



DAIKYO Completes Construction of Lions Forsia Ryogoku Rental Condominium—Tenancy to Begin in Early August

~ With IoT lighting and other facilities for remote operation and improved security, and remote work spaces ~

TOKYO, Japan - August 6, 2021 - DAIKYO INCORPORATED (“DAIKYO”) announced that it has completed construction of Lions Forsia Ryogoku, a rental condominium under DAIKYO’s original brand with 13 floors and a total of 60 units, located in Tokyo’s Sumida-ku. Tenants can begin moving in from early August 2021.



Building exterior



Building entrance

Located just five minutes’ walk from Ryogoku Station on the JR Sobu Line and nine minutes’ walk from Higashi-nihombashi Station on the Toei Asakusa Line, Lions Forsia Ryogoku provides easy access to the capital. Using the Sobu Line Rapid, it takes approximately 20 minutes to Shinjuku Station, or approximately 12 minutes to Tokyo Station, changing at Akihabara Station on the JR Yamanote Line. The property is situated in an attractive area steeped in traditional Edo culture, with the Sumida River, the Ryogoku Kokugikan, and numerous Sumo stables all nearby.

Lions Forsia Ryogoku offers a total of six types and four floor plans—seventeen 1K units, twenty-four 1DK units, seven 1LDK units, and twelve 2LDK units—and caters to the diverse needs of both single and family tenants. All units feature numerous windows, providing outstanding ventilation and daylight, while units on the upper floors afford views of TOKYO SKYTREE and the Sumida River.

The units are equipped with IoT lighting and other facilities, which provide access to advanced functions via Wi-Fi: tenants can control air-conditioners and lighting while away from home, for example, or receive email notifications when intruders have been detected. Selected units also feature spaces tailored to working from home: all seven 1LDK units are furnished with wall-mounted storage rails, which enable tenants to create their own work spaces by attaching and removing desktops and shelves to wall-mounted rails; five of the seventeen 1K units are furnished with remote work booths, which can be stowed away in the walls.

DAIKYO will continue to create comfortable homes that cater to the needs of its customers.

1. Features of Lions Forsia Ryogoku

(1) All units equipped with IoT lighting and other facilities

Wi-Fi environments enable air-conditioners, lighting, televisions, and other electronic devices equipped with infra-red sensors to be operated remotely via dedicated smartphone apps. Other functions include the ability to connect to installed AI speakers to operate electronic devices using voice-commands, and a security function that triggers an alarm and sends email notifications if human movement is detected while the tenant is away from home.

* An internet connection is provided as standard; however, tenants will need to provide their own Wi-Fi equipment.

Other functions

- Built-in Bluetooth speakers allow tenants to play music via their smartphones or other Bluetooth-connected devices.
- Both lighting and music possess wake and sleep timer functionality.
- Lighting can be set to turn on randomly during specified periods for security.
- 24-hour trend data can be monitored for unit temperatures, humidity levels, and lighting.



IoT lighting

(2) Remote work spaces tailored to working from home

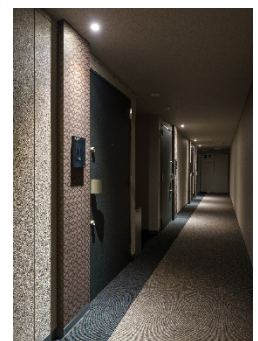
To facilitate working from home, all seven 1LDK units and five of the seventeen 1K units are equipped with remote work spaces. The 1LDK units feature wall-mounted rails on which tenants can freely attach and remove desktops, shelves, and hanging racks to create work spaces, storage spaces, or display spaces. The 1K units are equipped with remote work booths that can be stowed away to allow effective use of space.



1LDK interior and remote work space

(3) Indoor corridor design with consideration for a sense of class and security

The corridors linking residential units adopt an indoor corridor design, with consideration for security and privacy to offer safe and secure living and create a hotel-like space.



Indoor corridor

(4) Agreement scheduled with Sumida-ku to be used as temporary evacuation facility in case of large-scale flooding

Lions Forsia Ryogoku is scheduled to sign an agreement with Sumida-ku to be used as a temporary evacuation facility in case of large-scale flooding. If large-scale flooding is predicted, nearby residents who cannot access flood evacuation sites such as schools will be permitted to temporarily evacuate (vertical evacuation) within the communal corridors inside the condominium.

* For further information about the agreement related to use as a temporary evacuation facility in case of large-scale flooding: https://www.city.sumida.lg.jp/anzaen_anshin/bousai/josei-sien/sikizaikofuseido.files/annnai.pdf (in Japanese)

2. Property overview

Name:	Lions Forsia Ryogoku
Address:	1-8-6 Ryogoku, Sumida-ku, Tokyo
Access:	5 minutes on foot from Ryogoku Station on the JR Sobu Line; 9 minutes on foot from Higashi-nihombashi Station on the Toei Asakusa Line
Scale and structure:	Reinforced concrete structure; 13 levels above ground
Site area:	374.94 m ² (actual measurement)
Total units:	60
Unit area:	25.50–40.44 m ²
Unit plans:	1K, 1DK, 1LDK, and 2LDK
Rental fees:	105,000–175,000 yen
Management fees:	10,000 yen for 1K and 1DK units; 15,000 yen for 1LDK and 2LDK units
Facilities:	Automatic door locks; 24-hour garbage collection point; video door-phones; picture rails; separate washstands; toilet with warm-water bidet functions; bathroom ventilation fans and dehumidifiers; bathwater reheating functions; delivery lockers (Lions mybox); elevators; air-conditioners in all rooms; 2-burner gas stoves; parking space for 2 cars, 6 motorcycles, and 70 bicycles; BS and CS satellite TV, cable TV, and internet (in residential units)
Date of completion:	July 30, 2021
Move-in date:	Early August, 2021 (planned)
Design supervision:	Kai sekkei co., ltd.
Construction:	Uchino Kensetsu Co., Ltd.

3. About DAIKYO's Lions Forsia series of rental condominiums

Lions Forsia is DAIKYO's rental condominium brand that uses expertise cultivated by the company since it began developing condominiums in 2007. Thus far, DAIKYO has developed 16 Lions Forsia rental condominiums (including this property) in Tokyo, Kanagawa, and Osaka Prefectures; the majority of tenants comprise those in their 20s, 30s, and 40s who work in city centers, including singles, husbands and wives who both work, and families with small children. These carefully and uniquely designed condominiums incorporate trends from hotels and commercial facilities in their exteriors while offering a range of unit plans and catering to the lifestyle needs of rental housing residents employed in the cities.



Lions Forsia Akihabara East, completed in December 2020



Lions Forsia Tsukiji Station, completed in December 2020



Lions Forsia Kiyosumi Shirakawa, completed in May 2021

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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 31 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, 2021)

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, 2020 – March 31, 2021.”