ORIX Real Estate Investment Advisors Completes Renovation of First Office Building of Capital Commitment-Based Fund "ORIVA I"

TOKYO, Japan – October 26, 2026 – ORIX Real Estate Investment Advisors Corporation ("ORIA") announced today that renovation work on the common areas of CORVIA YOTSUBASHI, an office building acquired by ORIA Japan Real Estate Value Add Fund I ("ORIVA I")[*1], the company's first capital commitment-based[*2] real estate value-add fund[*3] established in January 2025, has been completed.




Exterior of CORVIA YOTSUBASHI, acquired by ORIVA I

ORIVA I is a real estate fund with participation from investors in Japan, including banks and life insurance companies. The capital commitment reached approximately 40 billion yen, exceeding the initial target. ORIVA I plans cumulative real estate acquisitions of approximately 120 billion yen and will accelerate property acquisitions while carefully selecting attractive investment opportunities, with the aim of enhancing profitability and asset value.

The large-scale renovation of the common areas has now been completed at CORVIA YOTSUBASHI (Osaka), the first office building acquired by ORIVA I. ORIA has also established the CORVIA office brand and logo for office buildings to be acquired in the future.

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 value enhancement measures, such as large-scale renovations, while discerning the intrinsic value of real estate. ORIA will continue to strive to improve investment performance and meet investors' expectations.

*1 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)

*2 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.

*3 Investment fund that seeks rental income and gains on sale by enhancing the value of real estate through renovations and operational improvements after acquisition.

■About the Brand and Logo

ORIA has established the CORVIA brand and logo for office buildings acquired by ORIVA I.

CORVIA logo

The name “CORVIA” combines “CORE,” representing the intrinsic value of real estate, and “VIA,” evoking a path. It reflects ORIA’s aspiration to create offices that guide companies and their employees toward further growth. Office buildings acquired by ORIVA I will be branded as CORVIA properties[*4].

*4 The brand and logo may not be used for some properties.

■Large-Scale Renovation of CORVIA YOTSUBASHI

CORVIA YOTSUBASHI, the first office building acquired by ORIVA I, is located a two-minute walk from Yotsubashi Station on the Osaka Metro Yotsubashi Line. Given that 28 years have passed since its completion, ORIA carried out a large-scale renovation of the common areas. As remote work has become established and work styles have diversified, offices are increasingly expected to serve as spaces for communication and collaboration. The renovation enhanced the functionality and comfort of the common areas and created an environment that encourages interaction among tenants.

Specifically, ORIA refurbished all common areas, including the exterior and lobby of the first-floor entrance and the elevator halls and corridors on each floor, and also renovated the restrooms and other plumbing facilities. A new shared space was created at the rear of the first-floor entrance lobby where visitors and tenants can take breaks, hold meetings, and interact. By encouraging interaction among tenants, ORIA aims to provide a more attractive office environment.



Entrance hall



Elevator hall



Restroom



Shared space in the first-floor entrance lobby

■Property Overview



Entrance of CORVIA YOTSUBASHI

Property name: CORVIA YOTSUBASHI

Address: 1-1-14 Minamihorie, Nishi-ku, Osaka

Access: 2-minute walk from Yotsubashi Station on the Osaka Metro Yotsubashi Line

Structure and scale: Steel-frame, steel-framed reinforced concrete, and reinforced concrete structure
Flat roof; 2 basement floors and 9 floors above ground

Completion: August 1998

Total floor space: 7,211.38 m^2

Environmental certification: CASBEE Real Estate Certification (Rank A)

■Overview of the Fund

Name: ORIA Japan Real Estate Value Add Fund I (“ORIVA I”)

Investment target: Real estate in Japan, primarily focusing on offices, residences, and logistics facilities

Launch: January 31, 2025

Asset size: Approximately 120 billion yen

Investors: Investors in Japan (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

Established: September 2007

President: Shigeru Ishikawa

Description of business: Real estate investment advisory services

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

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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 37,000 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, 2026)

Caution Concerning Forward-Looking Statements:

This document 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 to 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, 2025 – March 31, 2026” furnished on Form 6-K.