

Japan Full-Cycle Mandates

Fact sheet · Updated October 2026

OBJECTIVE

Full-cycle Japan real estate mandates for offshore capital, from acquisition through hold to exit.

STRUCTURE

Consortium originates and coordinates each mandate. Licensed activities (investment advice, asset management, brokerage, structuring, capital collection, compliance and reporting) are conducted by our licensed Asset Management partners, matched per mandate.

APPROACH

Assets are sourced pre-market, assessed for what they could become, and coordinated across their life with the principal. Every situation is presented with its risks as well as its upside.

TYPICAL TIMELINE

- Origination 4–6 weeks
- Structuring & DD 4–8 weeks
- Acquisition 6–12 weeks
- Hold 3–7 years
- Exit 3–6 months

PARTNER TRACK RECORD

Tokyo

- Single residential asset, lease repositioning
- Eight-asset residential portfolio, full cycle
- 19-asset multifamily portfolio, institutional execution

Osaka

- Midscale hotel, acquisition through disposition
- Four-asset residential portfolio, branded repositioning

Executed independently by our Asset Management partner prior to the current structure.

ASSET CLASSES

Asset class	Strategy
Multifamily	Value-add, heavy value-add
Hotel / hospitality	Acquisition, rebranding, disposition
Office, commercial, alternative	Acquisition, development
Institutional-scale portfolios	Execution and asset strategy
New build / development	Thesis, structuring, sponsor sourcing

Multifamily mandates are full-building or portfolio acquisitions, not individual units.

HOW A MANDATE RUNS

Step	Consortium	Asset Management partner
Origination & thesis	Leads	—
Structuring	Coordinates	Executes under license
Acquisition	Coordinates	Sign-off & execution
Hold	Coordinates with principal	Administers, reports
Compliance & capital collection	—	Conducts
Exit	Coordinates timing	Executes transaction

NEXT STEP

A full briefing, including partner track record detail, is shared with qualified counterparties under NDA. **Contact:** Simon Clancy, Founding Principal · simon@consortium.partners

AT A GLANCE

Market	Japan
Capital	Offshore institutional, family office, HNW
Single-asset	¥2bn–¥20bn
Portfolio	Up to ¥40bn
Typical hold	3–7 years
Partner AUM	¥100bn–¥150bn
Partner history	10+ years each
Holding structures	GK-TK / TMK / offshore, set per mandate
Contracting entity	Consortium Property Group G.K.

FEES

Consortium’s fees cover origination and coordination. Licensed fees are paid to the licensed partner. Statutory transaction costs are separate. Indicative fee schedule provided on request.

KEY RISKS

Market: values and rents move with the cycle; returns are not projected or promised.

Currency: returns are JPY-denominated; non-JPY investors bear FX exposure.

Liquidity: hold periods can extend in weak markets.

Regulatory: tax, FEFTA and real estate rules can change during a hold.

Leverage: where used, debt amplifies both returns and losses.

DISCLAIMER

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