



## **ORIX Real Estate Investment Advisors Has Launched Its First Capital Commitment-Based Fund “ORIVA I” with an Asset Size of Approximately 100 Billion Yen**

TOKYO, Japan – February 3, 2025 – ORIX Real Estate Investment Advisors Corporation (“ORIA”) announced the launch of ORIA Japan Real Estate Value Add Fund<sup>\*1</sup> I (“ORIVA I”), the company’s first capital commitment-based<sup>\*2</sup> fund.

ORIVA I invests in real estate in Japan, primarily focusing on office, logistics, and residential properties. It is a diversified fund that seeks to secure earnings and investment returns by actively improving profitability and enhancing property value.

Several institutional investors in Japan, including financial and business corporations, participate in the fund. The first closing, which took place on January 31, 2025, marks the beginning of the fund’s eight-year term. ORIVA I plans to raise additional capital toward the final closing within this year. The fund aims to execute approximately 100 billion yen of investment across Japan, with a primary focus on the Greater Tokyo, Osaka, and Nagoya areas.

ORIA is dedicated to maximizing investor returns and serving investors’ best interests by leveraging its extensive experience and expertise in managing and developing diverse assets, identifying the intrinsic value of properties, and actively enhancing property value through measures such as scaled renovations.

<sup>\*1</sup> Investment fund that generates income by enhancing the value of real estate. Returns are provided by the general partner through strategic development, property acquisition, operational improvements, and sales aimed at increasing property value, all managed by the general partner.

<sup>\*2</sup> Investment fund that the investors make capital commitments without identifying any specific investment targets, which will be identified by the general partner based on the investment guideline.

## ■ Overview of the Fund

Name	ORIA Japan Real Estate Value Add Fund I (“ORIVA I”)
Investment target	Real estate in Japan, primarily focusing on office, logistics, and residential properties
Launch	January 31, 2025
Asset size	Approximately 100 billion yen
Expected investors	Institutional investors in Japan (such as financial and business corporations)
Fund term	8 years (planned)

## ■ Overview of ORIX Real Estate Investment Advisors

Company Name: ORIX Real Estate Investment Advisors Corporation

Address: NIPPON LIFE HAMAMATSUCHO CREA TOWER, 2-3-1, Hamamatsu-cho, Minato-ku, Tokyo 105-0013, JAPAN

Established: September 2007

President and Representative Director: Tatsuya Kitamura

Description of Business: Real Estate Investment Advisory Services

Assets under management (AUM), including assets under administration (AUA):  
Approximately 965 billion yen (as of December 31, 2024)

URL: <https://www.orix.co.jp/oria/en/>

- This news release does not fall under advertising or any similar act as defined in the Financial Instruments and Exchange Act.
- This news release is not intended to provide asset management or to solicitate specific products managed by ORIX Real Estate Investment Advisors. In addition, ORIX Real Estate Investment Advisors does not use this news release to undertake solicitations for interests in the fund stated in this document.
- The forward-looking statements in this news release regarding estimates, predictions, forecasts, and insights are not guarantees or promises to be consistent with the actual results.

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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.