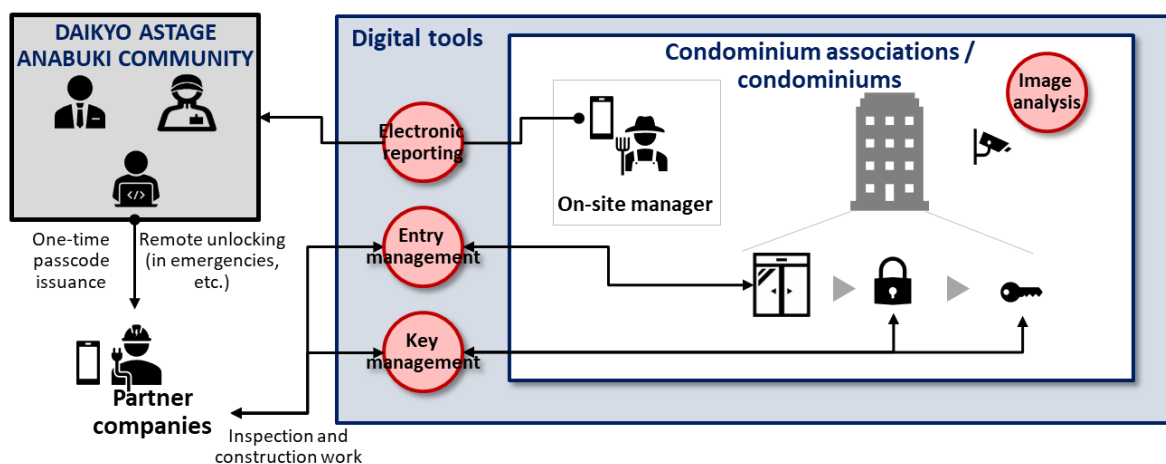


## DAIKYO ASTAGE and ANABUKI COMMUNITY to Reduce On-Site Manager Working Hours by Up to 55% Through Digital Solutions for Condominium Management

TOKYO, Japan – August 7, 2025 – DAIKYO ASTAGE INCORPORATED (“DAIKYO ASTAGE”) and ANABUKI COMMUNITY INCORPORATED (“ANABUKI COMMUNITY”) announced today the launch of on-site condominium management services utilizing multiple digital tools such as smart keys and remote monitoring systems. The services will be gradually introduced to qualifying management associations in Tokyo’s 23 wards.



Condominium management using digital technology (concept)

The condominium management industry is facing serious challenges due to the aging of on-site managers and labor shortages. Until now, tasks such as lending keys to contractors or partner companies and patrolling for illegal parking have been handled in person by managers. This has required managers to remain on-site even during periods when such tasks are not occurring, resulting in inefficient operations.

In this initiative, smart keys will be introduced for key lending, while illegal parking and other monitoring tasks will be handled using remote cameras with image analysis and automated voice warning functions. This will establish a system that allows responses to be taken even when no on-site manager is present. In addition, tablet devices will be introduced for tasks such as visual inspections and reporting, which were previously done by hand, allowing confirmation and reporting to be carried out anytime and anywhere. If building defects or deterioration are found, they can be photographed and shared on the spot using the tablet device, enabling faster responses and further improving the quality of the living environment.

According to estimates by DAIKYO ASTAGE and ANABUKI COMMUNITY, in a model case, the monthly working hours of each on-site manager can be reduced by up to approximately 55%. This will allow a single manager to oversee multiple properties in areas where several properties managed by DAIKYO ASTAGE or ANABUKI COMMUNITY are concentrated in close proximity, making it possible to maintain service quality while achieving more efficient operations.

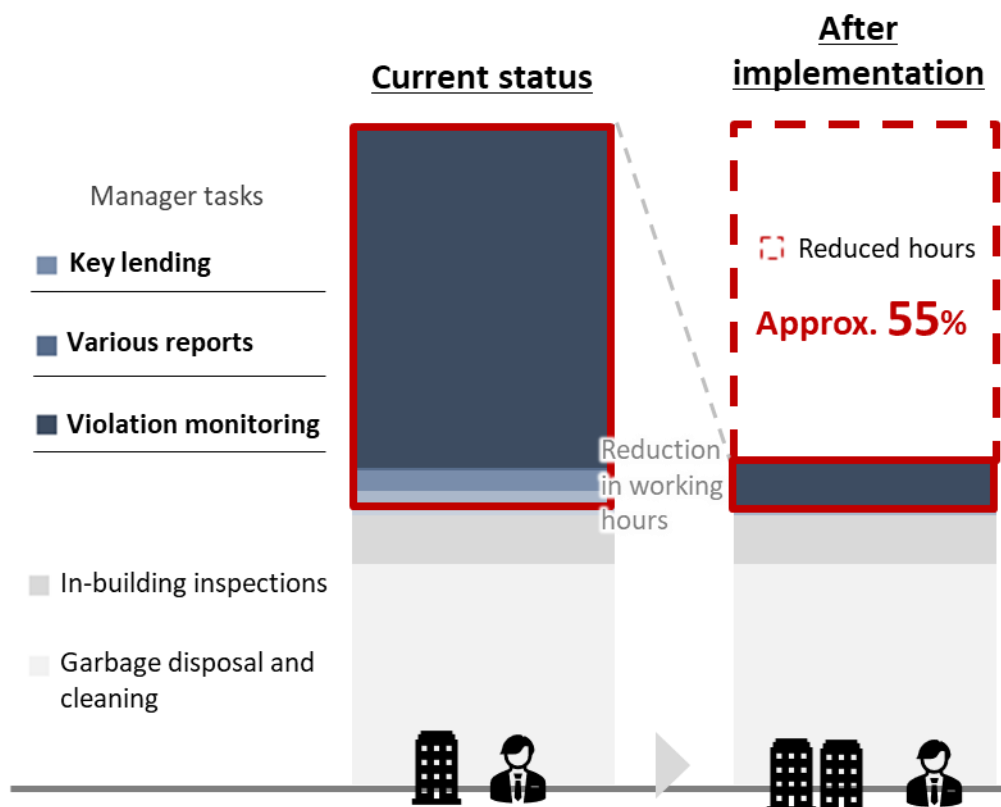
DAIKYO ASTAGE and ANABUKI COMMUNITY have been working since 2020 to build a next-generation condominium management service\*<sup>1</sup> utilizing digital transformation (DX) to address the three types of “aging” related to condominiums: aging buildings, aging residents, and aging workforce.

DAIKYO ASTAGE and ANABUKI COMMUNITY will continue to propose new forms of condominium management and work to solve social issues.

\*1 [DAIKYO ASTAGE and ANABUKI COMMUNITY Begins Development of Next-Generation Condominium Management Service Using Digital Transformation | ORIX Group \(June 11, 2020\)](#)

## 1. Streamlining of On-Site Condominium Manager Tasks Utilizing Digital Tools

Standby time of on-site managers will be reduced through the use of digital tools for tasks that have traditionally required constant presence of managers, such as key lending, violation monitoring, and preparation of work reports. At the same time, managers will continue to handle tasks with high resident expectations, such as in-building inspections and garbage disposal and cleaning. This will maintain service quality while improving operational efficiency for each manager.



Reduction in working hours by increasing efficiency (estimated by DAIKYO ASTAGE and ANABUKI COMMUNITY)

### ■ Key Lending

Previously, in cases where construction operators and other partner companies could not enter the building because the on-site manager was absent, work could not proceed, and the manager was required to wait on-site until the work was completed. Going forward, once inspection or construction dates are confirmed, DAIKYO ASTAGE or ANABUKI COMMUNITY will issue a one-time passcode, allowing partner companies to unlock the auto-lock using a smart key or keypad. This ensures work time can be secured regardless of the manager’s working hours.

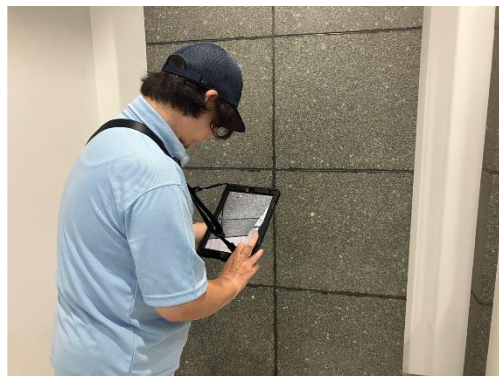
## ■ Violation Monitoring

Monitoring, which has been limited to the on-site manager's working hours, will be systematized<sup>\*2</sup> and made available 24 hours a day, 365 days a year. By combining image analysis using surveillance cameras with automated voice warnings, the system will be able to handle tasks previously performed in person by managers, such as dealing with illegal parking and loitering suspicious persons, even when no manager is on-site.

<sup>\*2</sup> The violation monitoring system will be introduced only to certain management associations.

## ■ Preparation of Work Reports

By digitizing work reports that were previously handwritten in the management office, it will be possible to attach images and enter data from any location, and reports can be shared in real time with the relevant branch office. If building defects or deterioration are found, they can be photographed on the spot with the tablet device and shared immediately, leading to faster responses and an improved living environment. In addition, it will be easier to search information such as past repair histories, enabling smoother coordination with management associations and residents and improving service quality.



Photographing defects with a tablet device

## 2. Contribution to Improved Convenience for Residents

Digital tools will also contribute to improved convenience for residents. With the introduction of smart keys, not only partner companies but also residents will be able to unlock the entrance through the POCKET HOME<sup>\*3</sup> app provided by DAIKYO ASTAGE and ANABUKI COMMUNITY. In conventional smart key systems, the management association was required to perform registration work each time there was a change in residents. However, POCKET HOME is linked to the core system of DAIKYO ASTAGE and ANABUKI COMMUNITY. Therefore, user information is automatically updated<sup>\*4</sup> by simply submitting a move-in/move-out notice.

<sup>\*3</sup> [DAIKYO ASTAGE and ANABUKI COMMUNITY to Introduce a Residents Service, POCKET HOME | ORIX Group \(March 8, 2023\)](#)

<sup>\*4</sup> Some management associations will also have a facial recognition auto-lock unlocking system installed.

## 3. Demonstration Experiments and System Implementation of Management Services Using DX Undertaken to Date

### (1) Introduction of the system for electronic agreements

Documents such as management outsourcing agreements signed between management associations and management companies have been digitized to improve convenience and operational efficiency.

- [Condominium Management Contract Digitization Service to Launch on August 1 | ORIX Group \(July 1, 2020\)](#)

### (2) Provision of entry management system using facial recognition and one-time passcode (demonstration experiments)

When partner companies perform tasks such as cleaning communal spaces or inspecting facilities, facial

recognition and one-time passcode settings have enabled safe entry without the presence of an on-site manager.

- [DAIKYO ASTAGE and ANABUKI COMMUNITY to Begin Trials of Facial Recognition and One-Time Passcode Building-Entry Systems | ORIX Group \(December 18, 2020\)](#)

(3) Development of the POCKET HOME app connecting residents and management companies

Launched in March 2023, POCKET HOME supports not only daily consultations, emergency contacts, and various application procedures from residents, but also online attendance and exercise of voting rights (voting) at management association general meetings<sup>\*5</sup>. Documents that were previously posted on paper by on-site managers within the condominium are now delivered directly to residents via the app.

- <sup>\*5</sup> Hybrid general meetings combining in-person attendance and online participation using POCKET HOME are used by approximately 80% of the management associations managed by DAIKYO ASTAGE or ANABUKI COMMUNITY (as of July 2025 usage results).



POCKET HOME application

#### About the MiDD Project

DAIKYO ASTAGE and ANABUKI COMMUNITY are working to develop a next-generation condominium management service utilizing digital transformation (DX) to address the three types of “aging” related to condominiums: aging buildings, aging residents, and aging workforce.

Drawing on the extensive knowledge cultivated through the largest number of condominium units under management in Japan<sup>\*6</sup>, the companies are building a new management model that incorporates advanced technologies such as information and communication technology (ICT) and artificial intelligence (AI). Through this, they aim to provide new residential services with a view toward the condominium lifestyles of the future while also achieving efficiency and labor savings in operations, thereby shifting away from a labor-intensive model.

The project’s name comes from Mirai (future), Digital, and Design which are the keywords from its concept of designing the future using digital technologies.

- <sup>\*6</sup> A combined total of 9,576 management associations and 538,903 units managed by DAIKYO ASTAGE and ANABUKI COMMUNITY (as of March 31, 2025)

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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, 2025)

**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, 2024 – March 31, 2025” furnished on Form 6-K.