



**Sales Begin for “Surpass Takasaki Renjakucho,” the First ZEH Condominium in Gunma Prefecture
~Located just nine minutes’ walk from Takasaki Station (JR/Joshin Dentetsu), with a total of 56 units all facing south or east~**

Kagawa, Japan - March 11, 2021 - Anabuki Construction Inc. (“Anabuki Construction”) announced today that it will commence sales of Surpass Takasaki Renjakucho, a new condominium being constructed in Takasaki City, Gunma Prefecture, on March 12, 2021.



Image of exterior view



Image of entrance

Nine minutes’ walk from JR Takasaki Station and Joshin Dentetsu Takasaki Station, Surpass Takasaki Renjakucho is located at Renjaku-cho, a central area in Takasaki adjacent to Otemaedori which is a street that leads up to the main gate of Takasaki Castle. As a major terminal serving nine lines, including the Jōetsu Shinkansen and Hokuriku Shinkansen, Takasaki Station also has excellent access to central Tokyo with direct trains to Tokyo Station in 50 minutes.

This property is a building with 15 floors above ground housing a total of 56 units. Blessed with a location that has roads on three sides, all units face either south or east. Consideration is also given to the privacy of residents, with four units per floor while keeping the living spaces bright, and 75% of units being corner residences.

Having attained ZEH-M Oriented* certification, this property is the first ZEH condominium in Gunma Prefecture. Through features such as high insulation performance and high-performance windows, homes are kept comfortable—cool in summer and warm in winter—while achieving energy savings of at least 20%. In addition, to improve living convenience and peace of mind for residents, the property also offers an IoT system that allows facilities and home appliances to be operated remotely through smartphones, and a face recognition security service that automatic door locks and delivery lockers to be opened without the use of keys.

Anabuki Construction will continue to develop comfortable homes that meets diversifying lifestyles and needs.

* See [“Five DAIKYO and Anabuki Construction Projects Selected for Ministry of the Environment’s Fiscal 2020 High-Rise ZEH-M Support Project”](#) (October 21, 2020)

■ Features of Surpass Takasaki Renjakucho

1. Located at Otemaedori just nine minutes' walk from JR Takasaki Station

Surpass Takasaki Renjakucho is located along Otemaedori, a street with a long history that leads up to the main gate of Takasaki Castle. There are also plenty of commercial stores adjacent to the property, including the Otemae Jikodori shopping street that houses a variety of stores such as the established department store Suzuran, restaurants, hair salons, and boutique shops. In addition, the city hall, a library, cultural facilities such as a music hall, parks, schools, and other facilities can be found at the remains of Takasaki Castle located approximately 200 m from the property. It is a living environment located near facilities necessary for daily life.



Image of exterior view along Otemaedori

2. First ZEH condominium in Gunma Prefecture

Surpass Takasaki Renjakucho has obtained ZEH-M Oriented certification. ZEH-M Oriented properties are condominiums which reduced primary energy consumption by at least 20%, excluding renewable energy. This property is the first ZEH condominium in Gunma Prefecture. The homes are not easily affected by outside air, ensuring they are warm in winter and cool in summer, creating comfortable living spaces. In addition, energy waste is minimized so they are both economical and environmentally friendly.



3. Exterior design

The exterior walls, which use an earth-tone color scheme, are accented by alternating mullions that separate balconies. The entrance area is illuminated by downlights to welcome visitors with an elegant atmosphere.



Image of exterior view of entrance



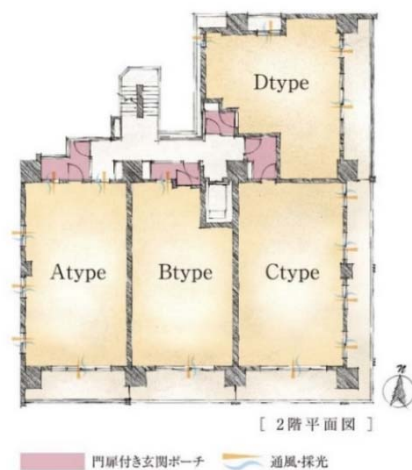
Image of exterior view

4. Unit layouts

The unit layouts are positioned making use of the property's blessed location. Consideration was given to comfort and privacy, with four units per floor and 75% of units being corner residences. All units also have their own entrance halls with gates that heightens their sense of independence. In addition, two types of virtual showrooms can be found on the property's website.

Links to virtual showrooms:

- A-type (3LDK+SIC): <https://roov.space/vr/npmOyYKOEvg>
- D-type (3LDK+SIC): <https://roov.space/vr/o8pkrxWOKrN>



Overview plan of each floor



Image of entrance hall to unit

5. Various shared services that support secure and comfortable living

To support the various lifestyles of residents, shared services are available, including a food delivery station that allows temporary storage of food products ordered online when residents are not at home to accept delivery; an IoT system that allows facilities and home appliances to be operated remotely through smartphones; and the Surpass Escort Service F-face security system that uses face recognition technology.



SURPASS ESCORT SERVICE *F-face*
「顔認証セキュリティサービス」標準採用

私の顔がカギになる。
さらなるセキュリティ性・利便性を追求した
顔認証技術を導入したオートロックシステムを採用しました。

 GOOD DESIGN

6. Property overview

Address:	112-1 Renjaku-cho, Takasaki, Gunma
Access:	Nine minutes on foot (approx. 700 m) from JR Takasaki Station (Jōetsu Shinkansen, Hokuriku Shinkansen, Takasaki Line, Jōetsu Line, Agatsuma Line, Ryōmō Line, Shinetsu Line, and Hachikō Line) and Joshin Dentetsu Takasaki Station
Scale and structure:	Reinforced concrete construction, one level below ground and 15 levels above ground
Site area:	824.44 m ²
Total units:	56
Unit area:	64.15 m ² –77.15 m ²
Floor plan:	2LDK-3LDK
Date of completion:	Early September 2022 (planned)
Sales company:	Tokyo Branch, Anabuki Construction Inc.
Design and management:	Anabuki Construction Inc. Tokyo First-Class Registered Architects
Construction:	Anabuki Construction Inc.

■Overview of first phase of sales

Units for sale:	28 (for first phase of sales)
Unit area:	64.15 m ² –77.15 m ²
Floor plan:	2LDK-3LDK
Unit prices:	33.4 million yen – 56.9 million yen (for first phase of sales)
Sales schedule:	Applications accepted from March 12 to 12 p.m. on March 13, 2021; lots will be drawn to determine successful applicants on March 13, 2021
Property website:	https://www.384.co.jp/takasakirenjakucho/

■Map showing property site and condominium unit showroom



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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 34 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 September 30, 2020)

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, 2019 – March 31, 2020."