



**Located 3 minutes' walk from the Tachibana Dori 3-chome intersection in the center of Miyazaki City  
Sales Begin for "Surpass Miyazaki Cent Marks": the 40th Surpass Condominium in Miyazaki  
Prefecture**

**~Park views for pleasure and facial recognition technologies for security~**

Kagawa, Japan - September 17, 2021 - Anabuki Construction Inc. ("Anabuki Construction") announced today that it will commence sales of units at its new condominium, Surpass Miyazaki Cent Marks, on September 24, 2021. Located in Miyazaki City, Miyazaki Prefecture, Surpass Miyazaki Cent Marks houses a total of 78 units on 14 above-ground floors.



Image of exterior view



Image showing the view from the balcony

Surpass Miyazaki Cent Marks is located just three minutes' walk from the Tachibana Dori 3-chome intersection in the center of Miyazaki City, where there is a concentration of a department store, shopping centers, financial institutions, and educational facilities. The condominium is also just a nine-minute drive to Miyazaki Interchange on the Miyazaki Expressway, and an 11-minute drive to Miyazaki Airport.

All units are east-facing, with views overlooking the abundant greenery of Futaba Gaiku Park. Despite being located in the heart of the city, the condominium provides a relaxing living environment; from its bright, expansive balconies, residents can observe both the changing seasons in the park and the urban townscape. There are a total of six different 3LDK and 4LDK layouts, which can be adapted to suit a wide variety of lifestyles, from working couples to families and seniors. Each unit also provides copious storage, in the form of pantries, walk-in closets, and other furnishings, while the car park can accommodate one car for each unit, and is fitted with charging facilities for electrified vehicles.

Surpass Miyazaki Cent Marks is the 40th Surpass condominium in Miyazaki Prefecture, and it is also the first to be fitted with "Surpass Escort Service + F-ace." Using facial recognition technologies to open delivery boxes and locks, the service makes it easier to receive large items of luggage, and improves safety and security.

Anabuki Construction will continue to build comfortable living spaces that cater to diversifying lifestyles and needs.

## ■ Features of Surpass Miyazaki Cent Marks

### 1. Three minutes' walk from Tachibana Dori 3-chome intersection, and views of Futaba Gaiku Park

Surpass Miyazaki Cent Marks boasts outstanding lifestyle convenience, situated within walking distance of a department store and shopping centers such as Miyazaki Yamakataya and Miyazaki Nanairo, as well as medical and educational facilities such as Miyazaki Prefectural Miyazaki Hospital, Sanai Nursery school, and Miyazaki Nishi Elementary School. It is just two minutes' walk from the Miyazaki traffic MRT-Mae Bus Stop, from where it is a four-minute ride to Miyazaki Station on the JR Nippo Line, and a 22-minute ride to Miyazaki Airport; clearly, the condominium provides convenient transport options for holidays and business trips both in Japan and overseas. Adjoining Futaba Gaiku Park, which serves as a place of relaxation for city residents, the area is blessed with a rich natural environment.



The condominium adjoins Futaba Gaiku Park

### 2. Exterior design

Taking visibility from the park into consideration, the lower floors are fitted with three-dimensional rock surface-like tiles that exude a sense of dignity; the central units of the mid to upper floors, on the other hand, have glass balconies for feelings of lightness. The walls near the entrance approach have been built using natural stones, so heightening a sense of unity with the condominium itself.



Image of approach to entrance



Image of exterior view

### 3. Communal facilities

The first floor houses a hotel-like lounge, which can be used for meetings with visitors or as a place to relax. Gentle indirect lighting is emitted from raised ceiling openings, creating a luxurious and calm atmosphere. Trees and plants can be seen through the expansive lounge windows.



Image of lounge

### 4. Unit layouts

There are six different 3LDK and 4LDK unit layouts, with floor areas ranging from 65.77 m<sup>2</sup> to 81.54 m<sup>2</sup>; some units feature walk-in closets and pantries, providing ample storage space. For improved functionality, all units come with kitchen disposers and sinks on their balconies—the former used for crushing kitchen refuse such as cooking waste and meal leftovers, the latter ideal for watering plants or cleaning. The units cater to the wide-ranging needs of diverse demographics, from working couples to families and senior couples.

### 5. Cutting-edge security services for safety and peace of mind

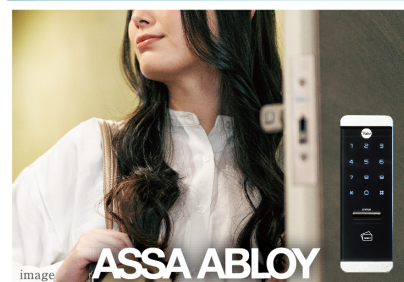
Surpass Miyazaki Cent Marks is equipped as standard with “Surpass Escort Service + F-ace,” a security service that leverages facial recognition technologies. The condominium is also fitted with digital door locks that do not require physical keys, instead being opened via smartphones, IC cards, or passcodes. The latest digital lock technologies promise convenient lifestyles and peace of mind.



SURPASS ESCORT SERVICE *F-ace*

「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。



## 6. Property overview

Address: 1-4-2 Shimizu, Miyazaki, Miyazaki (condominium address)  
Access: 13 minutes on foot (approx. 1040 m) from Miyazaki Station on the JR Nippo Line  
Scale and structure: Reinforced concrete structure (14 levels above ground)  
Site area: 1,464.38 m<sup>2</sup>  
Total units: 78  
Parking space: 78  
Unit area: 65.77–81.54 m<sup>2</sup>  
Floor plan: 3LDK and 4LDK  
Start of construction: May 24, 2021  
Date of completion: End of January 2023 (planned)  
Design: Anabuki Construction Inc.  
Construction: Anabuki Construction Inc.  
Property website : <https://www.384.co.jp/miyazaki/>

### ■ Overview of first phase of sales

Units for sale: 34  
Unit area: 65.77–81.54 m<sup>2</sup>  
Floor plan: 3LDK and 4LDK  
Unit prices: 30.9 million yen – 46.3 million yen (for first phase of sales)  
Sales schedule: Applications accepted from September 24 to 12 p.m. on September 25, 2021; lots will be drawn to determine successful applicants on September 25, 2021

### Location map



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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."