



Niigata City's First ZEH-M Oriented Specifications, 329-Unit High-Rise Condominium Requests for Documentation for "The Surpass Tower Niigata Bandai City" Now Being Accepted

Kagawa, Japan - July 29, 2022 - Anabuki Construction Inc. ("Anabuki Construction") announced today that it will begin accepting requests for documentation for "The Surpass Tower Niigata Bandai City," a condominium with 20 above-ground floors and a total of 329 units currently under development in Niigata, Niigata Prefecture, on its official condominium website (URL: <https://www.384.co.jp/bandai-c/> (in Japanese)) starting today.



Image of the exterior view



Image of the Owners' Lounge

The Surpass Tower Niigata Bandai City began construction^{*1} on March 1, 2022 and is one of the largest development projects in the Surpass series of condominiums. Ten minutes' walk from Niigata Station with access to the JR Joetsu Shinkansen, Shin'etsu Main Line, Hakushin Line and Echigo Line, the property is located in Bandai City area, a central area of Niigata where many large commercial facilities are located.

The property has a sophisticated and symbolic design to blend in with the bustling area, featuring the City Deck, a wooden-style space filled with greenery, and the use of glass materials throughout the exterior. The common areas include the Owners' Lounge, a space for relaxation that serves as a second living room, the Flex Space equipped with a kitchen, two guest rooms, and a variety of other rich spaces.

The floor plans are available in a wide range of 34 variations from 1LDK to 4LDK (from 45.41m² to 158.31m²) to suit all lifestyles. Some of the units on the top floor (10 units) feature special equipment and specifications including kitchens made overseas with superior design and functionality as the standard for the premium units. Additionally, ZEH-M Oriented specifications have been adopted for the first time in Niigata city^{*2}, and third-party certification in the BELS (Building Energy-efficiency Labeling System) has been acquired. The property provides a comfortable living space that is both environmentally and economically friendly with improved insulation performance and efficient energy use.

Anabuki Construction will continue to generate urban excitement and, at the same time, provide environmentally friendly, comfortable housing in harmony with local communities.

^{*1} [329-unit large-scale new condominium, the largest of the Surpass series Construction Begins for "The Surpass Tower Niigata Bandai City \(February 25, 2022\)](#)

^{*2} According to research by Anabuki Construction

■ Features of The Surpass Tower Niigata Bandai City

1. Located in Bandai City, the center of Niigata

The property is a ten minutes' walk from JR Niigata Station and is located in the Bandai City area, the center of dining, shopping, and culture, with large commercial facilities such as LoveLa Bandai, Niigata Isetan, and BILLBOARD PLACE. The Shinano River flows within a two minutes' walk, with access to the Shinano River Yasuragi Embankment where you can enjoy strolling and jogging and Bandai Terrace, making it an open waterfront area. The Bandai City Bus Center, where more than 20 bus routes and express buses are available, is also located nearby, providing easy access to the outside of the city and the prefecture.

2. New symbolic tower that blends into the bustle of the city

The exterior is a sophisticated design characterized by a series of vertical mullions aligned rhythmically, resembling sails being hoisted into the sky, and glass materials that reflect the sky and bring brilliance to the streetscape. The wooden style, greenery-filled City Deck is placed on the side of the tree-lined Galveston Street, where events take place, creating an open street corner space. On the first floor, two commercial stores are scheduled to be hosted, making the property a new symbolic tower for the city, taking advantage of its bustling location.

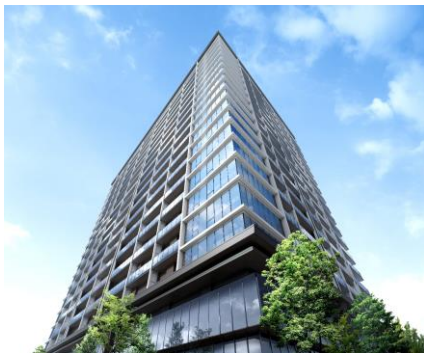


Image of the exterior view



Image of the City Deck

3. Rich shared facilities for a variety of occasions

The common areas feature facilities that can be used for various occasions, including Owners' Lounge, a relaxing space that serves as a second living room; the Owners' Library, equipped with tables, sofas, and semi-private booths; the Flex Space, a multi-purpose space with a kitchen for home parties, etc.; and Luxury Cabin and Casual Cabin, the two guest rooms that can accommodate visitors.

In addition, each floor is equipped with a luggage storage area, a 24-hour garbage disposal area, and a storage room for emergency supplies. Furthermore, Surpass Escort Service + F-ace, a security service that allows residents to unlock the auto-lock at the entrance with facial recognition, has been adopted to provide high-grade comfort and a safe living environment.



Image of the Owners' Lounge



Image of the Owners' Library



Image of the Luxury Cabin

4. Floor plans that pursue design and functionality

With a total of 34 types ranging from 1LDK to 4LDK (from 45.41m² to 158.31m²), a wide range of variations are available to meet the diverse needs of singles, DINKs, and families. Some of the units (10 units) on the top floor are premium units, equipped with kitchens and cupboards by SieMatic from Germany, dishwashers by Miele, and other features to pursue design and functionality down to details. Moreover, all units feature Jibun-Made Surpass, which allows residents to choose a floor plan, colors, and a variety of options to suit their individual lifestyles, helping them to create a home of their own.*³

*3 Applications must be submitted within a certain period of time. For details, please contact the staff in charge.



Living-dining room (model room)



Kitchen (model room)

5. High-rise ZEH-M Oriented specifications adopted for the first time in Niigata City

High-rise ZEH-M Oriented specifications have been adopted for the first time among condominiums in Niigata City, and third-party certification under the BELS (Building Energy-efficiency Labeling System) has been acquired. The primary energy consumption in the units will be reduced by 29% for the entire building using thermal insulation in floors and ceilings, Low-E double-glazing for windows directly exposed to the outside air, as well as the installation of high-efficiency equipment. Efficient use of energy will provide a comfortable and healthy lifestyle while saving on utility costs and providing an environmentally friendly lifestyle.

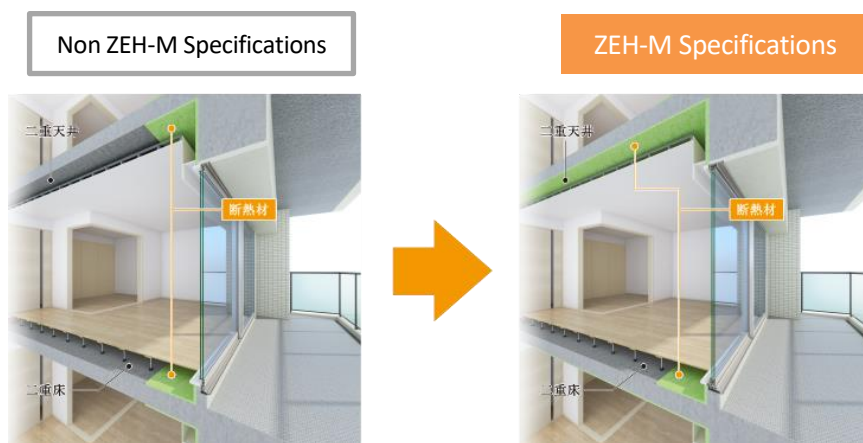


Image of high-insulation material applied to ceiling and floor

*4 [Two DAIKYO and Anabuki Construction Projects Selected for Ministry of the Environment's Fiscal 2021 High-Rise ZEH-M Support Project \(September 29, 2021\)](#)

<DAIKYO and Anabuki Construction's Experience in ZEH-M Specifications>

In the ORIX Group's real estate business, DAIKYO INCORPORATED and Anabuki Construction, which are responsible for the condominium housing development business, have experience with a total of 26 condominiums with ZEH-M specifications (based on completed construction, as of July 2022).

In July 2018, DAIKYO reduced primary energy consumption by more than 75% in Lions Ashiya Grandfort, becoming the first company in Japan to receive a BELS evaluation certificate^{*5} as Nearly ZEH-M.

The two companies will promote the development with specifications that meet the ZEH-M Oriented standard as a general principle, aiming to enhance environmental consideration and to improve the quality of living.

Website: https://lions-mansion.jp/areaspecial/zeh_m/ (in Japanese)

^{*5} [Lions Ashiya Grandfort receives Japan's first Nearly ZEH-M certification" \(July 10, 2018\)](#) (in Japanese)

■ Property overview

Address:	2-2439-1 Bandai, Chuo-ku, Niigata, Niigata (lot number)
Access:	Ten minutes on foot from Niigata Station on JR Joetsu Shinkansen, Shin'etsu Main Line, Hakushin Line and Echigo Line
Scale and structure:	Reinforced concrete structure (20 levels above ground)
Site area:	4,554.35 m ²
Total units:	329, and 2 commercial stores
Parking space:	223 (including one space for visitors and one space for rental cars)
Unit area:	45.41 m ² -158.31 m ²
Unit plans:	1LDK-4LDK
Start of construction:	March 1, 2022
Date of completion:	Mid-October 2024 (planned)
Move-in date:	Mid-January 2025 (planned)
Design:	ATAKA SEKKEI Co., Ltd.
Construction:	Specific construction joint venture between Anabuki Construction Inc. and Kagata Corporation

■ Future schedule

Condominium gallery opening:	Late September 2022 (planned)
Start of sales:	Mid-November 2022 (planned)

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 March 31, 2022)

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."