



## ORIX Real Estate Completes Belle Face Hatchobori West and Belle Face Sangenjaya Rental Condominiums with Emergency Supplies Update/Management Service

TOKYO, Japan – August 21, 2024 – ORIX Real Estate Corporation (“ORIX Real Estate”) announced that it completed two rental condominium buildings, Belle Face Hatchobori West (12 stories above ground, 97 units) and Belle Face Sangenjaya (5 stories above ground, 48 units), on July 31. For the first time in the Belle Face series, these properties feature a service that manages and updates emergency supplies with expiration dates<sup>\*1</sup>. By maintaining and storing emergency supplies in optimal condition, these properties enhance the safety and security of their residents.



Exterior view of Belle Face Hatchobori West



Disaster-prevention stockpile (an example)

Belle Face Hatchobori West is conveniently located within walking distance of Otemachi, Nihonbashi, and Ginza areas, while Belle Face Sangenjaya is situated in a quiet residential area, an 8-minute walk from Sangenjaya Station on the Tokyu Den-en-toshi and Tokyu Setagaya lines, passing through a shopping street. Both buildings are designed with distinctive, high-aesthetic entrances featuring two-story atriums.

According to the "FY2022 Rental Tenant Trend Survey (Greater Tokyo Area)"<sup>\*2</sup> conducted by Recruit Co., Ltd., concept rental properties equipped with disaster preparedness features such as emergency supply storage and batteries are among the most desirable for tenants. Additionally, the Tokyo Metropolitan Government has been promoting "sheltering at home," where residents stay in their homes with minimal power sources and emergency supplies while collaborating with the local community during disasters. This highlights the growing importance of enhancing disaster preparedness for residents in rental condominiums.

These properties are equipped with emergency generators, LED lighting for power outages, rescue tools, engine oil for generators, and emergency supplies such as water, food, and first aid kits. The service ensures that the expiration dates of these supplies are properly managed, maintaining the disaster preparedness of the entire condominiums. ORIX Real Estate will continue to develop the Belle Face series to realize safe and secure living environments for its residents.

<sup>\*1</sup> “Bousai Sustaina+” provided by TSUNAGU NETWORK COMMUNICATIONS INC.

<sup>\*2</sup> Survey of trends among tenants of rental condominiums published by Recruit Co., Ltd. "[FY2022 Rental Tenant Trend Survey \(Greater Tokyo Area\)](#)" (in Japanese)

## 1. Background of Introducing the Emergency Supplies Update/Management Service

### (1) Demand for Disaster-Ready Rental Properties

According to the rental tenant trend survey by Recruit, there is a growing demand for disaster preparedness features such as emergency supply storage and batteries in rental condominiums.

### (2) Tokyo's Promotion of Sheltering at Home

The government's damage estimates for Tokyo in the event of a major earthquake directly beneath the city<sup>\*3</sup>, revised in 2022, estimate that approx. 2.99 million evacuees and 4.53 million people unable to return home would be affected by a major earthquake directly beneath southern central Tokyo, which is expected to cause the most damage in the city. In evacuation centers with many evacuees, there are issues such as shortages of supplies such as food and drinks, deteriorating hygiene, and privacy concerns.

In earthquake-resistant condominium buildings with minimal damage, securing essential power sources and emergency supplies while coordinating with the community makes it possible to shelter in a familiar environment. This also helps alleviate overcrowding in evacuation centers, making "sheltering at home" the recommended option<sup>\*4</sup>.

<sup>\*3</sup> [Tokyo Metropolitan Government Disaster Preparedness Website: New Damage Estimates for Tokyo from a Major Earthquake Directly Beneath the Capital \(in Japanese\)](#)

<sup>\*4</sup> [Tokyo Metropolitan Government Disaster Preparedness Website: Tokyo Regional Disaster Prevention Plan, Earthquake Edition \(2023 Revision\) Overview \(P7 Development of "Condominium Disaster Preparedness" Considering Tokyo's Characteristics\) \(in Japanese\)](#)

## 2. Services Included with Belle Face Hatchobori West and Belle Face Sangenjaya

In many rental condominiums, emergency supplies and equipment such as generators may not be adequately provided, or expiration date management may be interrupted due to changes in owners or managers. The services provided with these properties ensure that items such as engine oil, batteries, emergency water, food, and first aid kits are not expired and remain usable during emergencies, thereby enhancing the disaster preparedness of the entire condominium.

### [Examples of Emergency Supplies]

Both Belle Face Hatchobori West and Belle Face Sangenjaya are equipped with approximately 30 types of emergency supplies, including generators for power outages, LED lighting, and rescue toolkits, which are difficult to prepare in each unit. These supplies are stored in communal storage areas within the buildings, and in the event of a disaster, residents can access them without needing a key.



Emergency generator



LED lighting



Rescue tool kit

## ■ About Bousai Sustaina+

Bousai Sustaina+ is a service provided by TSUNAGU NETWORK COMMUNICATIONS INC. It addresses the needs of condominium management companies and associations, such as understanding the necessary types and quantities of emergency supplies and managing expiration dates. The service delivers emergency supplies and manages expiration dates, including engine oil for generators, emergency water, food, and first aid kits, and replenishes them as needed.

### 3. Features of the Two Properties

#### (1) Belle Face Hatchobori West

Located 4 minutes on foot from Hatchobori Station on the JR Keiyo Line and Tokyo Metro Hibiya Line, and Takaracho Station on the Toei Asakusa Line. It is also within walking distance to business areas like Otemachi and commercial areas like Ginza and Nihonbashi. The building features an exterior with windows that create a strong presence facing the main road and a spacious entrance with a two-story glass atrium. The property offers five different layout types: 1R, 1DK, 2K, 1LDK, and 2LDK, with three interior color options, allowing residents to choose a unit that suits their lifestyle.

#### (2) Belle Face Sangenjaya

Located an 8-minute walk from Sangenjaya Station on the Tokyu Den-en-toshi and Tokyu Setagaya lines, passing through a shopping street. The building's staggered design integrates well with the surrounding neighborhood, with a main composition of walls designed with materials and subdued colors that harmonize with the area. The entrance features a two-story atrium. The building uses a wall construction method<sup>\*5</sup>, resulting in a clean, uncluttered interior space with fewer columns and beams.

<sup>\*5</sup> A construction method where the building is supported by walls instead of columns and beams, unlike the rigid frame structure. This creates spaces with fewer protrusions and recesses.

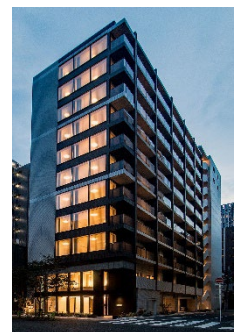
### 4. Property overview

#### Belle Face Hatchobori West

Address: 3-8-1 Hatchobori, Chuo-ku, Tokyo (condominium address)

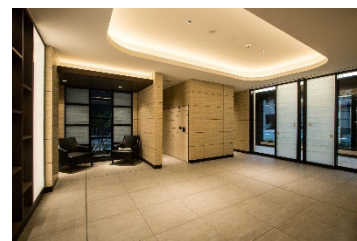
Access: 4-minute walk from Hatchobori Station on the JR Keiyo Line and Tokyo Metro Hibiya Line  
4-minute walk from Takaracho Station on the Toei Asakusa Line  
11-minute walk from Ginza-itchome Station on the Tokyo Metro Yurakucho Line  
12-minute walk from Tokyo Station on the JR Yamanote Line and Tokyo Metro Marunouchi Line

Scale and structure: Reinforced concrete structure; 12 levels above ground (partially 11 stories)



Exterior view

Site area: 493.38 m<sup>2</sup>  
Total units: 97  
Unit area: 25.08m<sup>2</sup>-50.50m<sup>2</sup>  
Unit plans: 1R, 2K, 1DK, 1LDK, and 2LDK  
Date of completion: July 31, 2024  
Move-in date: August 1, 2024  
Design: L Design Office  
Construction: Keio Construction Co., Ltd.



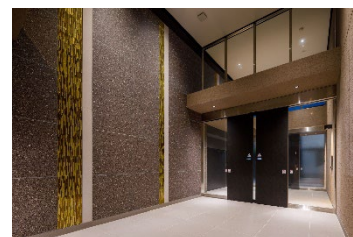
Entrance

### **Belle Face Sangenjaya**

Address: 2-37-10 Taishido, Setagaya-ku, Tokyo (condominium address)  
Access: 8-minute walk from Sangenjaya Station on the Tokyu Den-en-toshi and Tokyu Setagaya lines  
Scale and structure: Reinforced concrete structure; 5 levels above ground  
Site area: 804.02m<sup>2</sup>  
Total units: 48  
Unit area: 25.26m<sup>2</sup>-52.60m<sup>2</sup>  
Unit plans: 1DK and 2LDK  
Date of completion: July 31, 2024  
Move-in date: August 1, 2024  
Design: GYRO ARCHITECTS Inc.  
Construction: RAITO KOGYO CO., Ltd.



Exterior view



Entrance

### **Contact Information:**

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### **About ORIX Group:**

ORIX Group (ORIX Corporation TSE: 8591; NYSE: IX) was established in 1964 and has grown from its roots in leasing in Japan to become a global, diverse, and unique corporate group. Today, it is active around the world in financing and investment, life insurance, banking, asset management, real estate, concession, environment and energy, automobile-related services, industrial/ICT equipment, ships and aircraft. Since expanding outside of Japan in 1971, ORIX Group has grown its business globally and now operates in around 30 countries and regions across the world with approximately 34,000 people. ORIX Group unites globally around its Purpose: "Finding Paths. Making Impact." combining diverse expertise and innovative thinking to help our world develop in a sustainable way.

For more details, please visit our website: <https://www.orix.co.jp/grp/en/>

(As of March 31, 2024)

**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, 2023 – March 31, 2024” furnished on Form 6-K.