



## High-Rise Condominium at Redevelopment Project in Gifu's Takashimaya South District to be Named LIONS GIFU PREMIST TOWER 35

TOKYO, Japan - October 14, 2020 - DAIKYO INCORPORATED ("DAIKYO") and Daiwa House Industry Co., Ltd. ("Daiwa House") announced that they have decided to name the condominium being constructed at the Takashimaya South District Type 1 Urban Redevelopment Project in Gifu City as LIONS GIFU PREMIST TOWER 35.



Exterior view (conceptual image)

This is a redevelopment project that aims to invigorate central urban areas including the Yanagase Shopping District. The development of the condominium is being undertaken by the two companies. Located at the southern entrance to Yanagase, it is a very convenient area that is served by a majority of bus routes. The redevelopment building YANAGASE GLASSTLE 35—comprising commercial facilities, public facilities, residences, and car parks—is also being planned to have bustling open spaces.

This condominium will be located on the fifth to 35th levels of the redevelopment building. With a total of 335 units, it will have the largest number of units in Gifu Prefecture. Layouts can be chosen from approximately 60 types according to the lifestyles of diverse generations. There are six units, each exceeding 100 m<sup>2</sup>, located on the top floor, including residential units with a view of Gifu Castle, Mount Kinka, and Nagara River. In addition, a sky lounge as well as guestroom will also be established as shared facilities.

Aimed for completion in fiscal 2022, LIONS GIFU PREMIST TOWER 35 will offer comfortable housing in harmony with the local community while generating prosperity for the district.

### 1. About Takashimaya South District Type 1 Urban Redevelopment Project "YANAGASE GLASSTLE 35"

With Takashimaya South Area Redevelopment Project as the project executor, this redevelopment project takes place at the southern entrance to the Yanagase district in Gifu City, Gifu Prefecture. Positioned as part of the Gifu City Central Urban Area Revitalization Basic Plan, it is an extremely important project that seeks to realize the basic policies of securing residents that support local vitality and creating contents that serve as local attractions.

The redevelopment building was named YANAGASE GLASSTLE 35 in August 2020. It will have 35 levels above ground and one basement level, with commercial facilities located on the first and second levels and public facilities (health and exercise facility as well as childcare support facility) maintained by Gifu City on the third and fourth levels. Located on the fifth to 35th levels, the condominium LIONS GIFU PREMIST TOWER 35 will be the largest in Gifu Prefecture with a total of 335 units, and aims to achieve revitalization of central urban areas and shopping districts as the landmark of Yanagase.



Exterior view (conceptual image)

## 2. About the LIONS GIFU PREMIST TOWER 35 condominium

### (1) Exterior design

The high-rise portion was designed with emphasis on the vertical lines and drawing attention to the colors of Gifu Castle, expressed using monotone colors with dark grey as the base color accented with white lines.

The design of the lower levels is inspired by the sparkle of water flowing in the Nagara River. Horizontal lines are emphasized using continuous glass windows and glass railings.

In addition, the elevator lobby is placed on the northern side of the building's outer perimeter so as to allow a view of places such as Mount Kinka and Gifu Castle from the elevator lobby (16th level and higher).



Exterior view  
(conceptual image)

## (2) Shared facilities

A sky lounge offering a panoramic view of Gifu City will be located on the 25th level. As a serene space where people can spend time in indulgence, it can be used to host parties for guests or to gather during anniversaries. Guestrooms where important guests can stay are located on the sixth level and the class and quality are comparable to hotels.

In addition, this property is certified by Gifu Prefecture as a condominium excellent in crime prevention and is installed with DAIKYO's original 4×LockSystem\* security system.

\* 4×LockSystem refers to the four types of security systems in place from the main entrance to the entrances of units.



Entrance (conceptual image)

## (3) Layouts

A rich variety of layouts—approximately 60 types in total—will be offered with floor areas from 46.90 m<sup>2</sup> to 156.32 m<sup>2</sup>. Room layouts will range from one-bedroom units with a living room, dining area, and kitchen, to four-bedroom units with a living room, dining area, and kitchen. Six top grade residential units exceeding 100 m<sup>2</sup> in area—including residential units with a view of Gifu Castle, Mount Kinka, and Nagara River—will be located on the topmost 35th level.

## (4) Property overview

Address:	2-18 Tetsumaidori, Gifu City, Gifu Prefecture
Access:	11 minutes on foot from Meitetsu Gifu Station on Meitetsu Nagoya Line and 13 minutes on foot from Gifu Station on JR Tokaido Line
Structure:	Reinforced concrete construction and partially steel frame construction
Scale:	One basement level and 35 levels above ground (levels one and two: commercial facilities; levels three and four: public facilities; levels five to 35: residential units) and car parks (levels one to eight: drive-in multi-story car parks)
Total units:	335 (levels five to 35, including 36 residential units for proprietors)
Unit area:	46.90 m <sup>2</sup> to 156.32 m <sup>2</sup>
Layout:	From one-bedroom units with a living room, dining area, and kitchen, to four-bedroom units with a living room, dining area, and kitchen
Car park:	303 lots
Start of construction:	October 2019
Completion:	To be determined
Sellers:	DAIKYO INCORPORATED and Daiwa House Industry Co., Ltd.

## (5) Planned future schedule

Late October 2020	Launch of official website
Early January 2021	Completion of showroom
Late January 2021	Showcase of showroom
Mid-March 2021	Commencement of sales
Fiscal 2022	Completion of building

## ■ Overview of Gifu Takashimaya South Area Redevelopment Project

Name:	Takashimaya South District Type 1 Urban Redevelopment Project
Executor:	Takashimaya South Area Redevelopment Project (Chairman: Masao Tamiya)
Address:	2-18 Tetsumaidori, Gifu City, Gifu Prefecture
Project area:	Approximately 0.9 ha
Purpose:	Commercial facilities, public facilities, residences, and car parks

**Contact Information:**

ORIX Corporation  
Corporate Planning Department  
Tel: +81-3-3435-3121

**About ORIX:**

ORIX Corporation (TSE: 8591; NYSE: IX) is a financial services group which provides innovative products and services to its customers by constantly pursuing new businesses.

Established in 1964, from its start in the leasing business, ORIX has advanced into neighboring fields and at present has expanded into lending, investment, life insurance, banking, asset management, automobile related, real estate and environment and energy related businesses. Since entering Hong Kong in 1971, ORIX has spread its businesses globally by establishing locations in 37 countries and regions across the world.

Going forward, ORIX intends to utilize its strengths and expertise, which generate new value, to establish an independent ORIX business model that continues to evolve perpetually. In this way, ORIX will engage in business activities that instill vitality in its companies and workforce, and thereby contribute to society. For more details, please visit our website: <https://www.orix.co.jp/grp/en/>  
(As of March 31, 2020)

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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, 2019 – March 31, 2020."