



**Live Happily and Comfortably with your Pet  
Tenancy at Belle Face Magome to Begin in Late January  
~ Construction also completed at Belle Face Ueno, equipped with integrated-storage tables and holed  
boards ~**

TOKYO, Japan - January 19, 2022 - ORIX Real Estate Corporation (“ORIX Real Estate”) announced today that it has completed construction of Belle Face Magome (Ota-ku, Tokyo; 74 units), as well as Belle Face Ueno (Taito-ku, Tokyo; 41 units). Tenants can begin moving in from late January.



Catwalk and steps at Belle Face Magome



Inside of a unit at Belle Face Ueno

Belle Face Magome is located one minute away on foot from Magome Station on the Toei Asakusa Line, and is close to facilities such as supermarkets, parks, libraries, and medical facilities, making it very convenient to live in. There are nine types of 1R, 1K, 1DK and 1LDK layouts, with a range of variations including units with roof balconies and maisonettes.

Seven units on the first floor allow pets such as dogs and cats. Attention has been paid to ensure that pets and their owners can live together in comfort, including the use of pet-friendly non-slippery flooring, deodorizing wallpaper, ceiling-mounted ion generators, and scratch-resistant wood grain wallpaper as an accent. In addition, three units for cat owners have been prepared with catwalks and steps installed on the walls. There is a dedicated pet paw-washing area in the common area to keep pets and rooms clean when returning from a walk. Belle Face Ueno is located in an attractive area that is abundant with greenery, such as Ueno Park, despite being in the heart of the city. There are three different stations on 13 different lines within easy access, including Ueno Station on the JR Yamanote Line eight minutes away on foot and Inaricho Station on the Tokyo Metro Ginza Line six minutes away on foot. Features that make effective use of space have been incorporated, including units equipped with integrated-storage tables that are convenient for working from home.

The Belle Face brand is committed to refined design, with 191 buildings developed to date. ORIX Real Estate will continue to provide new facilities and unit plans tailored to diversifying lifestyles, and endeavor to create comfortable homes for its customers.

## **1. Features of Belle Face Magome**

### **(1) A home where you can live happily and comfortably with your pet**

Seven units on the first floor allow pets\*. Utilizing the difference in elevation of the site, the main entrance is located along the main street on the second floor, while a sub-entrance is located on the first floor. This separated flow allows pet-owning residents on the first floor and non-pet-owning residents on the second floor and above live comfortably together. Various pet-friendly specifications have been implemented in units to allow

pets and residents to live comfortably together. The common area also comes equipped with a pet paw-washing area.

\*1 Limited to two cats and one dog per unit. Please refer to the management agreement for details.



Catwalk and steps



Paw-washing area

## (2) Layouts tailored to diverse lifestyles

This property features nine types of layouts, including 1R (16 units), 1K (19 units), 1DK (24 units) and 1LDK (15 units). Residents can select units that match their lifestyles, including two units feature spacious roof balconies ranging from 24.44 m<sup>2</sup> to 27.71 m<sup>2</sup>, and one maisonette unit with a downstairs kitchen/living room and upstairs washroom/bedroom that allows the living area to be divided into zones.



Unit with roof balcony



Maisonette unit

## (3) Adoption of air conditioned, hotel-like indoor corridor design

The corridors that connect units are designed as indoor corridors to provide security and privacy. They are also air-conditioned to provide a comfortable indoor hotel-like atmosphere that is cool in the summer and warm in the winter.



Indoor corridor design

## 2. Features of Belle Face Ueno

### (1) Functional specifications that use space efficiently

Two units have been equipped with integrated-storage tables for use as a work space when working from home. In addition to units that come equipped with holed boards in the hallway that can be used for interior design or to hang small items such as keys simply by adding hooks, hooks have been integrated into the intercom panel next to entrance doors in the shared corridor, allowing for contact-free reception of deliveries and providing a place to temporarily hang baggage when opening and closing the entrance door.



Integrated-storage table



Holed board installed on the back wall of the kitchen



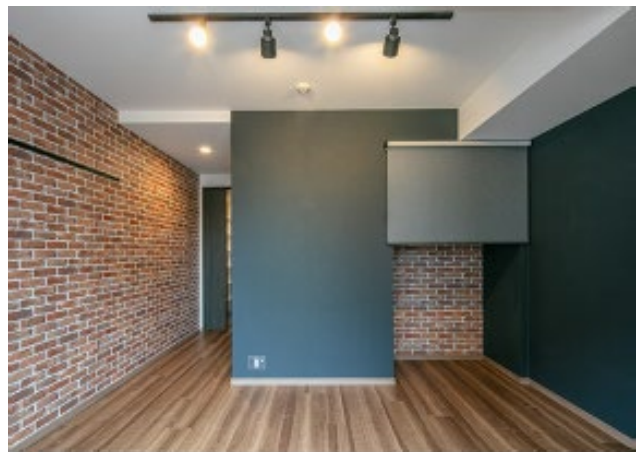
Entrance door hooks

### (2) High-quality homes with a focus on design

Brick wallpaper and striking accent wallpapers have been used in the living room and washroom. In addition, rail lighting has been introduced in the living and dining rooms of 1LDK units to give the space a refined design and three-dimensional feeling.



Washroom with accent wallpaper



Unit with brick wallpaper

### 3. Property overview

#### **Belle Face Magome**

Address: 1-22-15 Higashimagome, Ota-ku, Tokyo (condominium address)  
Access: 1 minute on foot from Magome Station on the Toei Asakusa Line  
Scale and structure: Reinforced concrete structure; 9 levels above ground  
Site area: 778.46 m<sup>2</sup>  
Total Units: 74 (number of rental units: 74)  
Unit area: 25.00 m<sup>2</sup>-40.55 m<sup>2</sup>  
Unit plans: 1R, 1K, 1DK, 1LDK  
Rental fees: 109,000-220,000 yen (including service fees)  
Date of completion: December 22, 2021  
Move-in date: Late January 2022 (planned)  
Design: L Design Office  
Construction: Tada Corporation



#### **Belle Face Ueno**

Address: 6-23-3 Higashiueno, Taito-ku, Tokyo (condominium address)  
Access: 8 minutes on foot from Ueno Station on the Tokyo Metro Ginza Line, Tokyo Metro Hibiya Line, JR Yamanote Line, JR Keihin-Tohoku Line, JR Ueno-Tokyo Line, JR Utsunomiya Line, JR Takasaki Line, JR Joban Line, JR Narita Line, and Akita, Joetsu, Tohoku, Hokuriku and Yamagata Shinkansen; 6 minutes on foot from Inaricho Station on the Tokyo Metro Ginza Line; 9 minutes on foot from Iriya Station on the Tokyo Metro Hibiya Line  
Scale and structure: Reinforced concrete structure; 12 levels above ground  
Site area: 217.35 m<sup>2</sup>  
Total Units: 41 (number of rental units: 41)  
Unit area: 25.13 m<sup>2</sup>-43.65 m<sup>2</sup>  
Unit plans: 1K, 1LDK  
Rental fees: 122,000-230,000 yen (including service fees)  
Date of completion: December 20, 2021  
Move-in date: Late January 2022 (planned)  
Design: Toshi Kankyo Co., Ltd.  
Construction: RAITO KOGYO Co., Ltd.



#### 4. About ORIX Real Estate's Belle Face series of rental condominiums

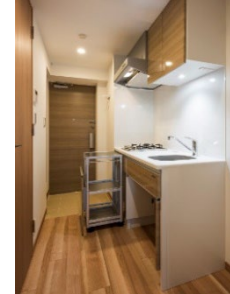
ORIX Real Estate has developed urban rental condominiums, primarily in the Tokyo metropolitan area, since 1996, and operates the Belle Face brand of rental condominiums. The company provides high-quality, comfortable, and highly functional homes for businesspeople and people on long-term solo business assignments who commute to the center of the city.



Entrance walls change color according to the time of day (Belle Face Nishigotanda)



Theater room (Belle Face Meguro)



Mobile kitchen storage (Belle Face Monzen-nakacho II)

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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."