



Seismic-isolation structure, first adoption of ZEH-M Oriented in Miyagi Prefecture Opening of “Lions Sendai Itsutsubashi” Condominium gallery

TOKYO, Japan - June 23, 2022 - DAIKYO INCORPORATED (“DAIKYO”) announced today that it will open the condominium gallery for Lions Sendai Itsutsubashi (total of 90 units on 19 above-ground floors), a condominium under development in Sendai, Miyagi, on June 25, 2022.



Image of the exterior

The condominium is a 2-minute walk from Itsutsubashi Station on the Sendai Subway Namboku Line and a 12-minute walk from Sendai Station on the JR Tohoku Main Line. The area around Sendai Station is expected to continue to thrive with large commercial facilities directly connected to the station, as well as redevelopment plans currently underway. The area around Itsutsubashi, where the property is located, includes a campus of Tohoku University and is in the school zone for Itsutsubashi Junior High School, a traditional school opened in 1910. It is a quiet living environment with an atmosphere of educational culture and residential streets.

80% of units are south-facing (72 units), 60% are corner units (54 units), and the building offers excellent lighting and ventilation. There are a total of 8 different 2LDK and 3LDK layouts (63.32 m² to 85.58 m²) featuring plans with ample storage space as well as kitchens and bathrooms with windows.

The property is the first* condominium in Miyagi Prefecture to acquire ZEH-M Oriented certification, which significantly improves thermal insulation performance and conserves energy. In addition, seismic-isolation equipment (laminated rubber) has been placed under pillars, adopting a seismic-isolation system that absorbs shaking in the event of an earthquake.

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

* According to research carried out by DAIKYO

■ Features of Lions Sendai Itsutsubashi

1. Location with both high convenience and livability

It is located a 2-minute walk from Itsutsubashi Station on the Sendai Subway Namboku Line and a 12-minute walk from Sendai Station on the JR Tohoku Main Line. The Itsutsubashi area is close to the core of transportation, business, and commerce in front of Sendai Station, while still offering a calm living environment with convenient facilities such as educational facilities, medical institutions, shopping areas, and parks.

2. Exterior design and common areas

The exterior design at the base of the building adopts a grand, classic design similar to university architecture, welcoming tenants with an appearance unique to an area with educational culture. The radiance of the glass used on the middle floors expresses a light and polished urban feel, while the upper floors express a sense of transparency as the building blends into the skyline.

The entrance to the common area is warm and inviting, featuring a natural stone and wood-tone interior and art.



Image of the exterior

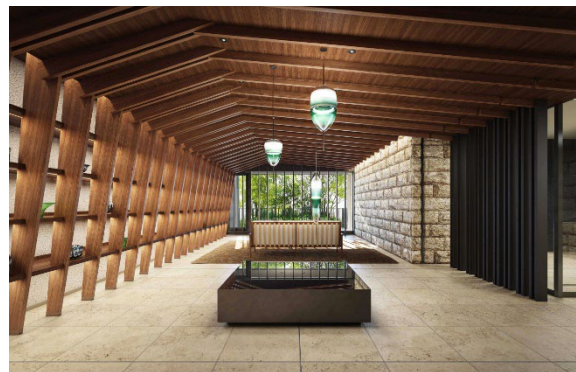


Image of the main entrance

3. Various open layouts with excellent lighting and ventilation

80% of the 90 total units are south-facing (72 units) and 60% are corner units (54 units), offering excellent lighting and ventilation. There are plans that feature living/dining rooms along the entire south-facing balcony side as well as layouts where the kitchens and bathrooms have windows, creating a sense of openness. In addition, large walk-through closets and shoe closets that can be used from both the corridors and western-style rooms provide ample storage space.

4. Safe and secure home with disaster prevention measures and security systems

(1) Structures and facilities prepared for disasters, such as seismic-isolation structure

Seismic-isolation equipment (laminated rubber) has been placed under pillars, adopting a seismic-isolation system that prevents the building from shaking by absorbing shaking in the event of an earthquake. In addition, the building is equipped with shared Wi-Fi that can gather information even in the event of a disaster, as well as emergency stockpiles on each floor.

(2) Adoption of LIONS My Box and security system

LIONS My Box, exclusive delivery lockers for each residence that integrates a parcel and mail delivery box and which won a 2016 Good Design Award, has been installed, responding to new lifestyles where delivery services

have become commonplace as well as non-contact needs. A security system will also be introduced to protect the lives of tenants, with three locks including the entrance, first floor elevator and entrance to each unit, as well as security sensors. Security sensors have been installed in the entrance of each unit as well as interior windows, alerting the security company immediately in the event of an emergency for peace of mind.

5. Environmentally friendly home with ZEH-M Oriented certification

In order to meet thermal insulation performance standards, which are an index for ZEH-M Oriented certification, this property has improved thermal insulation in the building frame and windows, maintaining a comfortable indoor environment that is warm in the winter and cool in the summer. Furthermore, touchless automatic flushing, LED lighting, floor heating and ECO-JOZU high-efficiency water heaters have also been used to reduce energy consumption in the residential building by more than 20%. As a result, the building has received the highest possible rating of five stars in the BELS* third-party certification.

* 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.

6. Property overview

Address: 3-324-4, Itsutsubashi, Wakabayashi-ku, Sendai, Miyagi (lot number)
Access: 2 minutes on foot to the Sendai Subway Itsutsubashi Station, 12 minutes on foot to Sendai Station on the JR Tohoku Main Line
Structure and scale: Reinforced concrete structure; 19 levels above ground
Total units: 90
Unit area: 63.32 m²-85.58 m²
Unit plans: 2LDK – 3LDK
Start of construction: February 7, 2022
Date of completion: February 19, 2024 (planned)
Move-in date: February 26, 2024 (planned)
Design: Soken Sekkei
Construction: Fukuda Corporation
Sellers: DAIKYO INCORPORATED
URL: <https://lions-mansion.jp/MC200009/> (in Japanese)

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, 2021 – March 31, 2022.”