



**Kansai's First Free-Standing Condominium to Use Virtually 100% Renewable Energy
DAIKYO and Kanden Realty & Development Begin Sales for Lions Ibaraki Sojiji Station Grand
~Grand opening of the condominium galley from Oct 9~**

OSAKA, Japan - October 7, 2021 - DAIKYO INCORPORATED ("DAIKYO") and Kanden Realty & Development Co., Ltd. ("Kanden Realty & Development") announced the grand opening of the condominium gallery for Lions Ibaraki Sojiji Station Grand (a total of 279 units on 14 above-ground floors, scheduled to be completed in February 2023), currently under construction in Osaka's Ibaraki. It plans to begin sales in early November, 2021.



Image of the exterior (a night view of the greenery)



Image of the main entrance

This condominium is located a one-minute walk away from the JR-Sojiji Station on the JR Tokaido Main Line and a nine-minute walk away from the Sojiji Station on the Hankyu Kyoto Main Line. Access is excellent, with the condominium being only nine minutes away from Shin-Osaka Station, 14 minutes away from Osaka Station and 18 minutes away from Kyoto Station by rapid train for a comfortable commute during rush hour. Units range from 1LDK with an SR (storage room) to 3LDK, with over 25 different plans available for everyone from singles to families and people relocating, meeting a variety of needs.

It is Kansai's first free-standing condominium with the electricity used in the private and communal spaces coming from virtually 100% renewable energy*¹. At the same time as providing environmentally-valuable electricity with a Non-Fossil Certificate, the costs of energy are comparatively cheaper compared to private contracts with low voltage due to the use of the high-voltage collective power. The condominium has obtained multiple external performance evaluations as a property with state-of-the-art functions for a decarbonized society, such as being the first property in Ibaraki to be certified as ZEH-M (Zero Energy House Mansion) Oriented, achieving a reduction in energy consumption*². We have also taken into consideration lifestyles in the age of the "new normal", designing a co-working space in the condominium lounge, and introducing ultra-high-speed internet, with each unit reaching a maximum speed of 10Gbps. Through the SONA-L SYSTEM, our original disaster prevention system to provide our residents with a safe and secure lifestyle, we have installed equipment such as a solar-powered generator and battery to guarantee a lifeline for over 1 week even in the event of a disaster.

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

*¹ We collectively receive electricity with added environmental value that has a Non-Fossil Certificate from renewable energy. A Non-Fossil Certificate is a certification of the environmental value of electricity that originates from non-fossil fuel energy sources, such as renewable energy. "Kansai's first" is current as of September 2021 according to research by Next Power Inc.

*² Research by Marketing Research Center Co., Ltd. as of August 2021.

■ Features of Lions Ibaraki Sojiji Station Grand

A new proposal aimed towards a decarbonized society

1. Collective high-voltage energy that is virtually 100% renewable

This condominium collectively receives electricity with environmental value that has a Non-Fossil Certificate from renewable energy to power the entire building, starting with the residential areas. It is the first free-standing condominium in the Kansai area to use virtually 100% renewable energy*³. It also uses collective high-voltage electricity, which is comparatively cheaper than low-voltage, so residents can use environmentally-friendly electricity for a low price.

The flow of renewable energy (overview)

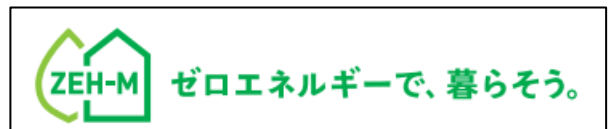


*³ The main sources of 'virtually 100% renewable energy' are renewable energies such as thermal power, nuclear power and hydropower.

Source: Next Power Inc.

2. ZEH-M Oriented certification for saving energy across the entire building (the first in Ibaraki)

This condominium has obtained ZEH-M Oriented certification. Through the improvement of insulation efficiency and the introduction of renewable energy facilities, the energy consumption of the entire residential building is reduced by over 30%, achieving a lifestyle that is good for the residents and good for the environment. The property received the Ministry of the Environment's 2020 High-Rise ZEH-M Support Subsidy*⁴.

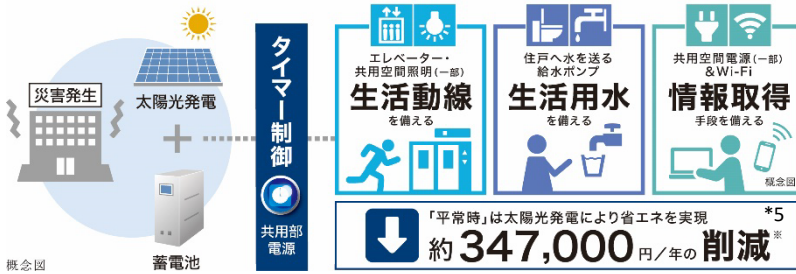


*⁴ From the Ministry of the Environment Subsidy for Carbon Dioxide Emission Control Measures Business Expenses in 2020 (Decarbonization of Buildings, Resilience Enhancement Promotion Project (a collection of projects to promote a reduction CO₂ in new multi-dwelling units and already existing properties, etc.), Promotion Project for ZEH-M Conversion in Multi-Dwelling Units, the support project for high-rise ZEH-M (ZEH Mansion)

3. A guaranteed lifeline for over a week in case of a disaster with the SONA-L SYSTEM

The SONA-L SYSTEM is an original disaster-prevention system by DAIKYO that incorporates the ideas of "maintaining a lifestyle after the occurrence of a disaster" and "responses to varying disasters." The solar-powered generator and battery installed in the complex can sustain a lifeline for over a week even in the event of a disaster, so residents can live at home without going to an emergency shelter. Also, as a prevention against flooding which has been increasing in recent years, we base our land selection on strict criteria, check hazard maps and conduct inspections of the area, taking measures based on the Lions Flooding Prevention Measure Standards.

生活維持 **1 WEEK** ライフライン 1週間以上可動を可能に



Contributes to energy saving in normal times

Provides lifeline in case of blackout

*5 Solar panel capacity; 23.33KW, Volume of electricity generated annually: 26,343kWh, Electricity fees: The Kansai Electric Power Company, Inc. Calculated based on unit price of high-voltage power AS. Does not include fuel cost adjustment or subsidies for the promotion of renewable energy generation (includes consumption tax and other equivalent amounts as of August 2021). Estimate of electricity-generating capacity calculated from values in the solar radiation quantity database MONSOLA-11 by NECD (collected from 837 domestic locations over 29 years (1981-2009)) (calculated by Panasonic). In case of a blackout, part of the communal area is timer-controlled, and will operate for over a week taking into account the electricity generation from the solar panels and the volume of stored energy in the batteries. This is based on the assumption that the solar panels are sufficiently generating electricity and based on the climate conditions, in some cases it may not operate for a week.

4. Obtaining various external performance evaluations

In addition to ZEH-M Oriented certification, the property has also obtained five stars by BELS (Building Energy-efficiency Labelling System) for each building and unit, the highest score for third party recognition. It has also received five stars in the overall evaluation from the eco-friendly building promotion system of Osaka Prefectural government, which consists of the evaluation system from Comprehensive Assessment System for Built Environment Efficiency (CASBEE) and Osaka's Priority Evaluation, and is recognized as a low carbon home.



5. Planting trees to protect biodiversity and co-exist with the area

This property implements the Ecological Network PASS, a measure taken by real-estate development and other businesses to protect biodiversity. As a plan to facilitate harmony with the local environment, scenery and wildlife when developing condominiums, mainly native trees (approx. 280 medium to large trees, 7,800 small trees and 12,000 shrubs) will be planted in the grounds of the complex. The condominium also protects the local ecosystem by fulfilling its role as a park with plants that connect the town and the greenery (such as planting cherry and camphor trees), and a stopover point for animals (with a small forest zone).

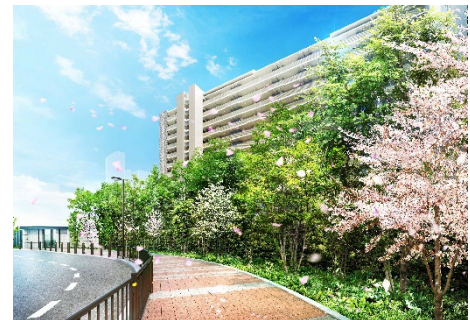
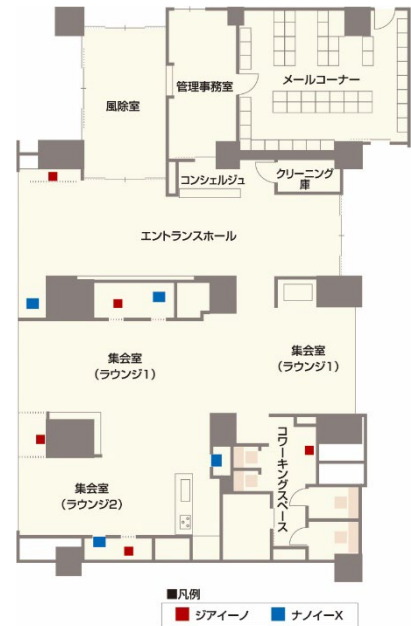


Image of co-existence with the local community with plants around the building

Proposal for Living in the Age of the “New Normal”

1. An entrance lounge space with that takes into account the air environment

In the common areas of the property, such as the entrance lounge co-working space on the first floor, we installed an IAQ (Indoor Air Quality) machine based on a simulation to create a more comfortable space under the direction of the University of Tokyo’s Professor Yuzo Sakamoto. Ziaino (by Panasonic Corporation) removes bacteria and odors caused by hypochlorous acid, and nanoe X or heat-exchange ventilating machines with filters stop dirty air coming in from the outside and automatically ventilate, with the strength of the airflow adjusted based on the amount of CO₂ in the air, maintaining the cleanliness of the air environment inside the common areas.



設置場所概念図



Image of the lounge

2. A co-working space with private rooms for remote work

In the lounge in the condominium, we have installed a co-working space exclusively for residents. It has private booths for remote work, study or other tasks that require concentration, and open booths (half private rooms) for more casual use in two places.



Image of the private room

3. Elevators that can be operated hygienically without touching

The elevators in the condominium can be operated without touching. They are hygienic as they can be operated just by waving a hand over the infrared sensor without directly touching the buttons. The buttons also prevent the growth of bacteria as they contain anti-bacterial resin.



Buttons in the elevator (for reference)

Source: Fujitec Co., Ltd.

4. A smart and pleasant garbage area that dispels the image of ordinary garbage areas

The entrance to the garbage room is an automatic door that opens without touching, and the room is equipped with the ozone antibacterial ventilation system Ziaino. We also installed windows in the room and pictograms to make it easier to separate garbage, turning it into a bright, easy-to-use space. Through a new design and facilities, we changed the space into somewhere that was traditionally “dirty”, “smelly”, “not somewhere you want to go” to a space with value, further pursuing the comfort of condominium life.



Image of the garbage area

5. DAIKYO original LIONS My Box (Delivery Locker)

We have installed a LIONS My Box, a delivery locker for each residential building, so that residents can receive packages at any time. We have also installed a common box for receiving large items. The percentage of boxes installed per dwelling unit is over 100%, so residents can receive packages anytime with a sense of security.

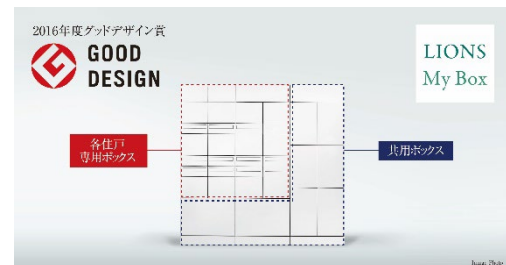
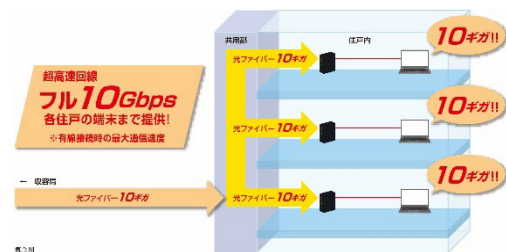


Image of the Lions My Box

6. Ultra-high-speed internet in each unit reaching up to 10Gbps (the first in Kansai*6)

We are the first condominium in Kansai to install a fiber-optic line in the private areas, providing each unit with ultra-high-speed internet that reaches up to 10Gbps. Residents can use the internet comfortably even in congested time periods.

*6 According to Optage Inc. as of May 2021



■ Property overview (Overall)

Address: 1-347-1 Sho, Ibaraki, Osaka (lot number)
1 Sho, Ibaraki, Osaka (address before 1 TBD) (condominium address)

Access: 1 minute on foot from JR-Sojiji Station on the JR Tokaido Main Line
9 minutes on foot from Sojiji Station on the Hankyu Kyoto Main Line

Scale and structure: Reinforced concrete structure, 14 levels above ground

Total units: 279 (dwelling units)

Unit area: 57.19m² - 80.84m²

Unit plans: 1LDK+SR (service-room) - 3LDK

Sales price: 39 million yen to 80 million yen (planned) *in units of 1 million yen

Start of construction: April 9, 2021

Date of completion: Late February, 2023 (planned)

Move-in date: Early March, 2023 (planned)

Design: HASEKO Corporation Osaka Engineering Business Division

Construction: HASEKO Corporation

Sale: DAIKYO INCORPORATED, Kanden Realty & Development Co., Ltd.

URL: <https://lions-mansion.jp/MF081053/> (in Japanese)

■ Upcoming Schedule

- Opening of the condominium gallery (planned) October 9, 2021
- Start of sale (planned) Early November 2021

■ General enquiries about the condominium

Lions Ibaraki Sojiji Station Grand Condominium Gallery 0120-014-279

Open daily from 10:00am to 6:30pm, closed on Tuesdays, Wednesdays and every second Thursday of the month (except public holidays)

Contact Information:

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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."