



## **The Third New Guest Room Building “Hoshi Kan” to Open on January 23 ORIX Real Estate Completes Large-Scale Renovation of Beppu SUGINOI HOTEL**

TOKYO, Japan – January 21, 2025 – ORIX Real Estate Corporation (“ORIX Real Estate”) announced that the third new guest room building, “Hoshi Kan,” of the Beppu SUGINOI HOTEL will open on January 23, 2025, completing the hotel’s large-scale renovation. With the opening of Hoshi Kan, the large-scale renovation project that began in 2019 has been completed, and the revitalized SUGINOI HOTEL will officially celebrate its grand reopening.



Exterior of the new guest room building, Hoshi Kan



Entrance

This renovation project spanned approximately five years and involved the development of three guest room buildings, including new construction and rebuilding, as well as the renovation of shared facilities and infrastructure improvements. Following the project’s commencement in 2019, the casual guest room building “Niji Kan,” designed for active stays, opened in 2021, followed by the flagship luxury stay building “Sora Kan” in 2023. Now, with the upcoming opening of the final guest room building, Hoshi Kan, on January 23, 2025, the large-scale renovation will be fully completed.

Hoshi Kan is a guest room building comprising 300 rooms that incorporate the rich atmosphere of Japanese onsen with a “Wa” (Japanese) aesthetic. The building offers five room types, ranging from approximately 35 to 71 square meters, including both Western-style and Japanese-Western-style rooms, from standard to suites. A buffet restaurant is located on the top floor, the 13th floor, where guests can enjoy Japanese and other cuisines while taking in views of Beppu Bay from approximately 220 meters above sea level or gazing at the starry sky through skylights installed in parts of the ceiling. The first-floor entrance lobby features regional craftsmanship and materials from Kyushu and Oita, including Ontayaki pottery, designated as an Important Intangible Cultural Asset of Japan. The lobby extends into a water terrace that offers a panoramic view of Beppu Bay. Additionally, a multipurpose hall, which can also be used for weddings, is available.

Founded in 1944, the SUGINOI HOTEL celebrated its 80th anniversary in August 2024. Moving forward, the hotel will continue to offer unique large-scale onsen resort experiences to a wide range of guests from Japan and overseas, with its three distinct guest room buildings, panoramic open-air baths, bowling alley, outdoor hot spring pools, and more.

ORIX Real Estate remains committed to revitalizing local communities through the development of onsen resorts and hotels that showcase regional charm.

### 1. Overview of the Large-Scale Renovation of Beppu SUGINOI HOTEL

This approximately five-year project involved the development of three guest room buildings, including new construction and rebuilding, as well as renovations to shared facilities and infrastructure improvements. In July 2021, the casual guest room building, Niji Kan (155 rooms), designed for active stays, opened, followed by the flagship luxury stay building, Sora Kan (336 rooms) in January 2023. With the opening of the final guest room building, Hoshi Kan (300 rooms), on Thursday, January 23, 2025, the large-scale renovation will be fully completed.



Panoramic view of Beppu SUGINOI HOTEL

Regarding shared facilities, the renovation of the multipurpose SUGINOI Hall (formerly Hikari Hall), which includes a grand banquet hall with a maximum capacity of 500 people, was completed in 2020. In December 2022, the popular entertainment facility, SUGINOI Bowl, was transformed into SUGINOI BOWL & PARK, featuring eight attractions, including bowling, digital shooting, billiards, and darts. Additionally, the fountain show at the open-air hot spring facility, AQUA GARDEN, and the projection mapping program on the walls of the indoor leisure pool, SUGINOI AQUABEAT, were updated. In July 2023, the hotel's iconic large panoramic open-air bath, Tanayu, underwent its first renovation in 20 years. To celebrate the opening of Hoshi Kan, the finale of the large-scale renovation, a new retail and game area called Hoshizora Komichi SHOP & GAME will open on the first floor of SUGINOI Palace.



Overall concept image of Beppu SUGINOI HOTEL

(Reference)

[ORIX Real Estate to Begin Large-scale Renovations of Beppu Suginoi-Hotel \(June 12, 2019\)](#)

[Renovation Completed at Hikari Hall of Beppu SUGINOI HOTEL \(October 6, 2020\)](#)

[Beppu SUGINOI HOTEL Video Offers First Look at New Niji Kan Building Ahead of Opening on July 1 \(June 28, 2021\)](#)

[ORIX Real Estate to Finally Open SUGINOI BOWL & PARK, a New Entertainment Complex Packed with Fun, on January 26, 2023 PARK \(December 7, 2022\)](#) (in Japanese)

[ORIX Real Estate to Begin Construction of the Final Guest Room Building of Beppu SUGINOI HOTEL, Named “Hoshi Kan” \(January 16, 2023\)](#)

[ORIX Real Estate to Open Sora Kan, the New Guest Room Building of the Beppu SUGINOI HOTEL Large-Scale Renovation Project, on January 26 \(January 24, 2023\)](#)

[ORIX HOTELS & RESORTS Reopens Beppu SUGINOI HOTEL’s Large Panoramic Open-Air Bath “Tanayu” After Renovation on Saturday, July 1 \(June 6, 2023\)](#) (in Japanese)

[ORIX Real Estate and ORIX Hotel Management Completes Full Upgrade of Suginoi Geothermal Power Plant, the Largest Internal Consumption Geothermal Power Generation in Japan \(August 30, 2024\)](#)

[ORIX HOTELS & RESORTS Opens New Building “Hoshi Kan” on Thursday, January 23, 2025! Reservations Now Open on Official Website \(September 18, 2024\)](#) (in Japanese)

[ORIX HOTELS & RESORTS Reopens Shop and Game Area as “Hoshizora Komichi SHOP & GAME” on January 23, 2025! \(January 17, 2025\)](#) (in Japanese)

## ■ History of Beppu SUGINOI HOTEL

- 1944: Founded
- 1967: Opening of SUGINOI Palace
- 1993: Opening of the all-weather leisure pool SUGINOI AQUABEAT
- 2002: Acquired by ORIX Real Estate Corporation
- 2003: Opening of the large panoramic open-air bath, Tanayu, offering views of Beppu Bay from its tiered five-level design resembling terraced rice fields
- 2006: Renovation and reopening of the bowling alley, SUGINOI Bowl
- 2008: ORIX Group began direct operation of the hotel
- 2010: Opening of AQUA GARDEN, a new type of open-air hot spring facility that can be enjoyed in swimwear
- 2015: Opening of Ceada Palace, a buffet-style world dining space inspired by the streets of Naples, Italy, with an open and spacious atmosphere
- 2016: Reopening of the renewed SUGINOI AQUABEAT (summer only)
- **2019: Commencement of the large-scale renovation project**
- October 2020: Renovation and reopening of the shared facility SUGINOI Hall (formerly Hikari Hall)
- July 2021: Opening of the first new guest room building, Niji Kan
- December 2022: Launch of the new fountain show at AQUA GARDEN
- January 2023: Opening of the second new guest room building, the flagship Sora Kan  
Opening of SUGINOI BOWL & PARK
- July 2023: Renovation and reopening of Tanayu
- September 2024: Completion of full upgrade on the power generation equipment of the Suginoi Geothermal Power Plant, which began operation in 1980, and restart of operations
- January 2025: Opening of the third new guest room building, Hoshi Kan  
Opening of the shop and game area Hoshizora Komichi SHOP & GAME within SUGINOI Palace

## 2. Overview of the New Guest Room Building, Hoshi Kan

### ■ Exterior and Approach

The design concept of Hoshi Kan incorporates traditional Japanese aesthetics that evoke the rich ambiance of an onsen resort. The top floor features a dynamic exterior with glass curtain walls, creating a sense of anticipation. The entrance approach is lined with bamboo groves, and a large roof overhang has been installed. The approach walls are finished with a plaster-style texture to create a façade reflecting Japanese elegance.



Approach

### ■ Entrance and Lobby

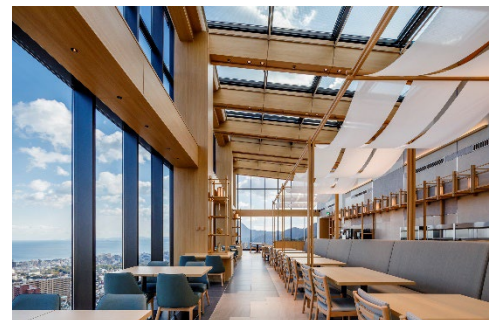
Upon entering the first-floor entrance and passing through to the lobby, guests are greeted by symbolic lighting adorned with bamboo materials and the “Ontayaki” pottery, a traditional craft from Oita designated as a National Important Intangible Cultural Asset. The entrance and lobby incorporate Japanese elements such as designs inspired by shoji screens and ranma transoms. The lobby also features a terrace that maximizes the location’s views, offering an infinity water terrace overlooking Beppu City and Beppu Bay. Water-themed seating is provided for guests to relax while enjoying the scenery.



Terrace

### ■ Buffet Restaurant: WA DINING HOSHI

Located on the top 13th floor, the buffet restaurant offers 300 seats. Inspired by festivals and traditional fairgrounds, the design creates a lively and memorable atmosphere. The continuous fabric panels above the buffet counters are modeled after stalls, while lantern-inspired lighting enhances the festive theme. Situated at approximately 220 meters above sea level, this is the closest restaurant to the sky within the SUGINOI HOTEL. The restaurant features extensive glass walls and a partially skylight ceiling approximately six meters high, allowing guests to dine while gazing at the starry sky.



WA DINING HOSHI

## ■ Guest Rooms

The building includes 300 guest rooms spanning the 2nd to 11th floors. Five types of rooms, ranging from 35 to 71 square meters, are available, including both Western-style and Japanese-Western-style rooms designed to evoke a sense of Japanese tradition.

Inspired by the facility's name, which seeks to evoke the excitement of stars twinkling in the night sky, the guest room color themes are based on three phases of the night sky: "YOWA" (deep night), "YOI" (dusk), and "AKATSUKI" (dawn), reflecting the transition from twilight to deep night and the light of stars before daybreak.



Deluxe Room, in Japanese-Western-style

## ■ BANQUET HALL SUI

The 12th floor features a multipurpose hall suitable for weddings and banquets. Designed with large glass panels to maximize natural light, the hall offers a bright space where guests can enjoy special moments while overlooking the scenic beauty of Beppu.



BANQUET HALL SUI

## ■ Facility Overview of Hoshi Kan

Structure and scale	Reinforced concrete, partially steel-framed, 13 above-ground floors and one below-ground floor
Site area	35,264.38 m <sup>2</sup>
Total floor space	24,823.81 m <sup>2</sup>
Guest rooms	300
Dining facilities	Buffet restaurant: WA DINING HOSHI; Japanese kaiseki restaurant
Other facilities	BANQUET HALL SUI
Construction start date	January 4, 2023
Completion date	October 31, 2024
Design and construction	KAJIMA CORPORATION
Opening date	Thursday, January 23, 2025

### 3. Overview of Beppu SUGINOI HOTEL

Address	1 Kankaiji, Beppu, Oita
Site area	19,805.11 m <sup>2</sup>
Guest rooms	791 (Niji Kan: 155, Sora Kan: 336, Hoshi Kan: 300)
Hot springs	Large panoramic open-air bath with view Tanayu, open-air bath with a panoramic view Sorayu, and open-air swimwear hot spring AQUA GARDEN
Dining facilities	Four restaurants (buffet restaurant, café, etc.)
Other facilities	SUGINOI AQUABEAT (only during summer), SUGINOI BOWL & PARK, Hoshizora Komichi SHOP & GAME (opening January 23, 2025), etc.
Access	Approx. 5 minutes by car from the Beppu Interchange on the Higashi Kyushu Expressway Approx. 10 minutes by car from JR Beppu Station (a free shuttle bus operates between the hotel and the West Exit of JR Beppu Station) Approx. 20 minutes by car from Beppu International Tourism Port Approx. 45 minutes by car from Oita Airport
Operating company	ORIX Hotel Management Corporation
Official website	<a href="https://suginoi.orixhotelsandresorts.com/">https://suginoi.orixhotelsandresorts.com/</a> (in Japanese, translation available)
Official Instagram	<a href="https://www.instagram.com/beppu_suginoihotel_official/">https://www.instagram.com/beppu_suginoihotel_official/</a> (in Japanese)
Official LINE	<a href="https://page.line.me/?accountId=968pmsgb">https://page.line.me/?accountId=968pmsgb</a> (in Japanese)

### 4. Overview of ORIX Real Estate Corporation

Address: 2-3-1 Hamamatsu-cho, Minato-ku, Tokyo

Established: March, 1999

Representatives: Toshinari Fukaya

Description of Business: Real estate investment and development business etc.

Website: <https://www.orix-realestate.co.jp/en/>

### 5. About ORIX HOTELS & RESORTS

ORIX HOTELS & RESORTS is the business brand for onsen resorts and hotels run by ORIX Hotel Management. From casual to luxury, the brand covers a wide range in both onsen resorts and hotels, providing visiting guests with experiences to match their various life stages in order to be “a location to which customers wish to return.” ORIX HOTELS & RESORTS currently has 14 onsen resorts and hotels under five brands throughout Japan, from Hokkaido in the north to Fukuoka and Oita in the south.

ORIX Hotel Management official website: <https://www.orix-realestate.co.jp/hotelmanagement/en/>

ORIX HOTELS & RESORTS official website: <https://www.orixhotelsandresorts.com/> (in Japanese, translation available)

ORIX HOTELS & RESORTS official Instagram account: [https://www.instagram.com/orix\\_hotels\\_and\\_resorts/](https://www.instagram.com/orix_hotels_and_resorts/) (in Japanese)

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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 September 30, 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.