ORIGIN INVESTMENTS

Origin Exchange

1031 tax deferral with the benefits of passive income.

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HISTORICAL AND TARGETED PERFORMANCE RESULTS

Performance information is presented net of all fees and expenses unless marked otherwise. For all periods the performance information includes the reinvestment of distributions unless otherwise noted. Target returns are presented in order to help prospective investors understand the applicable investment strategy in comparison to other investment strategies. Targeted investment characteristics and return profiles are for informational purposes only, are not indicative of future results, and are not guarantees. There can be no assurance that any investment will have these characteristics or terms, that targeted returns will be met or that investor capital will not be lost. TARGET RETURNS ARE HYPOTHETICAL PERFORMANCE. HYPOTHETICAL PERFORMANCE DOES NOT REPRESENT AN ACTUAL INVESTMENT IN ANY OF THE OFFERINGS SPONSORED BY ORIGIN, MAY NOT REFLECT THE POTENTIAL EFFECT OF MATERIAL ECONOMIC AND MARKET RELATED FACTORS AND DO NOT REPRESENT THE ACTUAL PERFORMANCE OR EXPERIENCE OF ANY GIVEN INVESTOR ON THE ORIGIN PLATFORM. THE TARGET RETURNS SHOWN WERE ACHIEVED BY MEANS OF THE APPLICATION OF A MODEL. THERE ARE FREQUENTLY SHARP DIFFERENCES BETWEEN HYPOTHETICAL PERFORMANCE RESULTS AND THE ACTUAL RESULTS SUBSEQUENTLY ACHIEVED BY AN INVESTMENT. AN INVESTMENT DECISION SHOULD NOT BE BASED ON HYPOTHETICAL PERFORMANCE. Target return projections include a number of assumptions. Target returns are based on the average projected returns of each fund, which is in turn based on the weighted average projected return of each individual real estate asset held by that offering, minus assumptions for fees, expenses, and potential downside costs. Targets are revised periodically as deemed necessary by Origin. The funds managed by Origin generally pay distributions as further described in each fund's offering memorandum that may consist of ordinary income and capital gains. The tax characteristics of these distributions are generally not finalized until after year-end. The return and performance information shown uses or includes information compiled from third-party sources. While we believe the third-party information comes from reliable sources, we do not guarantee the accuracy of the information and may receive incorrect information from third-party providers. Unless otherwise indicated, the information has been prepared by us and has not been reviewed, compiled or audited by any independent third-party or public accountant. ANY COMPARISONS TO INDICES, TREASURIES OR CORPORATE BONDS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. INDICES BROADLY DIVERSIFIED, UNMANAGED GROUP OF SECURITIES, WHICH MAY INCLUDE ONLY LARGE CAPITALIZATION COMPANIES OR COMPANIES OF A CERTAIN SIZE. BROADLY BASED INDICES ARE ONLY SHOWN AS AN INDICATION OF THE GENERAL PERFORMANCE OF THE FINANCIAL MARKETS DURING THE PERIODS INDICATED. BECAUSE OF THE DIFFERENCES BETWEEN THE INVESTMENTS AVAILABLE ON THE SITE AND ANY INDICES SHOWN, INVESTORS ARE CAUTIONED THAT NO INDEX IS DIRECTLY COMPARABLE TO THE PERFORMANCE SHOWN SINCE EACH INDEX HAS ITS OWN UNIQUE RESULTS AND VOLATILITY, AND SUCH INDICES, IF SHOWN, SHOULD NOT BE RELIED UPON AS AN ACCURATE COMPARISON.

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INVESTMENT RELATED RISKS–GENERAL

Lack of Liquidity. Our funds are generally illiquid with either no or limited liquidity based upon available cash flows. Accordingly, your investment requires a long-term commitment, with no certainty of return. It may take significant time before a fund generates distributions which are not guaranteed. Additionally, the types of assets in which our funds intend to invest are illiquid and will remain so for an indefinite period. Depending on market activity, volatility, applicable laws and other factors, each fund may not be able to promptly liquidate its investments at an attractive price or at all. The sale of any such investments may be subject to delays and additional costs and may be possible only at substantial discounts. Dependence on Key Personnel. The success of each fund will be dependent on the financial and managerial experience of Origin and its personnel. There can be no assurance that current Origin personnel will continue to be associated with Origin or its affiliates throughout the life of the fund. Similarly, there can be no assurance that the members of a fund's investment committee will remain the same during the life of the fund. If the fund's management team cannot agree on decisions affecting the fund, it may adversely impact investment results of the fund, or the loss of personnel. Additionally, Origin personnel may be engaged in other activities besides management of the funds. Risks Inherent in Real Estate Investments. All real estate investments are subject to some degree of risk. For example, real estate investments are relatively illiquid and, therefore, may tend to limit the fund's ability to promptly adjust the fund's portfolio in response to changes in economic or other conditions. No assurances can be given that the fair market value of any real estate investments held by the fund will not decrease in the future or that the fund will recognize full value for any investment that the fund is required to sell for liquidity reasons. Other risks include changes in zoning, building, environmental and other governmental laws, changes in operating expenses, changes in real estate tax rates, changes in interest rates and changes in the availability, costs and terms of mortgage funds, energy prices, changes in the relative popularity of properties, the ongoing need for capital improvements, cash flow risks, construction risks, as well as natural catastrophes, acts of war, terrorism, civil unrest, uninsurable losses and other factors beyond the control of the fund or the management team. Tax Risks – Opportunity Zone Provisions. The QOZ Funds were formed for the purpose of benefiting from the Opportunity Zone program, and presently intends to conduct their operations so that they are treated as a qualified opportunity zone fund ("QOF") within the meaning of Subchapter Z of the U.S. Internal Revenue Code. However, no assurances can be provided that a fund will qualify as a QOF or that, even if it does qualify, the tax benefits related to the QOF program will be available to any particular investor in QOZ Fund. In addition, complying with QOF regulations could have a material adverse effect on a fund's performance. The QOZ Fund may change its acquisition program, its strategies, and the investments or types of investments it may make at any time and from time to time in order to comply with any additional legislation or administrative guidance from Congress or the Treasury.

ASSETS UNDER MANAGEMENT

References to 'assets under management' or 'AUM' represent the common equity position or preferred equity positions managed by Origin as to which Origin is entitled to receive a fee, preferred return, or carried interest. Origin's calculation of AUM may differ from the calculations of other real estate asset managers and, as a result, Origin's measurement of its AUM may not be comparable to similar measures presented by other asset managers. AUM as of Q3 2023.

REALIZED DEALS AND FUND IDEAS

The realized deals described on these materials are for illustrative purposes only and have been selected to provide, among other things, examples of investment strategy and deal sourcing. A complete list of realized and unrealized deals are available upon request. Targeted IRR for a fund idea is presented on a gross basis and is considered a hypothetical return and subject to the limitations described herein. Targeted returns are estimated based upon assumptions regarding the project cost, timeline and improvements. Targeted returns are subject to change.

COMMONLY USED BENCHMARKS AND INDICES

Bloomberg Barclays Capital U.S. Aggregate Bond Index: measures the performance of the U.S. investment grade bond market. The index invests in a wide spectrum of public, investment-grade, taxable, fixed income securities in the U.S. – including government, corporate, and international dollar-denominated bonds, as well as mortgage-backed and asset-backed securities, all with maturities of more than 1 year. Investment Grade Bond Yield: The Moody's Seasoned Aaa Corporate Bond Yield measures the yield on corporate bonds that are rated Aaa. Corporate bonds are rated based on their default probability, health of the corporation's debt structure, as well as the overall health of the economy. Aaa is the highest rating a corporate bond can get and is considered investment grade. Another important way to analyze bond yields is spreads between different kinds of bonds. During the financial crisis in 2008-2009, the spread between Aaa and Baa bonds widened because of the unpredictability of bonds and increased default rates. S&P 500 Index: is a widely recognized gauge of the U.S. equities market. This index is an unmanaged capitalization-weighted index consisting of 500 of the largest capitalization U.S. common stocks. The returns of the S&P 500 include the reinvestment of dividends.

Protect your wealth. Simplify your life.

Exchange up into institutional-quality real estate and exchange out of active management.

$250,000
Minimum Investment

Key Benefits

Defer Your Taxes Indefinitely

Taxes including federal capital gains, state income and depreciation recapture are deferred and the basis from the original property rolled over.

Generate Passive Income

Landlords exchange day-to-day property management for the benefits of a passive, monthly income stream.

Access Institutional-Quality Real Estate

Investors can exchange privately held properties for interest in Class A multifamily assets sourced and managed by our team of experts.

Simplify Estate Planning

Beneficiaries inherit interest in a security, rather than a property, through an estate or trust—with little or minimal tax implications if they decide to liquidate the real estate.

ORIGIN EXCHANGE OVERVIEW

How it Works

Through our platform, investors can exchange their properties for professionally managed, institutional-quality real estate, receiving monthly distributions and the potential for capital appreciation.

1031 Exchange

Sell your investment property and complete a 1031 exchange into a Delaware Statutory Trust (DST). Receive fractional ownership interests and monthly distributions from the DST. DST interest must be held for at least two years.

721 Exchange

DST interests may be acquired by the Origin IncomePlus Fund, for units in its subsidiary operating partnership (OP), in a tax-deferred exchange under Section 721.*

*There is no guarantee that the IncomePlus Fund will exercise its fair market value option.

What is a DST?

A DST, or Delaware Statutory Trust, allows investors to pool their capital and exchange into institutional assets with professional management. IRS Revenue Ruling 2004-86 stipulates that an interest in a DST qualifies as "like-kind."

Origin Exchange DST Benefits

Passive Investment

The DST is professionally managed: Investors can step away from day-to-day management and receive a monthly distribution.

Tax-Efficient Income

DSTs are required to own stabilized, cash-flowing assets. Income can be sheltered from current tax with depreciation.

Quality Deal Sourcing

The DST owns real estate consistent with the IncomePlus Fund's stringent investment criteria.

Institutional-Quality Properties

Investors have access to the same quality deals that Origin Investments includes in its Funds: multifamily properties in the path of growth, geographically diversified in Origin markets across the U.S.

Tax Benefits

Each property owner's circumstances are unique, and it's important to make informed decisions when it's time to sell. Origin Exchange's calculator helps quantify that conversion and compare a potential tax bill with the benefits of a 1031 exchange. At right, see how a hypothetical California property owner's taxes differ.

	Non-Exchange	Exchange
Original Purchase Price	$600,000	$600,000
Sales Price	$1,200,000	$1,200,000
Depreciation	$200,000	$200,000
Capital Gains Tax	$120,000	0
Depreciation Recapture	$50,000	0
State Taxes	$106,400	0
Net Investment Income Tax	$30,400	0
Total Tax Paid	**$306,800**	0
After-Tax Proceeds	**$893,200**	**$1,200,000**

Calculate Your Potential Exchange Savings

Please note that this 1031 exchange calculation is intended for informational purposes only and should not be considered as tax advice. We do not offer tax-related suggestions or guidance. We recommend consulting with a qualified tax professional for personalized advice and to understand the specific implications related to your individual tax situation. The results provided by this calculation are estimates and should be used as a guide only.

Program Requirements

All tax-based strategies require stringent adherence to state and federal regulations. We suggest navigating the legal complexities with the help of an experienced advisor to ensure you receive all the benefits.

Like-Kind Exchange

The asset being sold must be exchanged for a real property, held for productive use in a trade or business, and an investment property. But it does not have to be in the same asset class.

Same Investor/Entity

The replacement property must be held in the same title as the relinquished property.

Purchase Price Matters

The investor must replace the relinquished property with one of equal or greater value.

Use a Qualified Intermediary

An investor cannot take constructive receipt of sale proceeds. A qualified intermediary (QI) must be set up beforehand to take possession at closing.

Replace Mortgage Debt

If there was outstanding debt on the relinquished property, that must be replaced on the new property or cash must be added to the exchange to equal the amount of debt.

Must Roll over 100% of Equity

Any cash taken from the sale is typically taxed as "boot".

1031 EXCHANGE PROCESS OVERVIEW

1031 Timeline

The 45-Day Rule

The investor must identify a replacement property with a qualified intermediary (QI) within 45 days of closing on the relinquished property.

The 180-Day Rule

The investor must close on a replacement property within 180 days of closing on the relinquished property.

Day 0

The day you relinquish your property

Day 45

Deadline to identify a replacement property

Day 180

Deadline to close on a replacement property

45 Days

135 Days

Low-Fee DST

Syndicated DSTs through brokers can have upfront fee structures as high as 14%. Origin Exchange's fee structure is simple: We charge an acquisition fee and a fee for organizational and offering expenses. And we don't pay any brokerage sales commissions, which means more of an investor's capital is going into the purchase of real estate.

Upfront Fees	ORIGIN EXCHANGE	DST Market Range
Acquisition Fee	1.0%–1.5%	0.0%–4.0%
O&O Expenses	0.5%–1.0%	0.5%–2.0%
Selling Commissions	✕	5.0%–6.0%
Managing Broker Dealer Fee	✕	1.0%–1.5%
Dealer Manager Fee	✕	1.0%–1.5%
Finance Coordination Fee	✕	0.0%–1.0%

1.5%–2.5%
Origin Exchange's Simplified Fee Structure

The information presented is a description of future Origin Exchange DST offerings and are subject to change without notice, may not come to pass and do not purport to be complete.

What is a 721 Exchange?

A 721 exchange is a contribution of real property to a partnership. An investor can contribute real estate to an operating partnership (OP) in exchange for an interest in the OP on a tax-deferred basis.

Key Benefits

Continue to Defer Taxes

Tax basis in DST carries over to OP units, with no gain or loss recognized. However, investors may not use OP units in a subsequent exchange.

Generate Consistent Income

OP units pay the same monthly income as interest in Origin's IncomePlus Fund.

Enhance Liquidity

OP Units are eligible to participate in the same redemption program provided by Origin's IncomePlus Fund.

Diversify Your Capital

The Operating Partnership is the investment vehicle of Origin's IncomePlus Fund and is invested in a geographically dispersed portfolio of Class A multifamily assets.

Simplify Estate Planning

Upon the death of the investor, OP units are divisible and can be held or liquidated by beneficiaries, who also receive a stepped-up basis to current market value; capital gains and depreciation recapture tax are permanently excluded.

Passive Income Plus Growth

This private real estate Fund is for the moderate-risk investor seeking both income and appreciation in a single vehicle. The Fund's strategy is to build, buy and finance multifamily properties in its target markets.

Key Benefits

Income

The Fund strives to generate a stable stream of monthly distributions.

Appreciation

The Fund presents long-term capital appreciation potential that can be compounded further by participating in the Fund's distribution reinvestment program..

5%–7%
Target Net Annual Yield, Paid Monthly[1]

3%–4%
Target Net Annual Appreciation[1]

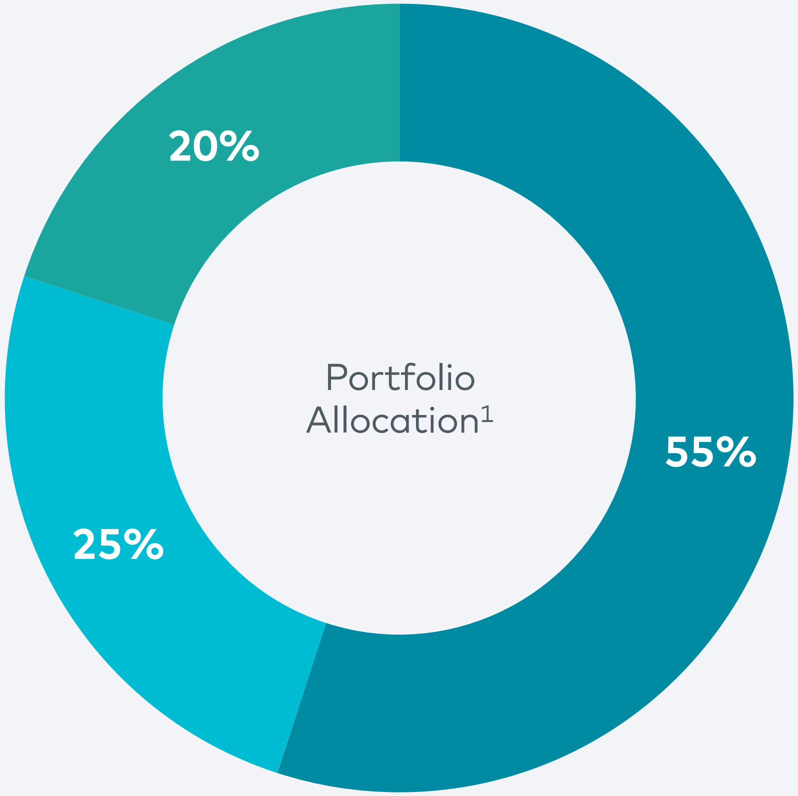
9%–11%
Target Net Annual Return[1]

1) Targeted performance doesn't represent an actual investment and frequently has sharp differences from actual returns. Targeted returns are inclusive of appreciation and reinvestment of distributions and are net of fees. There can be no assurance that the Fund will achieve comparable results or meet its target returns. 2) This federal tax law is due to the Tax Cuts and Jobs Act of 2017, which is set to expire at the end of 2025. 3) A return of capital is non-taxable but lowers an investor's basis in their investment.

Tactical Portfolio Allocation

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

- **Direct Financing**
  Income-producing preferred equity debt positions
- **Core-Plus Multifamily**
  Stabilized, cash-flowing assets with upside potential
- **Build-to-Core Multifamily**
  Value creation through the development of new assets with upside potential that transition to stabilized, cash-flowing assets upon completion of construction



1) Depicts target portfolio allocation estimate and is not exact.

Historical Performance

Since its inception, the IncomePlus Fund has generated a 139% higher total net return than its benchmark.[1]

Quarterly Total Return[2]

Quarter	IncomePlus Fund	NCREIF ODCE Index
Q4 2023	1.7%	-5.77%
Q3 2023	0.3%	-1.9%
Q2 2023	0.3%	-2.7%
Q1 2023	2.2%	-3.2%
Q4 2022	1.5%	-5.0%
Q3 2022	1.9%	0.5%
Q2 2022	2.5%	4.8%
Q1 2022	3.3%	7.4%
Q4 2021	4.6%	8.0%
Q3 2021	7.5%	6.6%
Q2 2021	5.6%	3.9%
Q1 2021	2.5%	2.1%
Q4 2020	3.0%	1.3%
Q3 2020	3.2%	0.5%
Q2 2020	-5.9%	-1.6%
Q1 2020	1.5%	1.0%
Q4 2019	1.5%	1.5%
Q3 2019	1.5%	1.3%
Q2 2019	1.5%	1.0%

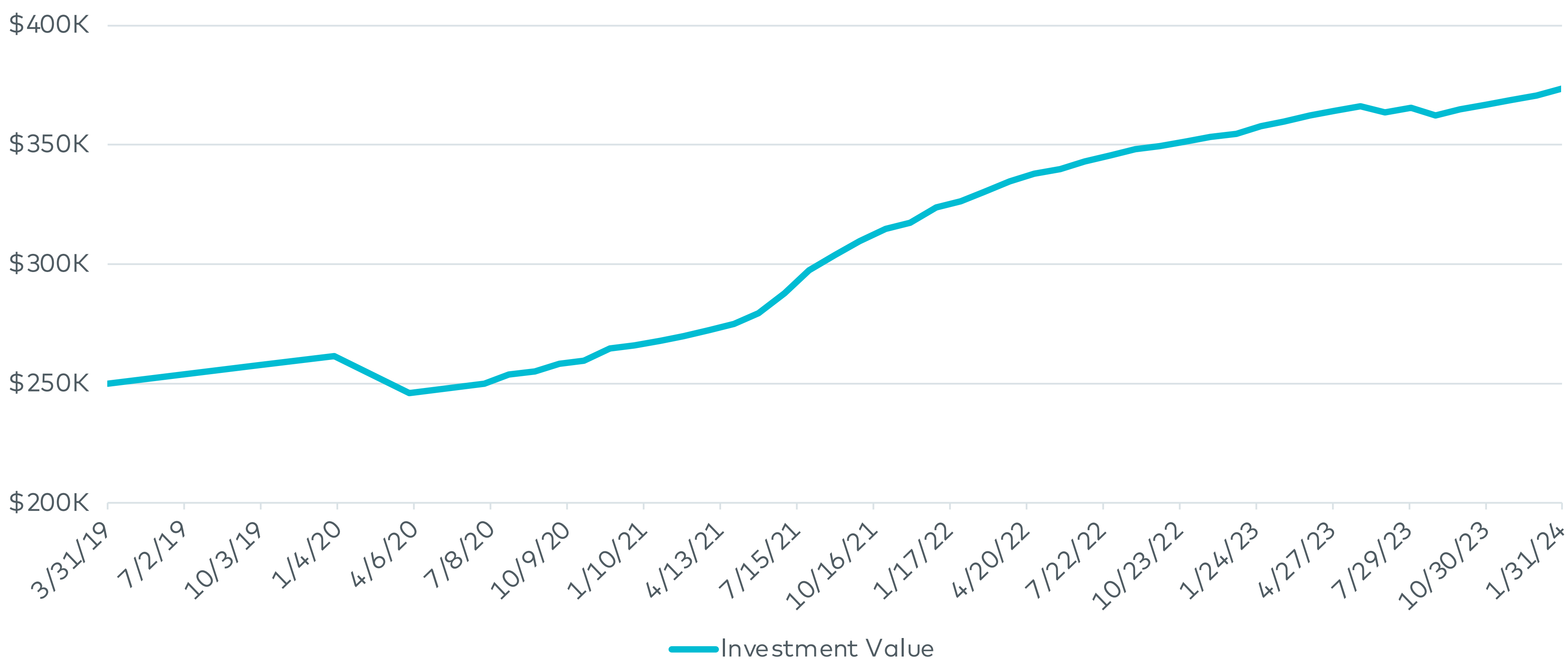
1) The IncomePlus Fund's total return since inception is 48.2%, as compared to NCREIF ODCE's 20.2% during the same time period. The average annualized net return since inception is as of 12/31/23 and is calculated by adding the aggregate dividends paid since 3/31/19, including appreciation in net asset value and amounts reinvested through the Fund's dividend reinvestment program, net of Class INV fees; 1.25% Management Fee, 10% Performance Allocation, and 0.5% Acquisition Fee. Refer to our valuation policy for more info. Returns are not guaranteed. Past performance is no guarantee of future results. All investments involve a degree of risk, including the risk of loss. 2) 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.

INCOMEPLUS FUND OVERVIEW

Grow Your Capital

If you had invested at the Fund's inception in early 2019 and utilized the distribution reinvestment program, you would have achieved a nearly 1.5x multiple today.[1] That's 49.5% growth over five years.

Growth of a $250k IncomePlus Fund Investment Since Inception



1) The investment period is from 3/31/2019 to 1/31/24. Returns are inclusive of appreciation and reinvestment of distributions and are net of fees. An investment in the Fund has the potential for partial or complete loss of funds invested. Returns are not guaranteed. Past performance is no guarantee of future results. All investments involve a degree of risk, including the risk of loss.

6 Reasons to Invest with Origin

1

DST offering

The DST will own real estate consistent with Origin's stringent investment criteria: multifamily properties in the path of growth, geographically diversified.

2

Enhanced liquidity

Operating partnership (OP) units are eligible to participate in a redemption program that mirrors the redemption program provided by Origin's IncomePlus Fund.

3

Capital diversification

The IncomePlus Fund's operating partnership has an option to acquire the DST in exchange for OP units. This option, if exercised, would diversify the investor's risk.

4

Low fees

Other competitors may add charges including sales commission, a dealer manager fee or a broker fee. We don't.

5

Expert deal sourcing

We leverage local experts in our target markets and use Multilytics℠, our proprietary suite of machine-learning models, to identify high-potential areas.

6

Direct access

Investors don't have to work through a broker but instead can access DSTs directly. A dedicated team can answer any questions.

ABOUT ORIGIN INVESTMENTS

Why Origin?

Alignment

Our partners founded Origin because they wanted to protect and grow their wealth. Our Funds are not only the place for our investors' capital, but also our own.

Strategy

We invest in deals that present risk-adjusted return opportunities, diligently manage our operating expenses, and strive to maximize property revenue.

Experience

Our institutional-quality team has executed billions of dollars of real estate transactions geographically dispersed across the United States.

$90M

Capital Invested by Co-CEOs Since Origin's Inception[1]

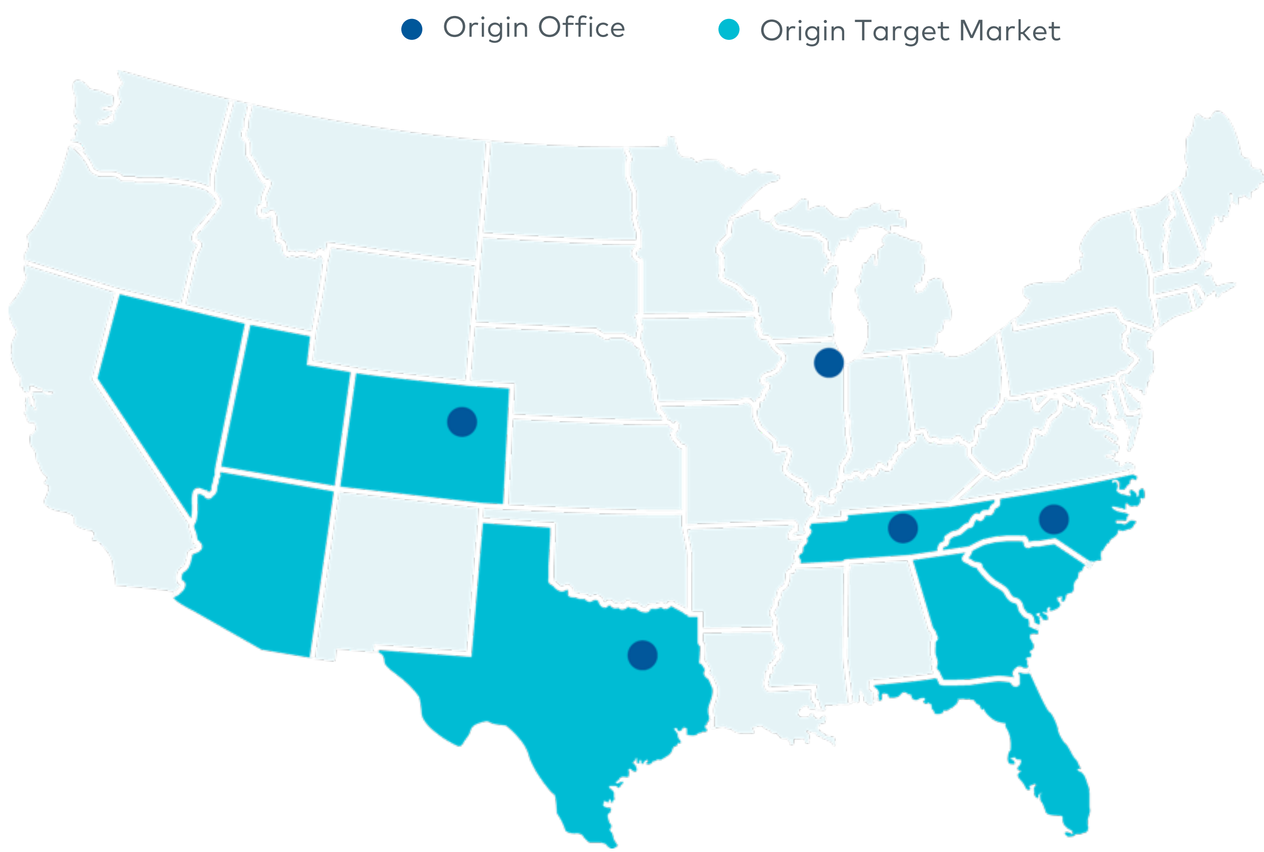
$2.25B

Assets Under Management[2]

1) This is an aggregate amount that has been invested in Origin Funds by Co-CEOs Michael Episcope and David Scherer since the inception of the company in 2007. 2) References to "assets under management" or "AUM" represent the real estate investments managed by Origin Investments' subsidiaries, including Origin Credit Advisers, an SEC-registered investment adviser, as to which Origin is entitled to receive a fee, preferred return or carried interest. Origin's calculation of AUM may differ from the calculations of other real estate asset managers and, as a result, Origin's measurement of its AUM may not be comparable to similar measures presented by other asset managers. AUM as of 12/31/23.

Where We Invest

We target cities and submarkets across the Southwest and Southeast U.S. that we expect to experience rent growth and investing demand.



Boots-on-the-Ground Investment Expertise

Our approach to target market selection starts with our experts' in-depth knowledge of local market fundamentals. We look for places where employment and demographic trends point to future opportunity. We understand that real estate markets are always evolving, and we evaluate the best places to invest on an ongoing basis, acting when the right signals are present.

Multilytics℠

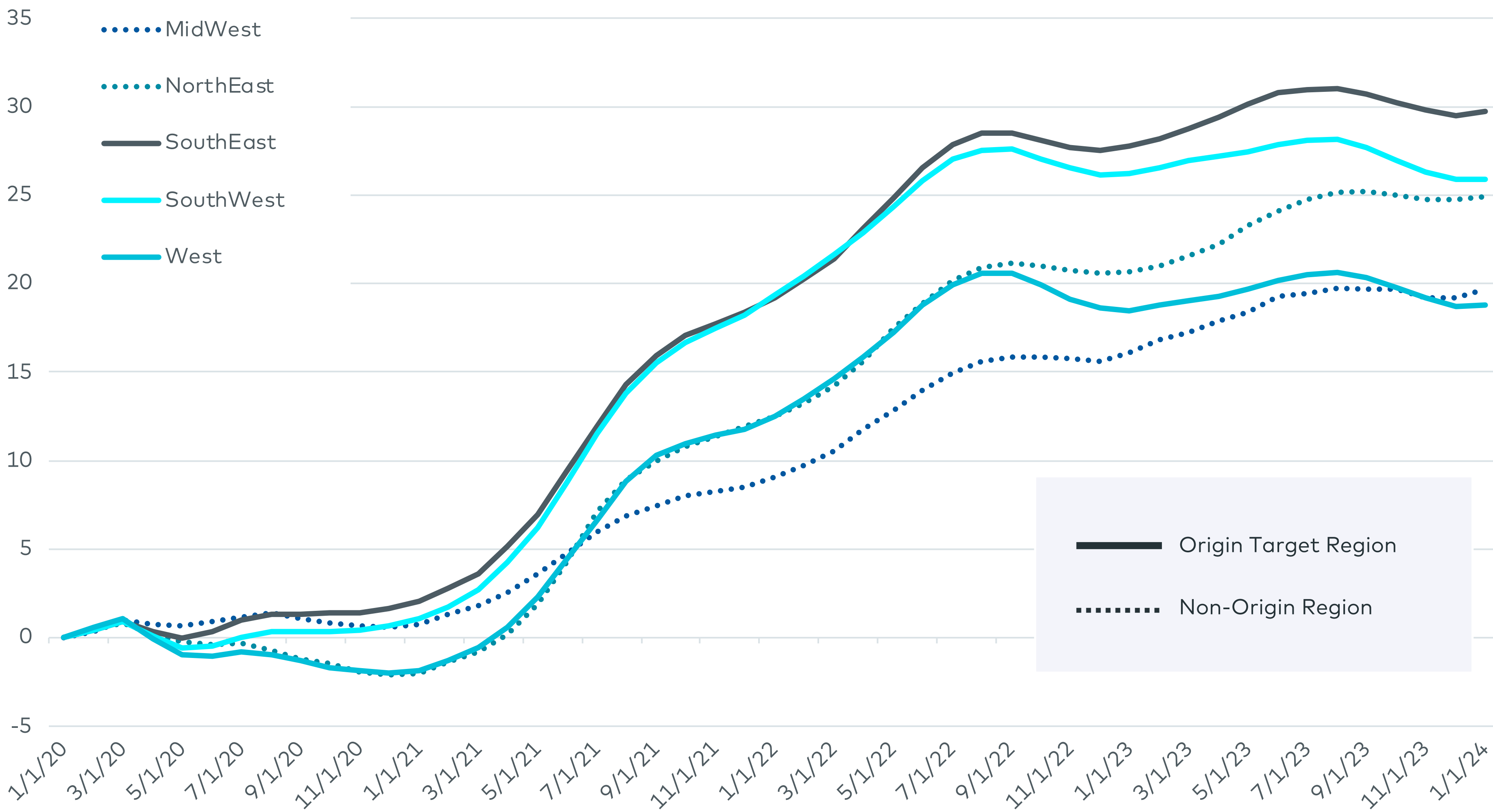
To assist in market selection, we built a proprietary suite of machine-learning models that forecast rent growth more accurately than the industry standard by aggregating and analyzing more than 3 billion data points per month, from hundreds of sources.

1) Depicts target portfolio allocation estimate and is not exact.

ORIGIN STRATEGY

A History of Identifying the Right Markets

Cumulative Rent Growth Rate by Region (2020-23)



Source: Multilytics as of 12/31/23

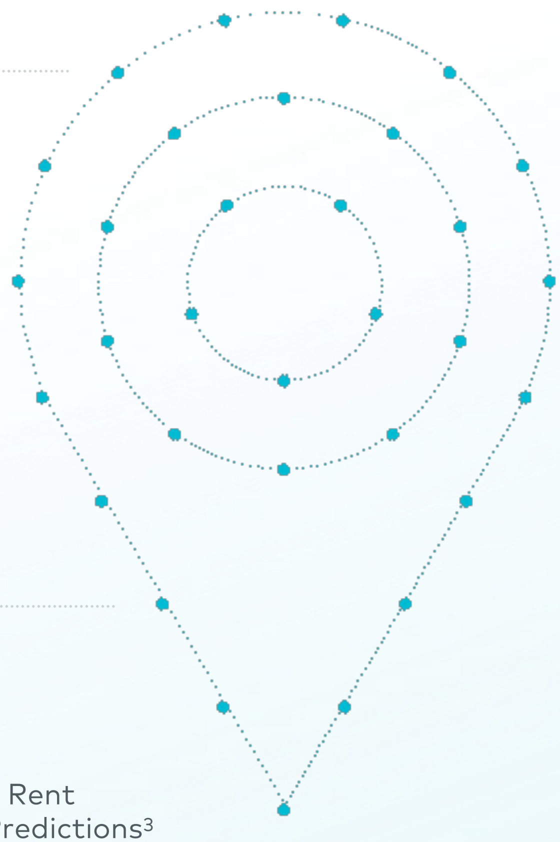
ORIGIN STRATEGY

Multilytics℠

- This proprietary rent-forecasting tool analyzes more than 3 billion data points every month to identify lower-risk, high-growth markets using a suite of machine-learning models back-tested from 2008 onward.
- We combine Multilytics' data with our boots-on-the-ground experts' in-depth knowledge of market fundamentals to select our target markets for investment.
- We use Multilytics to identify properties that exhibit higher risk factors such as locations with shrinking populations or declining incomes.

$10–$15
Margin of Error in Rent Forecast[1]

95%
Accuracy vs. Industry Leaders' 4%[2]



81%
Improved Rent Growth Predictions[3]

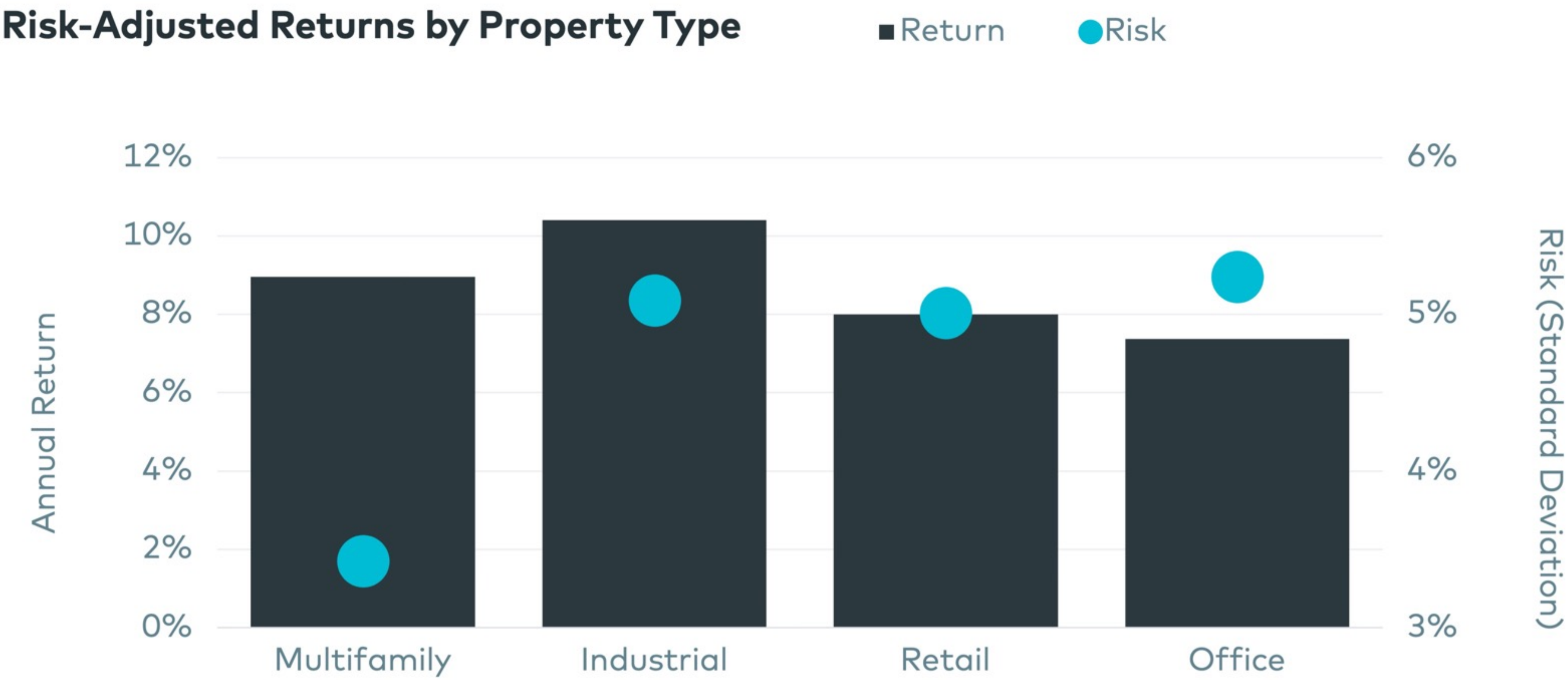
1) Margin of error does not include 2020 due to COVID-19 pandemic. 2) Demonstrated in classifying submarkets as having greater than or less than 3% rent growth throughout 2021 and 2022. In actual values this represents a reduction of about 81% in MSE. This is the difference between forecasting flat to negative rent growth to near record-breaking rent growth in 2021. The industry leader was accurate in predicting rent growth greater than or less than 3% throughout 2021-22 only 4% of the time, while Multilytics was 95% accurate. 3) Based on mean squared error from 2021 to 2022.

ORIGIN STRATEGY

Why Multifamily?

Multifamily properties have consistently generated higher returns with a lower level of risk than other property types.

Risk-Adjusted Returns by Property Type



The data's source is the National Council of Real Estate Investment Fiduciaries (NCREIF) Property Index and represents the average annualized return over each five-year period from 1/1/1990 to 12/31/2023. Returns are unlevered.

CONTACT US

Questions?

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