



The first newly built condominium in Kyoto-city to receive ZEH-M Oriented certification
DAIKYO to Commence Sales of Lions Kyoto Goshō-Minami Residence
~A 35-unit condominium on a rare corner plot ~

TOKYO, Japan - November 22, 2021 - DAIKYO INCORPORATED (“DAIKYO”) announced today that it will commence sales of Lions Kyoto Goshō-Minami Residence on November 26, 2021. Currently under development in Nakagyo-ku, Kyoto, the condominium is set to offer a total of 35 units on five above-ground floors.



Image of the completed exterior

Lions Kyoto Goshō-Minami Residence stands in a quiet residential area just six minutes’ walk from Marutamachi Station on the Kyoto Municipal Subway Karasuma Line. Situated to the east of Nijo-jo Castle, the area is steeped in history and culture, dotted with long-established stores, and possesses a character unique to the ancient capital. The building occupies an expansive and rarely seen corner plot^{*1} that measures approximately 38 m north-south and 22 m east-west. It will house a total of 35 units on five above-ground floors, including two luxury units with more than 100 m² of floor space. Eighteen of the units have wide facades of 8 m or more, while 12 units face one of the inner atriums—as a result, over 80% of the units promise a high degree of openness. The hotel-like entrance hall and interior corridors are fitted with sodium hypochlorite-based air sterilization and deodorization systems; meanwhile, the entrance hall, elevators, and entrance to the garbage collection points are completely contactless, so providing residents with peace of mind. Lions Kyoto Goshō-Minami Residence is also the first newly built condominium in Kyoto-city to receive ZEH-M Oriented certification^{*2}, and has performed superbly in several third-party performance evaluations. DAIKYO will continue its efforts to build homes that both meet the needs of its customers and are friendly to the environment.

^{*1} Approximately 18% of condominiums in Nakagyo-ku, Kyoto sold from January 2011 to June 2021 occupied corner plots, according to in-house research conducted in October 2021, based on MRC data.

^{*2} Of condominiums newly built in Kyoto since 2000, Lions Kyoto Goshō-Minami Residence is the first to receive ZEH-M certification (ZEH-M Oriented as a multi-unit residential building and ZEH Oriented for each individual unit), according to in-house research conducted in August 2021, based on MRC data.

■ Features of Lions Kyoto Gosho-Minami Residence

1. Designed to take advantage of an expansive corner plot

Despite being located in the center of Kyoto, Lions Kyoto Gosho-Minami Residence features a relaxed plan that takes advantage of an expansive and rarely seen corner plot measuring approximately 38 m north-south and 22 m east-west. The condominium offers a choice of 19 different units, in three different layouts: 1LDK, 2LDK, and 3LDK. The adoption of flat beams means the living-dining rooms have windows approximately 2.1 m high, guaranteeing outstanding daylighting and ventilation. More than half the units feature a wide facade of more than 8 m, while several units face one of the three inner atriums; as the building rises, it offers greater natural brightness and an increased sense of openness.



2. Exterior design and high-grade specifications

Although the exterior of the building is dominated by relaxed horizontal lines, the vertical bars are located in different positions depending on the floor to create an elegant sense of movement. The building blends into the atmosphere of Kyoto's traditional townhouses, but simultaneously delivers a highly desirable sense of openness.

In each unit, the kitchen, washbasin, and toilet basin counters are made of natural granite, while the flooring is veneered with the texture of real wood; the living-dining rooms and the master bedrooms are equipped with underfloor heating as standard. In addition, the two luxury units situated on the uppermost floor feature floor spaces of more than 100 m²; they are fitted with ceiling-mounted cassette-type air conditioners and double-bowl washbasins, and spacious unit baths measuring 1,800 mm by 2,200 mm.



Image of the exterior

3. The first new condominium in Kyoto-city to receive ZEH-M Oriented certification

Lions Kyoto Gosho-Minami Residence is the first new condominium in Kyoto-city to receive ZEH-M Oriented certification; each individual unit within the condominium also meets the same standards. Improved thermal insulation and the use of highly efficient facilities and systems have led to reductions in household energy consumption of more than 20%, so promising tangible benefits to unit occupants. In third-party evaluations, both the condominium as a whole and each of its individual units have received the highest five-star rating in the Building-Housing Energy-efficiency Labeling System (BELS). Under the Comprehensive Assessment System for Built Environment Efficiency (CASBEE), the condominium as a whole received an A rank, and was also recognized as certified low-carbon housing.

4. Communal spaces with anxiety-free air environments and contactless technologies

The first-floor entrance and the interior corridors on each floor are equipped with Ziaino systems for superior air environments. These air cleaners make use of sodium hypochlorite generated through the electrolysis of tap water and sodium chloride to sterilize and deodorize the air. The entrance, elevators, delivery boxes, and garbage collection point entrance are all fitted with contactless technologies, enabling residents access simply by carrying their keys in their bags or on their persons.



Lounge

■ Property overview

Address: 644 Yakushi-cho, Ebisugawa-sagaru, Nishinotoin-dori, Nakagyo-ku, Kyoto, Kyoto (lot number)
Access: 6 minutes on foot from Marutamachi Station on the Kyoto Municipal Subway Karasuma Line
10 minutes on foot from Karasuma Oike Station on the Kyoto Municipal Subway Karasuma Line
10 minutes on foot from Karasuma Oike Station on the Kyoto Municipal Subway Tozai Line
Scale and structure: Reinforced concrete structure, 5 levels above ground
Total units: 35 (dwelling units)
Unit area: 43.38–111.33 m²
Unit plans: 1–3LDK
Sales price: 50–190 million yen (planned)
Start of construction: July 27, 2021
Date of completion: September 26, 2022 (planned)
Move-in date: September 29, 2022 (planned)
Design: Nikkisekkei Co., Ltd.
Construction: Fujiigumi Co., Ltd.
Sale: DAIKYO INCORPORATED
Sales intermediary: Anabuki Construction Inc., Osaka Branch
URL: <https://lions-mansion.jp/MF201010/> (In Japanese)

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 28 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, 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.”