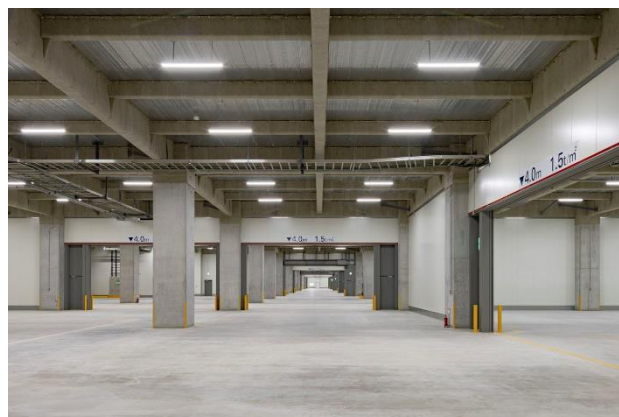


Rampway

\*<sup>2</sup> [Ministry of Land, Infrastructure, Transport and Tourism, "About the Logistics Efficiency Act"](#) (in Japanese)

## (3) Highly Versatile Design Available from Sections as Small as Approximately 4,500 m<sup>2</sup>, Accommodating Diverse Usage Needs

In addition to allowing tenant companies to operate on a single floor of approximately 15,700 m<sup>2</sup>, floors can be divided into sections as small as approximately 4,500 m<sup>2</sup>, allowing the facility to accommodate up to 12 tenants. Its highly versatile design can meet a wide range of tenant needs, from product storage to pass-through operations involving temporary sorting.



Warehouse interior

## (4) Environmentally Considerate Logistics Facility Scheduled to Obtain 『ZEB』 and the A-Rank Certification Under CASBEE for New Construction

A solar power generation system based on a third-party ownership model\*<sup>3</sup> has been installed on the facility's roof, and the electricity generated is used within the facility. In addition, ORIX Corporation will supply electricity with Non-Fossil Certificates (with tracking certification) to tenant companies in the event of insufficient solar power generation due to weather conditions or during the night, allowing tenant companies to use electricity from 100% renewable energy sources. Through these energy creation initiatives and the introduction of energy-saving equipment, the facility is scheduled to obtain 『ZEB』\*<sup>4</sup>, the highest ZEB rank, as well as A-rank certification under CASBEE\*<sup>5</sup> for New Construction. In addition, six EV charging stations have been installed in the on-site parking area, reflecting a proactive approach to developing environmentally considerate logistics facilities.

\*<sup>3</sup> 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.

\*<sup>4</sup> A building whose annual primary energy consumption is virtually zero or negative. This refers to a building that reduces primary energy consumption by at least 50% from standard primary energy consumption and achieves a reduction of at least 100%.

including energy generated from renewable energy.

\*5 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 Ichinomiya Logistics Center

Name: Ichinomiya Logistics Center

Location: 1-1 Sagimiya, Hayashino, Hagiwara-cho, Ichinomiya, Aichi

Access: Approx. 3.5 km from the Ichinomiya-nishi IC on the Tokai-Hokuriku Expressway; approx. 6 km 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 from the Ichinomiya Inazawa-kita IC on the Tokai-Hokuriku Expressway; approx. 0.7 km (9-minute walk) from Kariyasuka Station on the Meitetsu Bisai Line

Site area: 32,085.49 m<sup>2</sup>

Total floor space: 76,544.26 m<sup>2</sup>

Scale and structure: Reinforced-concrete (partly steel-framed) structure with 4 stories above ground

Parking spaces: 161 passenger vehicle spaces (including 70 parking spaces for light vehicles), standby spaces for 20 large trucks

Other: 168 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; LED lighting throughout the building; emergency generator; solar power generation system; 6 EV charging stations (with empty conduit installed to allow for the future addition of 2 more units)

Design: MAEDA CORPORATION

Construction: MAEDA CORPORATION-TSUCHIYA Construction Joint Venture

Start of construction: June 20, 2024

Date of completion: April 30, 2026

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

## Location Map



## Contact Information:

Investor Relations Department

ORIX Corporation

Tel: +81-3-3435-3121

## 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 37,000 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, 2026)

## 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.