



**Easy Access to the Subcenter, Three Buildings Spaciously Enclose a Restful Courtyard**  
**Lions Nakaurawa Forest Fort**  
**Condominium gallery will open to the public on April 16**

TOKYO, Japan - April 12, 2022 - DAIKYO INCORPORATED ("DAIKYO") and Daiei Real Estate & Development Co., Ltd. announced that they would open a condominium gallery to the public on April 16, 2022 for Lions Nakaurawa Forest Fort (total of 111 units on 7 above-ground floors), a condominium under development in Saitama City, Saitama.



Image of the exterior



Image of the courtyard

Lions Nakaurawa Forest Fort is a 7-minute walk from Nakaurawa Station on the JR Saikyo Line, providing direct access to the subcenter of Tokyo, including Shinjuku and Ikebukuro Stations. The surrounding area is a tranquil residential area rich in greenery with several parks, including Besshonuma Park, an approximately eight-hectare park where you can enjoy metasequoia trees, fishing, and other activities, and Akigase Park.

The concept of the property is "a vacation house in the woods." The spacious land plan spans approximately 3,900 m<sup>2</sup>, with a 40-meter approach to the entrance lined with tall trees and a wood-decked courtyard surrounded by residential blocks.

The exclusive areas of the residential units range from 57.21m<sup>2</sup> to 84.36m<sup>2</sup> (2LDK to 4LDK), with a total of 38 floor plans. With the high demand for workspace at home, Lions Nakaurawa Forest Fort also offer a range of plans that utilize storage space to create a space that is easy to focus on work in.

The common areas will accommodate new lifestyles with semi-private rooms and a Wi-Fi-equipped lounge that can be used by up to nine people at once, as well as an entrance security system with facial recognition. In addition, Cookpad mart will be introduced for the first time for the Company. By placing an order through the dedicated app, fresh produce from local farmers and retailers will be delivered to the communal refrigerator in the common area of the condominium with no delivery fee.

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

## ■ Features of Lions Nakaurawa Forest Fort

### 1. Tranquil Residential Area with Urawa and Musashiurawa within Living Area

The nearest station, Nakaurawa Station, is directly connected to Ikebukuro, Shinjuku, and Shibuya Stations on the JR Saikyo Line, providing convenient access for commuting to work and school. There is a 24-hour SEIYU and a drugstore within a 10-minute walk of the property, as well as a department store and a variety of large-scale commercial facilities near Urawa Station. On the other side of Nakaurawa Station, there are several parks such as Besshonuma Park, creating a tranquil living environment with abundant greenery.



Besshonuma Park

### 2. Exterior design

The concept of the property is "a vacation house in the woods." The refined design of the building is based on the image of a standing grove of trees, with wood-grain accents on the exterior walls and the rooftop area, creating a sense of natural environment. With an elegant light gray tile base, milky-white glass is used for the balcony railings to allow light in while providing privacy.



Image of the exterior design

### 3. Functions and Services for New Lifestyles

#### (1) Lounge in the common area equipped with Wi-Fi, including semi-private rooms

The common area will include an approximately 50m<sup>2</sup> lounge consisting of semi-private rooms and a sofa area, complete with Wi-Fi and power outlets, featuring wood walls for a relaxed atmosphere. The semi-private rooms offer comfortable space for concentrated work or study, providing privacy by blocking eyes of others.



Image of the lounge

#### (2) Cookpad mart allowing residents to order fresh food with a single app and receive in the condominium

The service, which will be introduced for the first time in the Company, allows residents to order fresh produce sold by registered local butchers, fresh fish retailers, and farmers via a dedicated app and have it delivered to a communal refrigerator "station" located in a common area. This service allows customers to order and receive their groceries at any time of the day, even when it is difficult to go shopping frequently, with free delivery from a single item.



Image of the station

Cookpad mart official website: <https://cookpad-mart.com/> (in Japanese)

### (3) Unit layouts

Exclusive unit floor areas range from 57.21m<sup>2</sup> to 84.36m<sup>2</sup> (2LDK to 4LDK), with a total of 38 floor plans. These include movable partitions that can be used to divide the space into a single room or private spaces, and a storage room with a sliding door that can be used to create a workspace, making it suitable for people who work from home.



Image of workspace

### 4. Services that provide a safe and secure home

LIONS MY BOX\*, a delivery box that integrates a parcel and mail delivery box, will be installed. To further enhance the functionality and increase security in this property, the parcel delivery box can be unlocked with facial recognition. Facial recognition can also be used to disarm security at the entrance. Furthermore, it will be possible to ship items sold via Yahoo! Auctions and PayPay Flea Market from the delivery box without having to leave the house.

In addition, an e-mail notification will be sent to a designated e-mail address when a family member returns home, when a package is left in the delivery box, or when there is a visitor when residents are not at home.

\*For further information, please refer to the news release: [“LIONS MY BOX, a delivery box dedicated to residential units, jointly developed by DAIKYO and Fulltime System” \(April 11, 2017\)](#) (in Japanese)

### 5. Property overview

Address:	2-2 Seki, Minami, Saitama City, Saitama (lot number)
Access:	7 minutes on foot from Nakaurawa Station on the JR Saikyo Line 18 minutes on foot from Musashiurawa Station on JR Saikyo Line and Musashino Line
Structure and scale:	Reinforced concrete structure; 7 levels above ground
Total units:	111 (units)
Unit area:	57.21 m <sup>2</sup> -84.36m <sup>2</sup>
Unit plans:	2LDK, 3LDK and 4LDK
Start of construction:	October 29, 2021
Date of completion:	August 1, 2023 (planned)
Move-in date:	August 29, 2023 (planned)
Design:	ATAKA SEKKEI CO., LTD.
Completion:	SAITO CONSTRUCTION COMPANY Ltd.
Sellers:	DAIKYO INCORPORATED Daiei Real Estate & Development Co., Ltd.
URL:	<a href="https://lions-mansion.jp/MA191047/">https://lions-mansion.jp/MA191047/</a> (in Japanese)

## ■ Location map



## Contact Information:

Investor Relations and Sustainability Department  
ORIX Corporation  
Tel: +81-3-3435-3121

## 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.”