

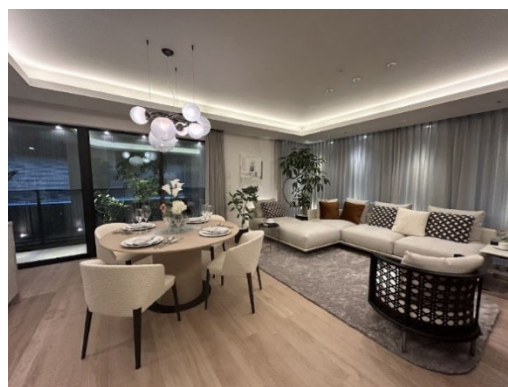


The Lions Gallery Shinjuku, a Comprehensive Gallery for THE LIONS Properties in Central Tokyo, Opens for Public Viewings from October 5, 2024

TOKYO, Japan – October 3, 2024 – DAIKYO INCORPORATED (“DAIKYO”) and ANABUKI CONSTRUCTION INCORPORATED (“ANABUKI CONSTRUCTION”) announced that The Lions Gallery Shinjuku^{*1}, a comprehensive gallery for The Lions Setagaya Hachimanyama^{*2}—a condominium currently under construction in Setagaya-ku, Tokyo—and future properties in central Tokyo will open for public viewing from October 5, 2024.



Entrance of The Lions Gallery Shinjuku



A concept room at The Lions Gallery Shinjuku

At The Lions Gallery Shinjuku, visitors can see scale models and concept rooms of properties on sale in Tokyo. There are also areas for using virtual reality (VR) to view these properties and negotiating deals. The concept rooms showcase residences under THE LIONS brand based on the themes of sophistication, luxury, modern design, and curves. To resonate with the sensibilities of high-income couples, who are the main targets of the brand, the gallery conveys an image of luxurious and sophisticated lifestyles based on the concept of modern luxury.

The first property being showcased by the gallery is The Lions Setagaya Hachimanyama, located a 3-minute walk from Keio Line’s Hachimanyama Station and situated in a category I low-rise exclusive residential district that is a quiet residential area rich with greenery. Through measures such as improving the building’s thermal insulation and energy conservation performance as well as installing solar power generation facilities on the roof, this property achieves primary energy consumption reduction of at least 120% for all residential units against the standard level of primary energy consumption. It is the first condominium in Japan^{*3} to meet both the ZEH-M standard for the condominium and the ZEH standard for all residential units. The property’s design concept is “The Life of Modern Garden City.” The entrance lounge on the ground floor has large glass windows that let in sunlight filtered through the trees and a courtyard has been placed at the space in the center surrounded by three buildings to create a design where the property blends into the surrounding trees and rich greenery.

DAIKYO and ANABUKI CONSTRUCTION will continue to create new value in the lives of their customers to achieve lifestyle one step beyond.

- *1 Priority is given to visitors with reservations. There may be cases where viewing is not possible for walk-in visitors.
- *2 [DAIKYO Launches Official Website of Japan's First “ZEH-M” Condominium “The Lions Setagaya Hachimanyama” | ORIX Group \(June 7, 2024\)](#)
- *3 According to [the official website of The Association for Evaluating and Labeling Housing Performance](#) (in Japanese). This property is the earliest condominium built with reinforced concrete construction to obtain the BELS evaluation certificate.

1. Overview of The Lions Gallery Shinjuku

The Lions Gallery Shinjuku is a comprehensive gallery for properties in central Tokyo being developed by DAIKYO. The first property being showcased by the gallery is The Lions Setagaya Hachimanyama, and visitors can see the property's scale model and concept room. The gallery's concept rooms express the themes of sophistication, luxury, modern design, and curves, and centered on these keywords, the rooms introduce luxurious and sophisticated residences based on the concept of modern luxury, which is the brand image of THE LIONS. There are also areas for using virtual reality (VR) to view these properties and negotiating deals, and proposals are given on lifestyles after moving in.

■ The Lions Gallery Shinjuku

Address: 8th floor, Shinjuku MAYNDS Tower, 2-1-1 Yoyogi, Shibuya-ku, Tokyo

Opening hours: 10:00 a.m. to 6:30 p.m.

Reservation link: <https://lions-mansion.jp/MN220040/> (in Japanese)

■ Location map



2. Key Features of The Lions Setagaya Hachimanyama

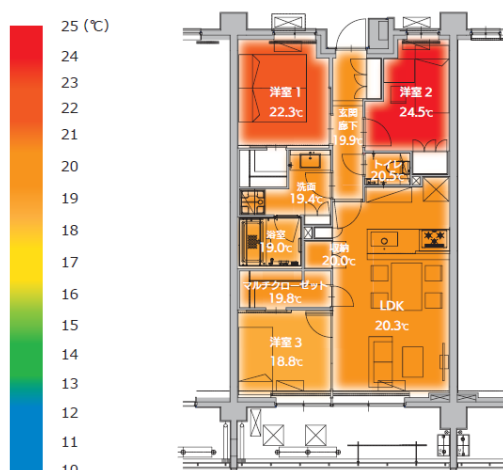
■ Reducing annual utility costs by approximately 167,000 yen* through energy conservation and energy creation

In addition to high thermal insulation performance and ENE-FARM, which has high power generation efficiency, all units of the property are installed with their own solar panels and storage batteries. Combining energy conservation and energy creation achieves primary energy consumption reduction of at least 120% for all residential units. Therefore, it is expected to reduce annual utility costs by approximately 167,000 yen when calculated based on a model residence.

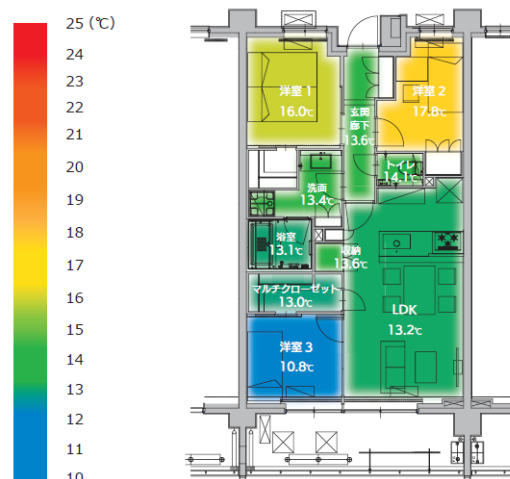
* Calculated based on estimated utility costs for Type I (2nd floor) at “The Lions Setagaya Hachimanyama” compared with a general residential property under similar conditions.

■ Maintaining an indoor temperature of at least 18°C even in winter

The property pursues high thermal insulation performance and maintains room temperatures of at least 18°C even in winter. This achieves living that is always comfortable and pleasant, and also helps to reduce heat shock in winter.



The Lions Setagaya Hachimanyama, a ZEH



General residential unit (based on 1992 standards)

■ Using stored energy to allow the use of lifelines even during disasters

DAIKYO's original disaster prevention system “SONA-L SYSTEM” was adopted for the condominium. Solar power generation facilities for the common areas and individual residential units are installed on the roof of the property. A battery and household fuel cell cogeneration system (“ENE-FARM”) are installed for each exclusive area, while there is a large storage battery and a well for the common areas. Therefore, even if all lifelines—electricity, gas, and water—are cut off during disasters, it is possible to continue living in the homes for at least a week.

When there is a power outage, air conditioning, ceiling lights, refrigerators, up to four smartphones, and other appliances can be used in the exclusive areas by supplying electricity using the solar power generation facilities, storage batteries, and ENE-FARM during the day, and using the storage batteries and ENE-FARM at night. In addition, besides lighting at common areas, electricity is also supplied to elevators, water pumps, and other facilities based on timer control.

■ The Life of Modern Garden City

The property's design concept is "The Life of Modern Garden City." Seeking sophisticated living in a green garden, the property creates a living environment rich in greenery befitting the location of Hachimanyama. The property's design concept is "The Life of Modern Garden City." The entrance lounge on the ground floor has large glass windows that let in sunlight filtered through the trees and a courtyard has been placed at the space in the center surrounded by three buildings to create a design where the property blends into the surrounding trees and rich greenery.



Image of the exterior



Image of the entrance lounge

■ Overview of The Lions Setagaya Hachimanyama

Address: 3-29 Hachimanyama, Setagaya-ku, Tokyo (detailed address undecided)

Access: 3-minute walk from Hachimanyama Station on the Keio Line

Structure and scale: Reinforced concrete, 3 levels above ground

Total units: 52

Site area: 3683.26 m²

Unit area: 43.00 m² to 84.31 m²

Unit plans: 1LDK+den up to 3LDK

Start of construction: December 4, 2023

Date of completion: September 2025 (scheduled)

Start of sales: Mid-November 2024
(scheduled)

Move-in date: September 2025 (scheduled)

Available for occupancy: September 2025 (scheduled)

Design: KYODO ENGINEERING CORPORATION

Construction: ANABUKI CONSTRUCTION INCORPORATED

Seller: DAIKYO INCORPORATED, ANABUKI CONSTRUCTION INCORPORATED

URL: <https://lions-mansion.jp/MN220040/> (in Japanese)



Image of the exterior

■ Location map



3. About THE LIONS

In April 2023, DAIKYO's condominium brand Lions Mansion—which had existed for 55 years since the company started business—was rebranded to THE LIONS. With “Life has value” as the brand statement, THE LIONS will create new value in the lives of its customers by providing not only an abundance of physical commodities but also a good life for the people who live in its condominiums.

Together with the rebranding, DAIKYO launched and is carrying out a new DAIKYO NEXT ONE PROJECT in which all employees will participate in order to build and promote THE LIONS brand. This is a project that investigates, creates, and communicates, where employees anticipate future needs of residents while incorporating the knowledge of outside experts to give shape to ideas not found in other residential brands. Through this, THE LIONS will transform into a brand that takes lifestyle one step beyond to one that people desire.

- Special website for THE LIONS: <https://lions-mansion.jp/thelions/> (in Japanese)

* [DAIKYO Rebrands Lions Mansion to THE LIONS after 55 Years since Launch | ORIX Group \(April 10, 2023\)](#)

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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.