



## **ORIX Real Estate Investment Advisors Conducts Additional Offering of Commitment for Capital Commitment-Based Fund ORIVA I in Response to Strong Investor Demand, Expanding to 120 Billion Yen**

TOKYO, Japan – September 12, 2025 – ORIX Real Estate Investment Advisors Corporation (“ORIA”) announced that it has decided to conduct an additional offering of capital commitments<sup>\*1</sup> for ORIA Japan Real Estate Value Add Fund<sup>\*2</sup> I (“ORIVA I”)<sup>\*3</sup>, the company’s first capital commitment-based<sup>\*4</sup> fund established in January 2025.

ORIVA I is a real estate fund formed by more than ten domestic institutional investors, including banks, life insurance companies, pension funds, and business corporations. Since the fund’s inception, investor demand has been strong, and fundraising has progressed at a pace exceeding initial expectations. The initial target capital commitment of approximately 30 billion yen is expected to be achieved ahead of schedule. Furthermore, market research has confirmed very high interest in investment methods (real estate value-add strategies) which enhance profitability and asset value through property renovations and operational improvements. In light of this, the company will conduct an additional offering to institutional investors, expanding the capital commitment to approximately 40 billion yen, with a final closing scheduled within this year.

ORIVA I has already been steadily acquiring real estate properties. With this increase in capital commitment, the fund will aim for cumulative real estate acquisitions of approximately 120 billion yen, carefully selecting attractive investment opportunities while enhancing profitability and asset value to ensure steady progress in its investments.

ORIA has cultivated extensive experience and expertise through managing and developing diverse assets, including offices, residences, logistics facilities, hotels, and commercial facilities. Leveraging these strengths, ORIA will continue to implement proactive asset enhancement measures, such as large-scale renovations, while discerning the intrinsic value of real estate, and will strive to maximize investor returns and serve investors’ best interests.

<sup>\*1</sup> The amount committed by institutional investors or other limited partners to invest in the fund.

<sup>\*2</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>\*3</sup> [ORIX Real Estate Investment Advisors Has Launched Its First Capital Commitment-Based Fund “ORIVA I” with an Asset Size of Approximately 100 Billion Yen | ORIX Group \(February 3, 2025\)](#)

<sup>\*4</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 120 billion yen
Investors	Domestic institutional investors (including banks, life insurance companies, pension funds, and business corporations)
Fund term	8 years

## ■ 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 1 trillion yen (as of March 31, 2025)

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 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.