



**Accommodating new lifestyles with exclusive delivery box for each unit, automatic ventilation sensor functions and more**

**Opening of Lions Aoto Residence Condominium Showroom**

**~Adopting ZEH-M Oriented for high thermal insulation and energy-saving performance with consideration for the environment~**

TOKYO, Japan - March 3, 2022 - DAIKYO INCORPORATED (“DAIKYO”) announced today that it will open the condominium showroom for Lions Aoto Residence (total of 53 units on 8 above-ground floors), a condominium under development in Katsushika-ku, Tokyo, on March 24, 2022.



Image of the exterior

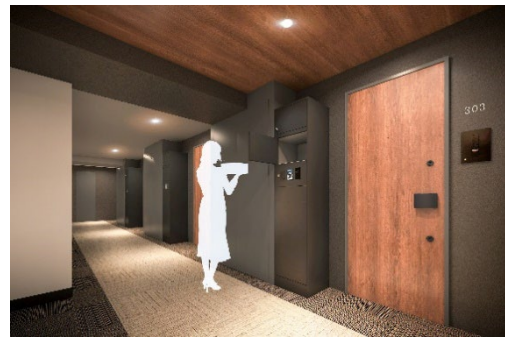


Image of LIONS SMART BOX

Lions Aoto Residence is located a 12-minute walk from Aoto Station on the Keisei Electric Railway Main Line and Oshiage Line, a 3-minute walk from commercial complexes, and a 5-minute walk from elementary and junior high schools, parks and public facilities, offering convenient living facilities and an excellent environment for raising children.

The property has 8 above-ground floors, unit areas of 60.95m<sup>2</sup>-76.18m<sup>2</sup> (2LDK and 3LDK), and an abundant 19 layout types.

With an eye towards the “With Corona” era, some units are equipped with “WORK FIT BOX” work spaces that utilize closets for working from home. To maintain a comfortable hygienic environment, sensors that automatically detect and ventilate concentrated carbon dioxide in rooms have been adopted to prevent infectious diseases. In addition, LIONS SMART BOX, DAIKYO’s original delivery box that won the Good Design Award in 2021, has been installed at the entrance of each residence for the first time to accommodate new lifestyles, such as allowing multiple types of deliveries to be received at the entrance without face-to-face interaction.

Furthermore, this property has obtained “ZEH-M Oriented” certification for realizing greatly improved thermal insulation and energy saving.

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

## ■ Features of Lions Aoto Residence

### 1. A location where multiple generations can live safely and comfortably with a full range of convenient facilities

Major metropolitan stations such as Nihombashi Station on the Toei Asakusa Line and Shinagawa Station on the Keikyu Line can be directly accessed using the Keisei Oshiage Line from nearby Aoto Station. In addition, the property is located in a quiet living environment, a 12-minute walk from Aoto Station along tree-lined streets, with elementary and junior high schools as well as parks and supermarkets within a 5-minute walk. Medical facilities, libraries, health centers and other public facilities are also within walking distance, making it a comfortable living environment for people of all ages.

### 2. Exterior design and common areas

The exterior design was based on the concept of “embarking on life,” incorporating natural elements such as the horizon, light reflecting in water and ripples, and was created using materials with fresh and soft colors. The randomly arranged louvers on balconies are based on the motif of ripples on water’s surface as ships go by. A lounge designed to resemble light, water surfaces and the flow using curves was created in the entrance of the common area. It is also equipped with Wi-Fi access and sofas to relax on.

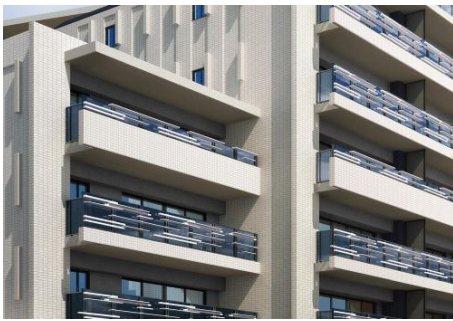


Image of the exterior design



Image of the lounge

### 3. Accommodation of new lifestyles and a home that is safe, secure and environmentally friendly

#### (1) Contactless functions and mechanisms to make time at home more comfortable

Contactless elevators that can be operated by holding a finger over the button have been introduced in the common areas. Some residential units are equipped with Work Fit Boxes, functional and compact workspaces that utilize closet space. In addition, to remedy enclosed spaces with poor ventilation, sensors with a function that automatically activates the range hood to ventilate rooms when the concentration of carbon dioxide exceeds a certain amount \* have been adopted. This automatic ventilation in response to indoor conditions maintains a hygienic environment and makes time at home more comfortable.

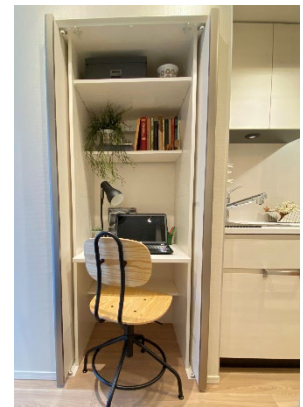
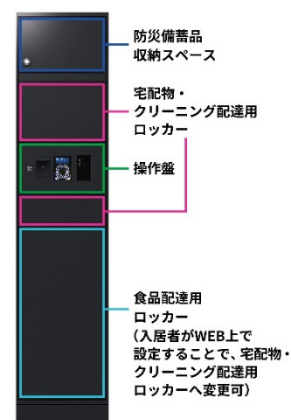


Image of Work Fit Boxes

\*Source: Ministry of Health, Labour and Welfare, [“Report from the Building Sanitation Management Study Association 4-2: Adjustment of Air Quality \(3\) Concentration of Carbon Dioxide” \(in Japanese\)](#)

## (2) Exclusive delivery box for residents installed at the entrances of each unit where disaster reserves can also be stored

The LIONS SMART BOX, which won a Good Design Award in October 2021, will be introduced for the first time. Partner operators for deliveries, including food delivery and cleaning services, can use special IC cards to pass through the entrance and make deliveries to delivery boxes in front of unit entrances, allowing residents to receive deliveries at their own entrances without having to go to their condominium's entrance. Three storage spaces in the box allow to handle different types of parcels, such as dry cleaning and food. The topmost section of the box, which can be unlocked even during a blackout, is a storage space exclusively for disaster reserves in preparation for evacuation at home.



LIONS SMART BOX

## (3) Facilities that provide a safe and secure home

"Return home email notification" has been adopted, sending email notifications to a designated email address when family members return home and unlock the auto-lock at the entrance. IoT functions have also been included, allowing remote control of air conditioning, floor heating, hot water supply for baths and so on using an app.



## (4) Initiatives that take the environment into consideration, such as the acquisition of ZEH-M Oriented certification

Lions Aoto Residence uses Low-E glass and thick thermal insulation materials in the ceiling and floor to meet the thermal insulation performance index for ZEH-M Oriented certification. Additionally, ECO-JOZU, hot-water floor heating, LED lighting and motion sensors have been adopted to reduce primary energy consumption in all units by 20% or more. As a result, all buildings and units have received the highest five-star rating for third-party certification in the Building-Housing Energy-efficiency Labeling System (BELS)\*.



\* Building-Housing Energy-efficiency Labeling System, a system in which a third-party evaluation organization evaluates and certifies energy-saving performance of new and existing buildings.



## 4. Property overview

Address:	4-2304-1 Aoto, Katsushika-ku, Tokyo
Access:	12 minutes on foot from Aoto Station on the Keisei Electric Railway Main Line and Oshiage Line
Structure and scale:	Reinforced concrete structure; 8 levels above ground
Total units:	53
Unit area:	60.95m <sup>2</sup> -76.18m <sup>2</sup>
Unit plans:	2LDK and 3LDK
Start of construction:	October 29, 2021
Date of completion:	March 24, 2023 (planned)
Move-in date:	March 30, 2023 (planned)
Design:	GENDAI SOUGO Architects and Engineers, Inc.
Construction:	DAIKYO ANABUKI CONSTRUCTION, Inc.
URL:	<a href="https://lions-mansion.jp/MN200146/">https://lions-mansion.jp/MN200146/</a> (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.”