



Sales Begin for “THE SURPASS Takamatsu Nishikimachi”

Located a 9-Minute Walk from Takamatsu Station In the Historic Nishikimachi District

Kagawa, Japan – March 13, 2026 – ANABUKI CONSTRUCTION INCORPORATED (“ANABUKI CONSTRUCTION”) announced that it will begin sales on March 13, 2026 for THE SURPASS Takamatsu Nishikimachi (total of 113 units on 14 above-ground floors), a condominium currently under construction in Takamatsu, Kagawa Prefecture.



“THE SURPASS Takamatsu Nishikimachi” Exterior (Image)

THE SURPASS Takamatsu Nishikimachi is a 9-minute walk from Takamatsu Station on the JR Yosai and Kotoku Lines. Nishikimachi has a long history as the castle town of Takamatsu Castle, where samurai residences once lined the streets. Today, it is a vibrant area where historic streetscapes harmonize with modern convenience. Within walking distance are educational institutions such as Kagawa University and Takamatsu High School, along with a variety of commercial facilities including Hyogomachi Shopping Street and Anabuki Arena Kagawa, one of the largest arenas in the Chugoku–Shikoku region. Tamamo Park, developed on the site of the former Takamatsu Castle, is also about a 15-minute walk away, allowing residents to enjoy both urban convenience and an abundant natural environment.

A total of 15 unit types are available in 1LDK to 3LDK (exclusive floor area 54.59 m² to 152.00 m²). The premium plans on the top 14th floor feature residences of over 100 m², with high-quality equipment and specifications including kitchens, unit baths, and washstands. The property also features a private garden where residents can enjoy scenery that changes with the seasons. This property is the first development in Kagawa Prefecture under the company’s highest-end brand, “THE SURPASS,” offering a refined living space as a flagship residence.

In addition, the property adopts the ZEH-M Oriented specifications, which reduce the standard primary energy consumption of the residential units by more than 20% through the use of high thermal insulation and high-efficiency equipment. Furthermore, both the entire building and each residential unit have obtained third-party certification under the BELS (Building-Housing Energy-efficiency Labeling System). Going forward, ANABUKI CONSTRUCTION will continue to create comfortable homes that enable more abundant lifestyles for its customers.

■ Main Features of “THE SURPASS Takamatsu Nishikimachi”

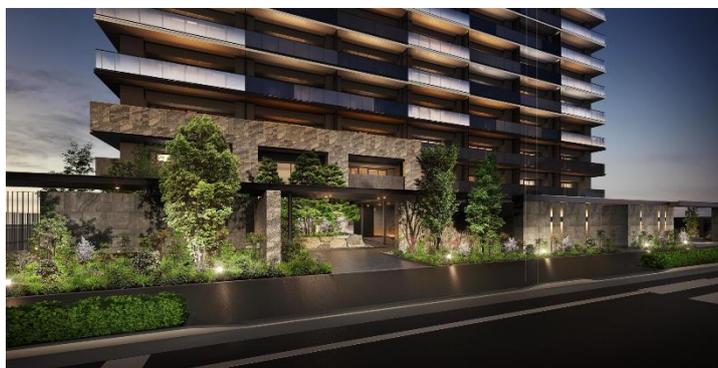
1. Location Combining History and Modern Convenience

THE SURPASS Takamatsu Nishikimachi is a nine-minute walk from Takamatsu Station on the JR Yosan and Kotoku Lines. Nishikimachi is a district with a long history as a castle town of Takamatsu Castle, where samurai residences once lined the streets, and remnants can still be seen nearby, such as the outer moat of Takamatsu Castle and Hyogomachi (formerly the site of an armory).

Today, the area is also close to the Takamatsu City Hall and the business district along Chuo-dori Avenue, making it a vibrant neighborhood where historic streetscapes and modern urban functions harmonize. Within walking distance are multiple educational institutions including Kagawa University and Takamatsu High School, as well as a variety of commercial facilities such as Hyogomachi Shopping Street, department store, and supermarkets. The property also offers access to Anabuki Arena Kagawa, one of the largest arenas in the Chugoku–Shikoku region. In addition, Tamamo Park, developed on the site of the former Takamatsu Castle, and Central Park, which has a total area exceeding 30,000 m², are both within a 15-minute walk, allowing residents to enjoy both urban convenience and an abundant natural environment.



Main Entrance Hall (Image)



Lower-level Exterior (Image)

2. Spacious Design with a Sense of Presence

The exterior combines beautiful, textured tiles that harmonize with the surrounding cityscape, creating a design that expresses both a sense of presence and refinement, befitting an urban residence in historic Takamatsu. The entrance features an open two-story atrium design, where carefully selected materials blend harmoniously to create a welcoming space that warmly greets residents and visitors.



Private Garden within the Property (Image)

3. Lush Green Spaces

The property incorporates landscaped greenery within the site, creating a tranquil private garden in the urban environment. From the perspectives of environmental consideration and ecology, the site secures a greenery coverage ratio of more than 10%. Plantings include Japanese black pine, long beloved in the traditions of Japanese gardens and bonsai, as well as koha-uchiwa maple with its delicately shaped leaves, allowing residents to enjoy natural scenery that changes with the seasons. The result is a lush living environment that grows more endearing with time.

4. Floor plans

The units are available in a total of 15 floor plans ranging from 1LDK to 3LDK (exclusive floor area 54.59 m² to 152.00 m²). A variety of plan variations are available, and the premium plans on the top 14th floor feature residences of over 100 m², with upgraded equipment and specifications including kitchens, unit baths, and washstands.

5. The First “THE SURPASS” in Kagawa Prefecture

THE SURPASS Takamatsu Nishikimachi is a flagship development and the first in Kagawa Prefecture to adopt the company’s highest-end brand, “THE SURPASS.”

THE SURPASS

In November 2022, the company launched a Brand Committee as a companywide initiative and has been advancing rebranding under the theme “Evolving THE SURPASS brand through a united companywide effort.” In November 2024, the company established its brand vision and brand statement and renewed the brand logo. This rebranding initiative aims not only to enhance the quality of products and services, but also to pursue companywide reform, including improving employee motivation and fostering talent development. Through the “SURPASS” brand, the company will continue working to further enhance corporate value and energize its workforce.

6. Adoption of ZEH-M Oriented specifications

The property adopts the ZEH-M Oriented specifications to improve energy efficiency and has obtained third-party certification under the Building-Housing Energy-efficiency Labeling System (BELS). High thermal insulation materials have been used for the walls, and LOW-E double-glazing has been used for the windows to suppress changes in room temperature. In addition, high-efficiency equipment such as ventilation systems, highly insulated bathtubs, and LED lighting has been adopted to achieve significant energy savings.

DAIKYO and ANABUKI CONSTRUCTION's Experience in ZEH-M Specifications

In ORIX Group’s real estate business, DAIKYO INCORPORATED and ANABUKI CONSTRUCTION, which are responsible for the condominium housing development business, have experience with a total of 91 condominiums with ZEH-M specifications (based on completed construction, as of the end of February 2026). Currently, the two companies are advancing development of condominium housing with specifications that meet the ZEH-M Oriented standard. In September 2025, The Lions Setagaya Hachimanyama was completed

as the first*¹ condominium in Japan to meet the highest ZEH category, “ZEH-M,” and to have all residential units meet the “ZEH” standard*². The companies will continue to actively advance condominium development that achieves both environmental consideration improvement of the quality of living.

Official website: <https://lions-mansion.jp/sustainability/zeh/> (in Japanese)

*1 Based on the order of acquisition dates of BELS evaluation certificates for reinforced concrete condominiums (calculated from the official website of the Association for Housing Performance Evaluation and Labeling).

*2 [Japan's first ZEH-M certified condominium, "The Lions Setagaya Hachimanyama," completed, with occupancy beginning at the end of September \(September 24, 2025\)](#) (in Japanese)

■ Overview of THE SURPASS Takamatsu Nishikimachi

Address: 1-253-1 Nishikimachi, Takamatsu City,
Kagawa Prefecture (lot number)

Access: 9 minutes on foot from Takamatsu Station
on the JR Yosan and Kotoku Lines

Scale and structure: Reinforced concrete structure
(14 levels above ground)

Total units : 113

Site area : 2,961.34 m²

Total floor area : 54.59 m²-152.00 m²

Floor plan: 1LDK, 2LDK and 3LDK

Start of construction: June 20, 2025

Date of completion: October 2027 (planned)

Move-in date: December 2027 (planned)

Design: ANABUKI CONSTRUCTION INCORPORATED Tokyo First-Class Registered Architects

Construction: ANABUKI CONSTRUCTION INCORPORATED

Seller: ANABUKI CONSTRUCTION INCORPORATED Shikoku branch

Website: <https://www.384.co.jp/nishikimachi/> (in Japanese)



Exterior (image)

Location map



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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 36,000 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, 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.