ORIGIN INVESTMENTS

IncomePlus Fund

This Fund's objective is to provide investors with income and appreciation while minimizing the impact of taxes.


Rye Central Park


White Oak


The Dahlia

Multifamily Focused

The Fund builds, buys, operates, and finances multifamily properties in fast-growing markets, using Multilytics® to pinpoint submarkets with strong rent growth potential.

Tactical Portfolio Allocation

We strategically manage the Fund's portfolio allocation, seeking stability across all market cycles.

Why Now

A sharp drop in new construction, paired with strong rental demand, creates a timely opportunity to capture potential rent growth.

Availability

Approved on major third-party custodians as well as iCapital and CAIS.

Annualized Returns[1]

SHARE CLASS	1-Y	3-Y	5-Y	ITD[2]
Class INV	-2.5%	3.4%	5.4%	6.6%

Distribution Yield[3]

SHARE CLASS	DISTRIBUTION YIELD
Class INV	6.70%
Class F	6.70%

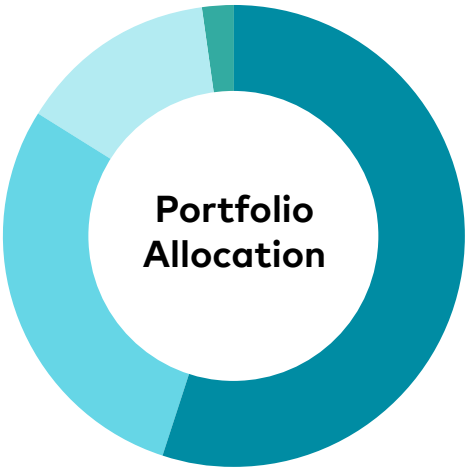
Performance History Class INV Shares Total Return[4]

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD	NCREIF ODCE[5]
2026	0.50%	0.50%	0.60%	0.40%	0.50%	0.50%	0.40%	-7.4%	0.37%	-	-	-	**-3.83%**	1.0%
2025	0.60%	0.50%	0.40%	0.50%	0.50%	1.3%	0.6%	0.6%	0.6%	0.10%	0.50%	0.70%	**7.10%**	1.6%
2024	0.80%	0.50%	-1.3%	0.60%	0.60%	0.50%	0.90%	0.70%	0.60%	0.50%	0.50%	0.50%	**5.60%**	-2.3%
2023	0.90%	0.60%	0.70%	0.50%	0.50%	-0.70%	0.50%	-0.80%	0.60%	0.60%	0.50%	0.60%	**4.50%**	-12.7%
2022	0.80%	1.00%	1.40%	1.00%	0.60%	0.80%	0.70%	0.70%	0.50%	0.50%	0.60%	0.50%	**9.50%**	6.5%
2021	0.80%	0.70%	0.90%	0.70%	1.80%	3.10%	3.30%	2.20%	1.80%	1.60%	0.80%	2.10%	**21.90%**	21.0%
2020	0.50%	0.50%	-6.90%	0.50%	0.50%	0.50%	1.50%	0.60%	1.10%	0.50%	1.90%	0.50%	**1.70%**	0.4%
2019	NA	NA	NA	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	**4.60%**	4.4%

Current Portfolio Exposure[6]

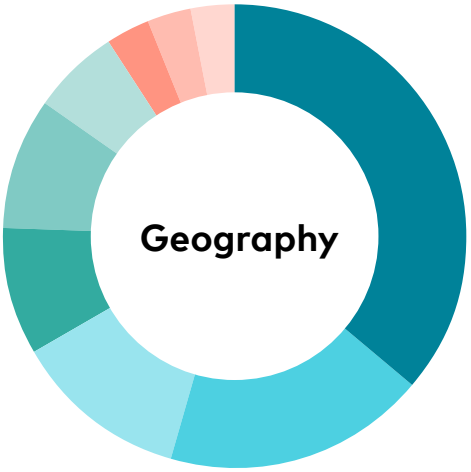
We strategically manage the Fund's portfolio allocation, seeking stability across all market cycles.

- **Direct Financing (39%)**
  Income-producing preferred equity debt positions.
- **Core-Plus Multifamily (49%)**
  Stabilized, cash-flowing assets with upside potential.
- **Build-to-Core Multifamily (9%)**
  Value creation through the development of new assets with upside potential that transition to stabilized, cash-flowing assets upon completion of construction.
- **Cash & Other Marketable Securities (3%)**



Geography

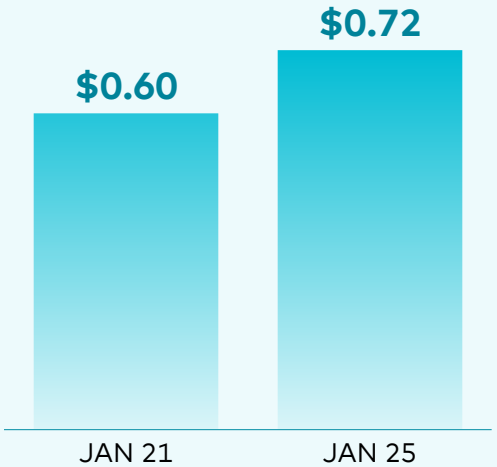
TX	36%	AZ	6%
FL	18%	IL	3%
TN	12%	GA	3%
NC	9%	NV	3%
CO	9%		



Fund Highlights[7]

Net Asset Value	**$588,859,864**
NAV Per Unit[8]	**$10.19**
Consecutive Months of Distributions	**90**
Number of Investments	**34**
Occupancy for Stabilized Deals	**93.4%**
Leverage Ratio	**60.90%**
DSCR Ratio	**1.09x**
Tax Form	**1099**
IRA Eligibility	**Eligible**
Structure	**Evergreen**
Eligibility	**Accredited Investors**

The Fund's distribution has **grown 20%** since inception[9]



Terms

General	
Origin Senior Leadership Investment	Over $11 million
Term	Perpetual
Offering Price	Equal to the applicable month's NAV per unit for the subject unit class, plus the applicable upfront administrative fee
Availability	Direct, through fee-based (wrap) programs, registered investment advisers, and other institutional and fiduciary accounts
Tax Form	Fund distributions will be reported on an IRS Form 1099, issued by the end of January each year

Class Structure	Class INV	Class T	Class F
Minimum Investment	$100,000	$50,000	$50,000
One-Time, Upfront Administrative Fee	0.0%	0.0%	0.0%
Annual Asset Management Fee	1.25% of NAV annum		
Acquisition Fee	0.5% of each asset purchase price (not applicable to investments in publicly traded real estate-related securities)		
Performance Allocation	10.0% of annual net new profits (i.e., total return), subject to a 6% annual hurdle and annual high-water mark		

	After 1 Year	After 2 Years	After 3 Years
Discount Schedule[10]	7.50%	2.50%	0.00%

Disclosures

1) The trailing 1-year, 3-year and 5-year net return is as of 9/30/26 and is equal to the change in net asset value over the period plus the aggregate distributions paid over the period, including distributions reinvested, net of fund fees and expenses. Refer to our valuation policy for more information. 2) The annualized net return since inception is as of 9/30/26 and is equal to the change in net asset value plus the aggregate distributions paid since 1/1/20, including distributions reinvested, net of fund fees and expenses. Refer to our valuation policy for more information. 3) The distribution yield for the IncomePlus Fund now stands at 7.36%. That's 55.1% more than the Ten-Year U.S. Treasury yield and 22.2% more than investment-grade bonds. 4) The monthly net return is as of 9/30/2026 and is calculated by adding the aggregate dividends paid, including amounts reinvested through the Fund's dividend reinvestment program, and appreciation in net asset value, all net of fund fees. Refer to our valuation policy for more information. 5) IncomePlus Fund data is compounded monthly and is net of fees. The NCREIF ODCE (Open End Diversified Core Equity) Index is a capitalization-weighted, time-weighted return index maintained by the National Council of Real Estate Investment Fiduciaries. Data returns are compounded quarterly and are net of fees. 6) Depicts portfolio allocation through 9/30/26. 7) As of 9/30/26. 8) Fund net asset value (NAV) per unit shown (September NAV) represents the price at which new investors acquired fund units with an November 1 trade date and was determined in late October using the September month-end financials; NAV per unit is the September NAV divided by the number of units in the Fund as of September 30. Please refer to our valuation policy located here— https://learn.origininvestments.com/rs/717-ZIA-635/images/Origin-IPF-Calculation-of-Net-Asset-Value-and-Valuation-Standards.pdf—for more information on how we calculate net asset value. Because the November 1 investor trade date price per unit is based on September financial data, the NAV per unit may not reflect the current net asset value of the fund. The NAV shown is not necessarily the NAV at which new investors would acquire units today. 9) The distribution yield for the Fund increased from $0.60 per share in January 2021 to $0.72 per share by January 2025, representing a cumulative increase of 20% over the period. Distribution yields are based on historical performance and are not guaranteed for future results. 10) The discount schedule applies specifically to the tender offer program.