



**Sales Begin for “Surpass Mabuchi Mid Fort”
Condominium gallery to open to the public on November 12**

Kagawa, Japan - November 10, 2022 - Anabuki Construction Inc. (“Anabuki Construction”) announced today that it will open a condominium gallery to the public on November 12 for Surpass Mabuchi Mid Fort (total of 34 units on 10 above-ground floors), a condominium under development in Shizuoka, Shizuoka Prefecture.



Image of the exterior view



Image of the entrance

Surpass Mabuchi Mid Fort is a 13-minute walk from Shizuoka Station on the JR Tokaido Line and JR Tokaido Shinkansen, and a two-minute walk to the nearest bus stop. As a stop on the Tokaido Shinkansen, Shizuoka Station offers easy access to other prefectures such as Tokyo and Nagoya. The station building has commercial facilities such as PARCHE and ASTY Shizuoka, and within a 10-minute walk from the property there are convenient facilities such as an electronics store, supermarkets, and drugstores. There is also a park within a three-minute walk, and the property is in the school district of Nakada Elementary School, a prefectural school that practices welfare education, providing a safe environment for families raising children.

A total of six unit types with 18 variations are available in 1LDK, 2LDK, and 3LDK (55.32 m² to 82.55 m²). Designs include living/dining room plans with windows on two sides to take advantage of the southwest/southeast orientation of the building and designs with windowed kitchens and bathrooms ensure airiness and brightness, and the units also have plenty of storage space. The common area on the first floor features a modern entrance hall with sofa benches and a private garden with seasonal foliage.

The property is equipped with high thermal insulation performance and high-efficiency equipment. It is the fourth building in Shizuoka City to adopt the ZEH-M Oriented specifications.

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

■ Features of Surpass Mabuchi Mid Fort

1. A town with an excellent balance between a serene environment and day-to-day convenience

Surpass Mabuchi Mid Fort is a 13-minute walk from Shizuoka Station on the JR Tokaido Line and Tokaido Shinkansen and a nine-minute ride on the Shizutetsu JustLine bus to Shizuoka Station from the Mabuchi 3-chome bus stop, which is just a two-minute walk from the property, providing excellent transportation access. While the area surrounding the property is a serene residential district, it is also within walking distance of the Ekinan Ginza Shopping Street and is on the South Trunk Line (Prefectural Road Route 354), where roadside stores have been developed in recent years, providing an excellent environment and convenience.

2. Common areas with a sophisticated atmosphere

The first floor features a lounge with large, open windows to blend the outside with the inside of the hall and a private garden with seasonal foliage. The common areas provide elegant and sophisticated spaces for residents to relax and unwind.

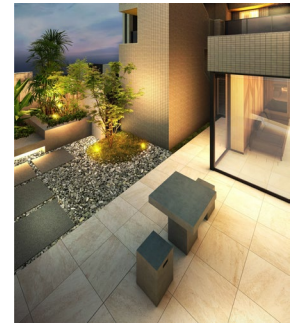


Image of private garden

3. Floor plans

The units face southwest and southeast and are available in six floor plans ranging from 1LDK to 3LDK (55.32 m² to 82.55 m²). In addition to the basic plans, two options are available for all six types to meet the diverse needs of residents ranging from single persons to couples and families. Various plans are available to suit customers' lifestyles, including a layout in which a closet is replaced by a workspace and a design in which a walk-through closet that can be used from two rooms has been added.



Living and dining room (model room)



Office (model room)

4. Common facilities for new lifestyles

The condominium is equipped as standard with “Surpass Escort Service + F-ace,” a security service that leverages facial recognition technologies. This service allows residents to disarm security at the common entrance and elevator on the first floor by facial recognition without using a key or card, and enables the elevator to move automatically to the floor of their residence. The delivery box can also be unlocked by facial recognition. The property offers a safe and convenient lifestyle with the latest technology.

5. Adoption of ZEH-M Oriented specifications

This is the fourth building in Shizuoka City to adopt the ZEH-M Oriented specifications and obtain third-party certification under the Building-Housing Energy-efficiency Labeling System (BELS). Materials with high thermal insulation have been used for the floors and ceilings, and LOW-E double-glazing has been used for windows that are exposed directly to outside air without changes in room temperature. In addition, the use of high-efficiency equipment such as high-insulation bathtub and LED lighting achieves significant energy savings (at least 20% reduction compared to energy conservation standards).

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

In 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 28 condominiums with ZEH-M specifications (based on completed construction, as of October 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* 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)

* "["Lions Ashiya Grandfort receives Japan's first Nearly ZEH-M certification" released on July 10, 2018](#)" (in Japanese)

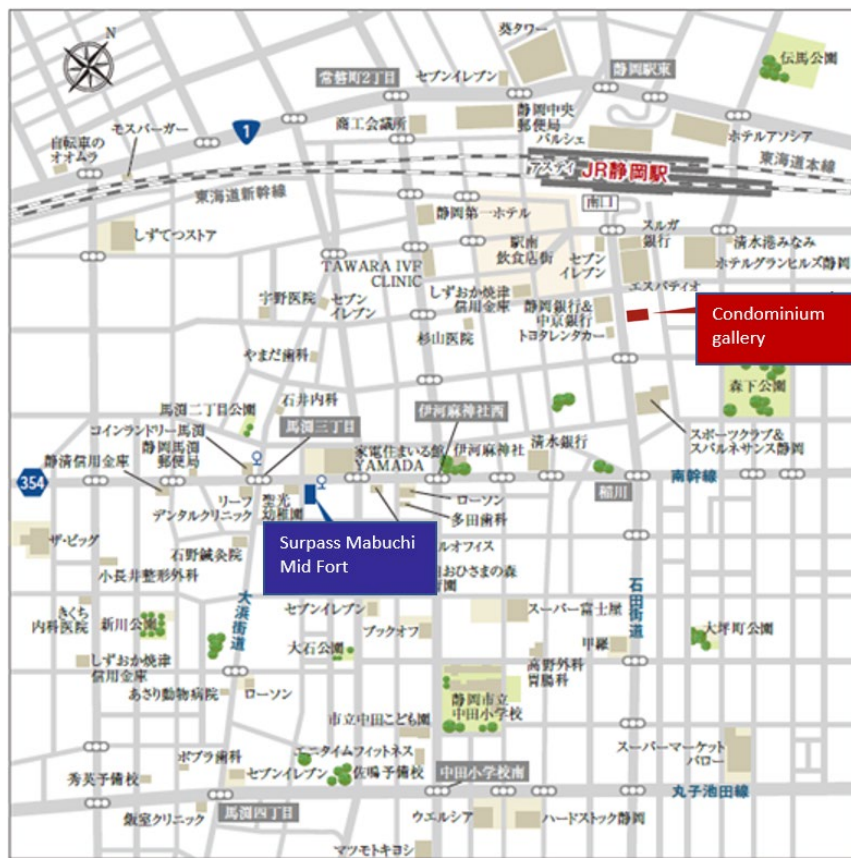
6. Property overview

Address:	3-148-1 Mabuchi, Suruga-ku, Shizuoka, Shizuoka (lot number)
Access:	13 minutes on foot from Shizuoka Station on the JR Tokaido Line and JR Tokaido Shinkansen
Scale and structure:	Reinforced concrete structure (10 levels above ground)
Site area:	900.94 m ²
Total floor area:	2,915.58 m ²
Total units:	34
Parking space:	32
Unit area:	55.32 m ² -82.55 m ²
Floor plan:	1LDK, 2LDK and 3LDK
Start of construction:	June 23, 2022
Date of completion:	Late December 2023 (planned)
Move-in date:	Mid-February 2024 (planned)
Design:	Anabuki Construction Inc. Tokyo First-Class Registered Architects
Construction:	Anabuki Construction Inc.
Website:	https://www.384.co.jp/mabuchi/ (in Japanese)

■ Overview of first phase of sales (on a first-come, first-served basis)

Units for sale:	8
Unit area:	55.32 m ² -82.55 m ²
Floor plans:	1LDK, 2LDK and 3LDK
Unit prices:	35.1 million yen – 49.9 million yen

■ 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, 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" furnished on Form 6-K.