



## First Condominium in Umekita 2nd Project GRAND GREEN OSAKA Sales Overview Finalized GRAND GREEN OSAKA THE NORTH RESIDENCE

TOKYO, Japan - October 12, 2023 - The joint venture of nine companies (“JV9”)\*<sup>1</sup> in charge of the Umekita 2nd Project GRAND GREEN OSAKA (“the project”), led by Mitsubishi Estate Co., Ltd., announced the first condominium in the area under the project being developed by JV9, to be named “GRAND GREEN OSAKA THE NORTH RESIDENCE” and that the overview of its sales has been finalized. Sekisui House, Ltd. will serve as the lead seller\*<sup>2</sup> for this residence, which is scheduled to go on sale in February 2024, and will begin accepting applications on the official website on October 12 this year.

### GRAND GREEN OSAKA THE NORTH RESIDENCE



CG rendering of the exterior of the building

Official website: <https://www.sekisuihouse.co.jp/gm/osa/ggonorth/> (in Japanese)

#### ■ Main Features of GRAND GREEN OSAKA THE NORTH RESIDENCE

<b>Location</b>	<ul style="list-style-type: none"><li>• With the view of one of the world’s largest urban parks directly connected to the world’s largest railway terminal</li><li>• An urban space with various functions such as urban parks, offices, and commercial facilities</li></ul>
<b>Car Gallery</b>	<ul style="list-style-type: none"><li>• Residents can bring their beloved cars to their unit via a private elevator</li><li>• A moment of supreme pleasure while looking at one’s beloved car in the living room of one’s own home</li></ul>
<b>Electricity Distribution System</b>	<ul style="list-style-type: none"><li>• Cutting-edge system that flexibly distributes power within the building in the event of a power outage</li></ul>

\*1 One member of JV9, Umekita Kaihatsu Tokutei Mokuteki Kaisha, is an SPC funded by Obayashi Corporation.

\*2 The sales will be conducted with eight seller companies: Sekisui House, Osaka Gas Urban Development, ORIX Real Estate, Kanden Realty & Development, Takenaka Corporation, Hankyu Corporation, Mitsubishi Estate Residence, Umekita Development Specific Purpose Company, and three distributor companies: Sekisui House, Mitsubishi Estate Residence, and Hankyu Hanshin Properties.

## Location

~With the view of one of the world's largest urban parks directly connected to the world's largest railway terminal~  
GRAND GREEN OSAKA, centered on the urban park UMEKITA PARK, is a large-scale mixed-use development project covering a total area of approximately 9.1 hectares, located near JR Osaka Station, the largest terminal in western Japan. It is an urban space brimming with vitality in harmony with "Midori (greenery)," and also includes a variety of functions such as offices and commercial facilities. This residence is located in the North District of the development, with UMEKITA PARK, the main feature of the development plan, spreading out in front of the building.



Concept image of UMEKITA PARK stretching out in front of the building

## Car Gallery

~Residents can bring their beloved cars to their unit via a private elevator~

The residence offers units with a car gallery\*<sup>3</sup> where residents can bring their beloved cars to the unit via a private elevator. This creates a space like a soundproof room exclusively for their cars, allowing residents to enjoy a moment of supreme pleasure while looking at their beloved cars in the living room of their own homes.

\*<sup>3</sup> The car gallery is a common area.



Concept image of a unit with a car gallery

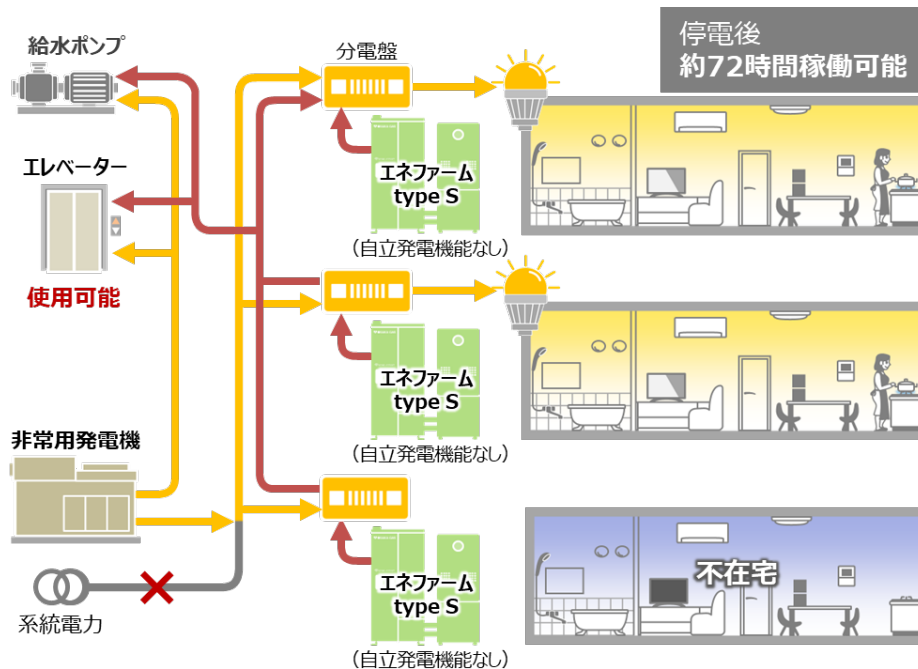
## Electricity Distribution System

~<First in Japan\*4> The latest system combining an emergency power generator and household fuel cell batteries is installed to provide electricity within the building~

The residence is designed with disaster prevention and resilience in mind, and is equipped with state-of-the-art technology aiming for a safe and secure lifestyle. All units are equipped with ENE-FARM type S household fuel cells. Combined with an emergency power generator, this autonomous energy system allows the entire building to share power in the event of a power outage. This system is designed to supply power to the water pumps, elevators, and residential units necessary to maintain lifelines for approximately 72 hours\*5 after a power outage.

\*4 The autonomous energy system that combines an emergency power generator and the household fuel cell "ENE-FARM type S" installed in all residences will be the first in Japan to allow a condominium building to share electricity within itself in the event of a power outage. (According to research by Osaka Gas Co., Ltd.)

\*5 The above figures are based on the assumption that the autonomous energy system will be in operation, and depend on the assumed power usage and ENE-FARM operation status.



Cutting-edge system that flexibly distributes power within the building in the event of a power outage

Furthermore, the residence will be environmentally friendly, with all units meeting the ZEH Oriented standard through a variety of advanced technologies and innovations. The outer grounds are surrounded by lush greenery and water, in harmony with UMEKITA PARK, to facilitate coexistence with nature, with consideration for biodiversity. By offering high added value to the residents in terms of safety, security, comfort, and environmental performance, the residence will achieve an even higher quality of life.



Concept image of the surrounding grounds with greenery and water, in harmony with nature

## ■ Overview of GRAND GREEN OSAKA THE NORTH RESIDENCE



- Name: GRAND GREEN OSAKA THE NORTH RESIDENCE
- Address: Lots 1-1 (reserved land scheduled, etc.) and 2-1 (provisional replacement land) in the Block 6, Osaka Station Kita Ofukanishi District, in the area for the Land Readjustment Project of Osaka Urban Planning Project
- Leased area (Location and lot number): 1-41, 1-18 Ohfuka-cho, Kita-ku, Osaka
- Access: 7-minute walk from JR Osaka Station (North Central Exit), 9-minute walk from Hankyu Railway Osaka Umeda Station Chayamachi Exit, 9-minute walk from Osaka Metro Umeda Station Exit 5
- Site area: 7,318.81 m<sup>2</sup>
- Building area: 3,540.60 m<sup>2</sup>
- Total floor area: 72,291.55 m<sup>2</sup>
- Structure/No. of floors: Reinforced concrete, partially steel framed, 46 floors above ground
- Total number of units: 484 (including 248 units not for sale)
- Unit area: 45.61 m<sup>2</sup>~305.46 m<sup>2</sup> \*Exclusive [Unit] area and layout are based on the total number of 236 units to be sold.
- Unit plans: LDK, 1LDK, 2LDK
- Scheduled completion: Late December 2025
- Available for occupancy: Late March 2026 (scheduled)
- Seller: Sekisui House, Ltd., Osaka Gas Urban Development Co., Ltd., ORIX Real Estate Corporation, Kanden Realty & Development Co., Ltd., Takenaka Corporation, Hankyu Corporation, Mitsubishi Estate Residence Co., Ltd., Umekita Development Specific Purpose Company
- Distribution partnership (agency): Sekisui House, Ltd., Mitsubishi Estate Residence Co., Ltd., and Hankyu Hanshin Properties Corp.
- Design: Takenaka Corporation and Nikken Housing System Ltd. < Umekita 2nd Project Area Design and Supervision Joint Venture >
- Supervision: Nikken Housing System Ltd. < Umekita 2nd Project Area Design and Supervision Joint Venture >
- Construction: Umekita 2nd Project Joint Venture < Takenaka Corporation and Obayashi Corporation >
- Scheduled date of sale: Early February 2024



**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 March 31, 2023)

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