

上場不動産投資信託証券(REIT)投資主情報調査(2015年2月)資料集

REIT Investor Survey (February 2015)

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(注)1 掲載数値の端数処理は、実数値については切捨て、構成比は四捨五入としています。

2 表中の記号の用法は、次のとおりです。

「0」 単位未満

「－」 皆無又は該当数字なし

表 1 所有者別投資主数

Number of Investors by Holder Type

	2014年8月 (Aug, 2014)		2015年2月 (Feb, 2015)		増減・増減率 Change・% Change		構成比増減 Change in % of Total	人,% persons,% 株式分布状況調査 (平成25年度) Shareownership Survey (2013)
銘柄数 Number of Listed Issues	45		46		1		ポイント point	3,525
合計 (1)+(5)+(6)+(7) Total	532,412	100.0	555,507	100.0	23,095	4.3	—	100.0
(1) 政府・地方公共団体 Govt. & Local Govt.	—	—	—	—	—	—	—	0.0
(5) 国内法人小計 (2)+(3)+(4) Domestic Corporation Subtotal	14,563	2.7	15,603	2.8	1,040	7.1	0.1	2.0
(2) 金融機関小計 a+b+c+d+e Financial Institutions	3,707	0.7	4,186	0.8	479	12.9	0.1	0.2
a 都銀・地銀等 City & Regional Banks	1,183	0.2	1,270	0.2	87	7.4	0.0	0.0
b 信託銀行 Trust Banks	471	0.1	509	0.1	38	8.1	0.0	0.1
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	180	0.0	184	0.0	4	2.2	0.0	0.0
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	134	0.0	158	0.0	24	17.9	0.0	0.0
c 生命保険会社 Life Insurance Companies	242	0.0	263	0.0	21	8.7	0.0	0.0
d 損害保険会社 Non-life Insurance Companies	97	0.0	92	0.0	-5	-5.2	0.0	0.0
e その他の金融機関 Other Financial Institutions	1,714	0.3	2,052	0.4	338	19.7	0.1	0.0
(3) 証券会社 Securities Companies	919	0.2	1,012	0.2	93	10.1	0.0	0.2
(4) 事業法人等 Business Corporations	9,937	1.9	10,405	1.9	468	4.7	0.0	1.6
(6) 外国法人等 Foreigners	7,786	1.5	8,609	1.5	823	10.6	0.0	0.7
(7) 個人・その他 Individuals	510,063	95.8	531,295	95.6	21,232	4.2	-0.2	97.2

表 2 所有者別投資口数

Number of Investment Units by Holder Type

	2014年8月 (Aug, 2014)		2015年2月 (Feb, 2015)		増減・増減率 Change・% Change		所有比率 増減 Change in % of Total	口,% units,% 株式分布状況調査 (平成25年度) Shareownership Survey (2013)
銘柄数 Number of Listed Issues	45		46		1		ポイント point	3,525
合計 (1)+(5)+(6)+(7) Total	36,222,615	100.0	41,519,685	100.0	5,297,070	14.6	—	100.0
(1) 政府・地方公共団体 Govt. & Local Govt.	—	—	—	—	—	—	—	0.2
(5) 国内法人小計 (2)+(3)+(4) Domestic Corporation Subtotal	23,376,081	64.5	26,836,295	64.6	3,460,214	14.8	0.1	48.5
(2) 金融機関小計 a+b+c+d+e Financial Institutions	18,699,131	51.6	21,695,054	52.3	2,995,923	16.0	0.7	22.8
a 都銀・地銀等 City & Regional Banks	1,851,013	5.1	2,289,432	5.5	438,419	23.7	0.4	2.8
b 信託銀行 Trust Banks	15,194,471	41.9	17,505,990	42.2	2,311,519	15.2	0.3	15.1
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	12,820,083	35.4	14,747,768	35.5	1,927,685	15.0	0.1	3.9
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	544,815	1.5	576,002	1.4	31,187	5.7	-0.1	2.0
c 生命保険会社 Life Insurance Companies	856,762	2.4	944,242	2.3	87,480	10.2	-0.1	2.9
d 損害保険会社 Non-life Insurance Companies	198,138	0.5	185,688	0.4	-12,450	-6.3	-0.1	1.1
e その他の金融機関 Other Financial Institutions	598,747	1.7	769,702	1.9	170,955	28.6	0.2	0.8
(3) 証券会社 Securities Companies	684,572	1.9	853,579	2.1	169,007	24.7	0.2	2.4
(4) 事業法人等 Business Corporations	3,992,378	11.0	4,287,662	10.3	295,284	7.4	-0.7	23.3
(6) 外国法人等 Foreigners	8,828,357	24.4	10,374,506	25.0	1,546,149	17.5	0.6	26.9
(7) 個人・その他 Individuals	4,018,177	11.1	4,308,884	10.4	290,707	7.2	-0.7	24.3

表3 所有数別投資主数

Number of Investors by Number Held

	2014年8月 (Aug, 2014)		2015年2月 (Feb, 2015)		増減・増減率 Change・% Change		構成比増減 Change in % of Total	人,% persons, % 株式分布状況調査 (平成25年度) Shareownership Survey (2013)
銘柄数 Number of Listed Issues	45		46		1		ポイント point	3,525
合計 (1)+(2)+(3) Total	532,412	100.0	555,507	100.0	23,095	4.3	—	100.0
(1) 49口以下 a+b+c 49 units or fewer	509,698	95.7	530,351	95.5	20,653	4.1	-0.2	95.7
a 1口 - 4口 1 unit - 4 units	312,903	58.8	318,756	57.4	5,853	1.9	-1.4	67.0
b 5口 - 9口 5 units - 9 units	97,292	18.3	106,472	19.2	9,180	9.4	0.9	11.0
c 10口 - 49口 10 units - 49 units	99,503	18.7	105,123	18.9	5,620	5.6	0.2	17.7
(2) 50口 - 99口 50 units - 99 units	9,714	1.8	10,606	1.9	892	9.2	0.1	2.0
(3) 100口以上 d+e+f+g 100 units or more	13,000	2.4	14,550	2.6	1,550	11.9	0.2	2.3
d 100口 - 499口 100 units - 499 units	8,576	1.6	9,476	1.7	900	10.5	0.1	1.7
e 500口 - 999口 500 units - 999 units	1,620	0.3	1,818	0.3	198	12.2	0.0	0.2
f 1000口 - 4999口 1000 units - 4999 units	2,016	0.4	2,332	0.4	316	15.7	0.0	0.2
g 5000口以上 5000 units or more	788	0.1	924	0.2	136	17.3	0.1	0.1

表4 所有数別投資口数

Number of Investment Units by Number Held

	2014年8月 (Aug, 2014)		2015年2月 (Feb, 2015)		増減・増減率 Change・% Change		構成比増減 Change in % of Total	口,% units,% 株式分布状況調査 (平成25年度) Shareownership Survey (2013)
銘柄数 Number of Listed Issues	45		46		1		ポイント point	3,525
合計 (1)+(2)+(3) Total	36,222,615	100.0	41,519,685	100.0	5,297,070	14.6	—	100.0
(1) 49口以下 a+b+c 49 units or fewer	2,859,099	7.9	3,025,961	7.3	166,862	5.8	-0.6	9.3
a 1口 - 4口 1 unit - 4 units	596,726	1.6	615,190	1.5	18,464	3.1	-0.1	2.1
b 5口 - 9口 5 units - 9 units	569,984	1.6	620,020	1.5	50,036	8.8	-0.1	1.3
c 10口 - 49口 10 units - 49 units	1,692,389	4.7	1,790,751	4.3	98,362	5.8	-0.4	5.9
(2) 50口 - 99口 50 units - 99 units	614,373	1.7	671,179	1.6	56,806	9.2	-0.1	2.5
(3) 100口以上 d+e+f+g 100 units or more	32,749,143	90.4	37,822,545	91.1	5,073,402	15.5	0.7	88.3
d 100口 - 499口 100 units - 499 units	1,710,712	4.7	1,909,115	4.6	198,403	11.6	-0.1	6.2
e 500口 - 999口 500 units - 999 units	1,123,788	3.1	1,243,928	3.0	120,140	10.7	-0.1	2.8
f 1000口 - 4999口 1000 units - 4999 units	4,325,733	11.9	4,985,088	12.0	659,355	15.2	0.1	9.4
g 5000口以上 5000 units or more	25,588,910	70.6	29,684,414	71.5	4,095,504	16.0	0.9	69.9

表5 地方別投資主数

Number of Investors by Region

	2014年8月 (Aug, 2014)		2015年2月 (Feb, 2015)		増減・増減率 Change・% Change		構成比増減 Change in % of Total	人,% persons,% 株式分布状況調査 (平成25年度) Shareownership Survey (2013)
銘柄数 Number of Listed Issues	45		46		1		ポイント point	3,525
合 計 Total	532,412	100.0	555,507	100.0	23,095	4.3	—	100.0
北海道 Hokkaido	8,727	1.6	9,175	1.7	448	5.1	0.1	1.6
東北 Tohoku	13,176	2.5	14,056	2.5	880	6.7	0.0	2.9
関東 Kanto	257,192	48.3	271,472	48.9	14,280	5.6	0.6	41.3
中部 Chubu	77,846	14.6	80,386	14.5	2,540	3.3	-0.1	17.9
近畿 Kinki	104,729	19.7	107,188	19.3	2,459	2.3	-0.4	23.0
中国 Chugoku	22,013	4.1	22,393	4.0	380	1.7	-0.1	4.9
四国 Shikoku	14,062	2.6	14,634	2.6	572	4.1	0.0	2.7
九州 Kyushu	27,136	5.1	27,839	5.0	703	2.6	-0.1	5.1
海外 Overseas	7,531	1.4	8,364	1.5	833	11.1	0.1	0.7

表6 地方別投資口数

Number of Investment Units by Region

	2014年8月 (Aug, 2014)		2015年2月 (Feb, 2015)		増減・増減率 Change・% Change		構成比増減 Change in % of Total	口,% units,% 株式分布状況調査 (平成25年度) Shareownership Survey (2013)
銘柄数 Number of Listed Issues	45		46		1		ポイント point	3,525
合 計 Total	36,222,615	100.0	41,519,685	100.0	5,297,070	14.6	—	100.0
北海道 Hokkaido	87,626	0.2	97,331	0.2	9,705	11.1	0.0	0.5
東北 Tohoku	271,131	0.7	326,710	0.8	55,579	20.5	0.1	0.9
関東 Kanto	22,896,373	63.2	26,012,792	62.7	3,116,419	13.6	-0.5	53.1
中部 Chubu	1,212,063	3.3	1,495,904	3.6	283,841	23.4	0.3	6.7
近畿 Kinki	1,502,337	4.1	1,633,784	3.9	131,447	8.7	-0.2	8.3
中国 Chugoku	530,376	1.5	568,348	1.4	37,972	7.2	-0.1	1.3
四国 Shikoku	400,700	1.1	455,756	1.1	55,056	13.7	0.0	0.9
九州 Kyushu	509,198	1.4	567,020	1.4	57,822	11.4	0.0	1.5
海外 Overseas	8,812,811	24.3	10,362,040	25.0	1,549,229	17.6	0.7	26.8

表 7 東証REIT用途別指数の構成銘柄別にみた所有者別投資主数

Number of Investors by Holder Type by TSE REIT Property Sector Index

人,% persons,%

カテゴリー Category	合計 Total		オフィス指数 Office Index		住宅指数 Residential Index		商業・物流等指数 Retail & Logistics, Others Index	
銘柄数 Number of Listed Issues	46		20		11		15	
合計 (1)+(5)+(6)+(7) Total	555,507	100.0	243,587	100.0	126,976	100.0	184,944	100.0
(1) 政府・地方公共団体 Govt. & Local Govt.	—	—	—	—	—	—	—	—
(5) 国内法人小計 (2)+(3)+(4) Domestic Corporation Subtotal	15,603	2.8	6,851	2.8	3,045	2.4	5,707	3.1
(2) 金融機関小計 a+b+c+d+e Financial Institutions	4,186	0.8	1,739	0.7	795	0.6	1,652	0.9
a 都銀・地銀等 City & Regional Banks	1,270	0.2	493	0.2	258	0.2	519	0.3
b 信託銀行 Trust Banks	509	0.1	221	0.1	116	0.1	172	0.1
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	184	0.0	80	0.0	44	0.0	60	0.0
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	158	0.0	64	0.0	38	0.0	56	0.0
c 生命保険会社 Life Insurance Companies	263	0.0	106	0.0	52	0.0	105	0.1
d 損害保険会社 Non-life Insurance Companies	92	0.0	43	0.0	24	0.0	25	0.0
e その他の金融機関 Other Financial Institutions	2,052	0.4	876	0.4	345	0.3	831	0.4
(3) 証券会社 Securities Companies	1,012	0.2	437	0.2	236	0.2	339	0.2
(4) 事業法人等 Business Corporations	10,405	1.9	4,675	1.9	2,014	1.6	3,716	2.0
(6) 外国法人等 Foreigners	8,609	1.5	3,861	1.6	1,545	1.2	3,203	1.7
(7) 個人・その他 Individuals	531,295	95.6	232,875	95.6	122,386	96.4	176,034	95.2

表 8 東証REIT用途別指数の構成銘柄別にみた所有者別投資口数

Number of Investment Units by Holder Type by TSE REIT Property Sector Index

口,% units,%

カテゴリー Category	合計 Total		オフィス指数 Office Index		住宅指数 Residential Index		商業・物流等指数 Retail & Logistics, Others Index	
銘柄数 Number of Listed Issues	46		20		11		15	
合計 (1)+(5)+(6)+(7) Total	41,519,685	100.0	15,097,404	100.0	9,063,272	100.0	17,359,009	100.0
(1) 政府・地方公共団体 Govt. & Local Govt.	—	—	—	—	—	—	—	—
(5) 国内法人小計 (2)+(3)+(4) Domestic Corporation Subtotal	26,836,295	64.6	10,021,257	66.4	6,082,080	67.1	10,732,958	61.8
(2) 金融機関小計 a+b+c+d+e Financial Institutions	21,695,054	52.3	8,054,331	53.3	4,648,133	51.3	8,992,590	51.8
a 都銀・地銀等 City & Regional Banks	2,289,432	5.5	839,389	5.6	421,433	4.6	1,028,610	5.9
b 信託銀行 Trust Banks	17,505,990	42.2	6,434,813	42.6	3,911,275	43.2	7,159,902	41.2
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	14,747,768	35.5	5,291,399	35.0	3,357,340	37.0	6,099,029	35.1
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	576,002	1.4	147,564	1.0	225,356	2.5	203,082	1.2
c 生命保険会社 Life Insurance Companies	944,242	2.3	415,836	2.8	134,370	1.5	394,036	2.3
d 損害保険会社 Non-life Insurance Companies	185,688	0.4	65,004	0.4	71,086	0.8	49,598	0.3
e その他の金融機関 Other Financial Institutions	769,702	1.9	299,289	2.0	109,969	1.2	360,444	2.1
(3) 証券会社 Securities Companies	853,579	2.1	307,614	2.0	124,269	1.4	421,696	2.4
(4) 事業法人等 Business Corporations	4,287,662	10.3	1,659,312	11.0	1,309,678	14.5	1,318,672	7.6
(6) 外国法人等 Foreigners	10,374,506	25.0	3,468,437	23.0	1,853,756	20.5	5,052,313	29.1
(7) 個人・その他 Individuals	4,308,884	10.4	1,607,710	10.6	1,127,436	12.4	1,573,738	9.1

表9 東証REIT用途別指数の構成銘柄別にみた所有数別投資主数

Number of Investors by Number Held by TSE REIT Property Sector Index

人,% persons,%

カテゴリー Category	合計 Total		オフィス指数 Office Index		住宅指数 Residential Index		商業・物流等指数 Retail & Logistics, Others Index	
銘柄数 Number of Listed Issues	46		20		11		15	
合計 (1)+(2)+(3) Total	555,507	100.0	243,587	100.0	126,976	100.0	184,944	100.0
(1) 49口以下 a+b+c 49 units or fewer	530,351	95.5	233,744	96.0	121,448	95.6	175,159	94.7
a 1口 - 4口 1 unit - 4 units	318,756	57.4	144,164	59.2	75,109	59.2	99,483	53.8
b 5口 - 9口 5 units - 9 units	106,472	19.2	48,626	20.0	22,901	18.0	34,945	18.9
c 10口 - 49口 10 units - 49 units	105,123	18.9	40,954	16.8	23,438	18.5	40,731	22.0
(2) 50口 - 99口 50 units - 99 units	10,606	1.9	4,099	1.7	2,559	2.0	3,948	2.1
(3) 100口以上 d+e+f+g 100 units or more	14,550	2.6	5,744	2.4	2,969	2.3	5,837	3.2
d 100口 - 499口 100 units - 499 units	9,476	1.7	3,771	1.5	2,018	1.6	3,687	2.0
e 500口 - 999口 500 units - 999 units	1,818	0.3	727	0.3	367	0.3	724	0.4
f 1000口 - 4999口 1000 units - 4999 units	2,332	0.4	900	0.4	424	0.3	1,008	0.5
g 5000口以上 5000 units or more	924	0.2	346	0.1	160	0.1	418	0.2

表10 東証REIT用途別指数の構成銘柄別にみた所有数別投資口数

Number of Investment Units by Number Held by TSE REIT Property Sector Index

口,% units,%

カテゴリー Category	合計 Total		オフィス指数 Office Index		住宅指数 Residential Index		商業・物流等指数 Retail & Logistics, Others Index	
銘柄数 Number of Listed Issues	46		20		11		15	
合計 (1)+(2)+(3) Total	41,519,685	100.0	15,097,404	100.0	9,063,272	100.0	17,359,009	100.0
(1) 49口以下 a+b+c 49 units or fewer	3,025,961	7.3	1,231,823	8.2	724,874	8.0	1,069,264	6.2
a 1口 - 4口 1 unit - 4 units	615,190	1.5	266,946	1.8	162,234	1.8	186,010	1.1
b 5口 - 9口 5 units - 9 units	620,020	1.5	275,168	1.8	141,293	1.6	203,559	1.2
c 10口 - 49口 10 units - 49 units	1,790,751	4.3	689,709	4.6	421,347	4.6	679,695	3.9
(2) 50口 - 99口 50 units - 99 units	671,179	1.6	257,676	1.7	163,815	1.8	249,688	1.4
(3) 100口以上 d+e+f+g 100 units or more	37,822,545	91.1	13,607,905	90.1	8,174,583	90.2	16,040,057	92.4
d 100口 - 499口 100 units - 499 units	1,909,115	4.6	777,116	5.1	399,947	4.4	732,052	4.2
e 500口 - 999口 500 units - 999 units	1,243,928	3.0	500,557	3.3	249,761	2.8	493,610	2.8
f 1000口 - 4999口 1000 units - 4999 units	4,985,088	12.0	1,922,875	12.7	864,877	9.5	2,197,336	12.7
g 5000口以上 5000 units or more	29,684,414	71.5	10,407,357	68.9	6,659,998	73.5	12,617,059	72.7

表 1 1 投資部門別REIT保有金額
REIT Holding by Investor Type

億円,% ¥100 mil.,%

	2014年8月 (Aug, 2014)		2015年2月 (Feb, 2015)		増減・増減率 Change・% Change		保有比率 増減 Change in % of Total	株式分布状況調 査 (平成25年度) Shareownership Survey
銘柄数 Number of Listed Issues	45		46		1		ポイント point	3,525
合計 (1)+(5)+(6)+(7) Total	87,807	100.0	106,702	100.0	18,895	21.5	—	100.0
(1) 政府・地方公共団体 Govt. & Local Govt.	—	—	—	—	—	—	—	0.2
(5) 国内法人小計 (2)+(3)+(4) Domestic Corporation Subtotal	59,277	67.5	71,540	67.0	12,263	20.7	-0.5	50.2
(2) 金融機関小計 a+b+c+d+e Financial Institutions	48,299	55.0	58,464	54.8	10,165	21.0	-0.2	26.7
a 都銀・地銀等 City & Regional Banks	5,881	6.7	7,305	6.8	1,424	24.2	0.1	3.6
b 信託銀行 Trust Banks	37,764	43.0	45,584	42.7	7,820	20.7	-0.3	17.2
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	31,120	35.4	37,506	35.2	6,386	20.5	-0.2	4.8
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	1,197	1.4	1,328	1.2	131	10.9	-0.2	2.1
c 生命保険会社 Life Insurance Companies	2,363	2.7	2,737	2.6	374	15.8	-0.1	3.7
d 損害保険会社 Non-life Insurance Companies	620	0.7	602	0.6	-18	-2.9	-0.1	1.4
e その他の金融機関 Other Financial Institutions	1,669	1.9	2,233	2.1	564	33.8	0.2	0.7
(3) 証券会社 Securities Companies	1,695	1.9	2,306	2.2	611	36.0	0.3	2.3
(4) 事業法人等 Business Corporations	9,283	10.6	10,769	10.1	1,486	16.0	-0.5	21.3
(6) 外国法人等 Foreigners	19,656	22.4	24,820	23.3	5,164	26.3	0.9	30.8
(7) 個人・その他 Individuals	8,873	10.1	10,341	9.7	1,468	16.5	-0.4	18.7

表 1 2 地方別REIT保有金額
REIT Holding by Region

億円,% ¥100 mil.,%

	2014年8月 (Aug, 2014)		2015年2月 (Feb, 2015)		増減・増減率 Change・% Change		構成比増減 Change in % of Total	株式分布状況調 査 (平成25年度) Shareownership Survey
銘柄数 Number of Listed Issues	45		46		1		ポイント point	3,525
合 計 Total	87,807	100.0	106,702	100.0	18,895	21.5	—	100.0
北 海 道 Hokkaido	208	0.2	254	0.2	46	22.1	0.0	0.4
東 北 Tohoku	715	0.8	881	0.8	166	23.2	0.0	0.6
関 東 Kanto	56,237	64.0	67,540	63.3	11,303	20.1	-0.7	50.5
中 部 Chubu	3,239	3.7	4,117	3.9	878	27.1	0.2	7.2
近 畿 Kinki	4,019	4.6	4,644	4.4	625	15.6	-0.2	7.6
中 国 Chugoku	1,585	1.8	1,836	1.7	251	15.8	-0.1	1.1
四 国 Shikoku	955	1.1	1,152	1.1	197	20.6	0.0	0.8
九 州 Kyushu	1,228	1.4	1,491	1.4	263	21.4	0.0	1.2
海 外 Overseas	19,618	22.3	24,782	23.2	5,164	26.3	0.9	30.7

表 1 3 東証REIT用途別指数の構成銘柄別にみた投資部門別REIT保有金額
REIT Holding by Investor Type by TSE REIT Property Sector Index

億円,% ¥100 mil.,%

カテゴリー Category	合計 Total		オフィス指数 Office Index		住宅指数 Residential Index		商業・物流等指数 Retail & Logistics, Others Index	
銘柄数 Number of Listed Issues	46		20		11		15	
合計 (1)+(5)+(6)+(7) Total	106,702	100.0	49,116	100.0	17,128	100.0	40,458	100.0
(1) 政府・地方公共団体 Govt. & Local Govt.	—	—	—	—	—	—	—	—
(5) 国内法人小計 (2)+(3)+(4) Domestic Corporation Subtotal	71,540	67.0	32,736	66.7	12,258	71.6	26,545	65.6
(2) 金融機関小計 a+b+c+d+e Financial Institutions	58,464	54.8	26,185	53.3	10,212	59.6	22,066	54.5
a 都銀・地銀等 City & Regional Banks	7,305	6.8	2,953	6.0	1,334	7.8	3,017	7.5
b 信託銀行 Trust Banks	45,584	42.7	20,645	42.0	7,963	46.5	16,974	42.0
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	37,506	35.2	16,835	34.3	6,464	37.7	14,206	35.1
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	1,328	1.2	484	1.0	390	2.3	453	1.1
c 生命保険会社 Life Insurance Companies	2,737	2.6	1,414	2.9	370	2.2	953	2.4
d 損害保険会社 Non-life Insurance Companies	602	0.6	202	0.4	218	1.3	181	0.4
e その他の金融機関 Other Financial Institutions	2,233	2.1	969	2.0	325	1.9	939	2.3
(3) 証券会社 Securities Companies	2,306	2.2	999	2.0	306	1.8	1,000	2.5
(4) 事業法人等 Business Corporations	10,769	10.1	5,551	11.3	1,739	10.2	3,479	8.6
(6) 外国法人等 Foreigners	24,820	23.3	11,528	23.5	2,796	16.3	10,495	25.9
(7) 個人・その他 Individuals	10,341	9.7	4,851	9.9	2,073	12.1	3,416	8.4

【参考】

1 東証REIT用途別指数の構成銘柄別にみた所有者別投資口数の2期比較

2015年2月(Feb. 2015)

口,% units,%

所有比率増減

ポイント,point

カテゴリー Category	オフィス指数 Office Index		住宅指数 Residential Index		商業・物流等指数 Retail & Logistics, Others Index		オフィス 指数 Office Index	住宅指数 Residential Index	商業・物流等 指数 Retail & Logistics, Others Index
銘柄数 Number of Listed Issues	20		11		15				
合計 (1)+(5)+(6)+(7) Total	15,097,404	100.0	9,063,272	100.0	17,359,009	100.0			
(1) 政府・地方公共団体 Govt. & Local Govt.	—	—	—	—	—	—	—	—	—
(5) 国内法人小計 (2)+(3)+(4) Domestic Corporation Subtotal	10,021,257	66.4	6,082,080	67.1	10,732,958	61.8	1.4	1.8	-2.0
(2) 金融機関小計 a+b+c+d+e Financial Institutions	8,054,331	53.3	4,648,133	51.3	8,992,590	51.8	0.3	4.6	-0.8
a 都銀・地銀等 City & Regional Banks	839,389	5.6	421,433	4.6	1,028,610	5.9	0.0	0.5	0.7
b 信託銀行 Trust Banks	6,434,813	42.6	3,911,275	43.2	7,159,902	41.2	0.4	3.8	-1.6
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	5,291,399	35.0	3,357,340	37.0	6,099,029	35.1	0.4	3.8	-1.9
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	147,564	1.0	225,356	2.5	203,082	1.2	0.0	-0.2	-0.2
c 生命保険会社 Life Insurance Companies	415,836	2.8	134,370	1.5	394,036	2.3	-0.2	-0.1	0.1
d 損害保険会社 Non-life Insurance Companies	65,004	0.4	71,086	0.8	49,598	0.3	-0.2	0.2	-0.2
e その他の金融機関 Other Financial Institutions	299,289	2.0	109,969	1.2	360,444	2.1	0.3	0.2	0.2
(3) 証券会社 Securities Companies	307,614	2.0	124,269	1.4	421,696	2.4	0.1	0.3	0.2
(4) 事業法人等 Business Corporations	1,659,312	11.0	1,309,678	14.5	1,318,672	7.6	0.9	-3.0	-1.4
(6) 外国法人等 Foreigners	3,468,437	23.0	1,853,756	20.5	5,052,313	29.1	-1.0	-0.3	3.0
(7) 個人・その他 Individuals	1,607,710	10.6	1,127,436	12.4	1,573,738	9.1	-0.3	-1.5	-0.9

2014年8月(Aug. 2014)

口,% units,%

カテゴリー Category	オフィス指数 Office Index		住宅指数 Residential Index		商業・物流等指数 Retail & Logistics, Others Index	
銘柄数 Number of Listed Issues	19		11		15	
合計 (1)+(5)+(6)+(7) Total	12,912,077	100.0	6,872,644	100.0	16,437,894	100.0
(1) 政府・地方公共団体 Govt. & Local Govt.	—	—	—	—	—	—
(5) 国内法人小計 (2)+(3)+(4) Domestic Corporation Subtotal	8,397,111	65.0	4,489,252	65.3	10,489,718	63.8
(2) 金融機関小計 a+b+c+d+e Financial Institutions	6,847,319	53.0	3,207,921	46.7	8,643,891	52.6
a 都銀・地銀等 City & Regional Banks	720,360	5.6	280,115	4.1	850,538	5.2
b 信託銀行 Trust Banks	5,446,243	42.2	2,707,405	39.4	7,040,823	42.8
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	4,464,216	34.6	2,278,298	33.2	6,077,569	37.0
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	134,854	1.0	186,675	2.7	223,286	1.4
c 生命保険会社 Life Insurance Companies	382,132	3.0	107,142	1.6	367,488	2.2
d 損害保険会社 Non-life Insurance Companies	78,613	0.6	43,769	0.6	75,756	0.5
e その他の金融機関 Other Financial Institutions	219,971	1.7	69,490	1.0	309,286	1.9
(3) 証券会社 Securities Companies	248,803	1.9	75,902	1.1	359,867	2.2
(4) 事業法人等 Business Corporations	1,300,989	10.1	1,205,429	17.5	1,485,960	9.0
(6) 外国法人等 Foreigners	3,102,394	24.0	1,429,110	20.8	4,296,853	26.1
(7) 個人・その他 Individuals	1,412,572	10.9	954,282	13.9	1,651,323	10.0

【参考】

2 東証REIT用途別指数の構成銘柄別にみた投資部門別REIT保有金額の2期比較

2015年2月(Feb, 2015)

億円,% ¥100 mil.,%

保有比率増減

ポイント,point

カテゴリー Category	オフィス指数 Office Index		住宅指数 Residential Index		商業・物流等指数 Retail & Logistics, Others Index		オフィス 指数 Office Index	住宅指数 Residential Index	商業・物流等 指数 Retail & Logistics, Others Index
銘柄数 Number of Listed Issues	20		11		15				
合計 (1)+(5)+(6)+(7) Total	49,116	100.0	17,128	100.0	40,458	100.0			
(1) 政府・地方公共団体 Govt. & Local Govt.	—	—	—	—	—	—	—	—	—
(5) 国内法人小計 (2)+(3)+(4) Domestic Corporation Subtotal	32,736	66.7	12,258	71.6	26,545	65.6	-0.7	1.1	-0.9
(2) 金融機関小計 a+b+c+d+e Financial Institutions	26,185	53.3	10,212	59.6	22,066	54.5	-0.5	1.4	-0.7
a 都銀・地銀等 City & Regional Banks	2,953	6.0	1,334	7.8	3,017	7.5	-0.3	0.3	0.7
b 信託銀行 Trust Banks	20,645	42.0	7,963	46.5	16,974	42.0	-0.2	1.4	-1.2
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	16,835	34.3	6,464	37.7	14,206	35.1	0.1	1.4	-1.5
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	484	1.0	390	2.3	453	1.1	-0.1	-0.3	-0.2
c 生命保険会社 Life Insurance Companies	1,414	2.9	370	2.2	953	2.4	-0.2	-0.1	0.0
d 損害保険会社 Non-life Insurance Companies	202	0.4	218	1.3	181	0.4	-0.1	-0.1	-0.3
e その他の金融機関 Other Financial Institutions	969	2.0	325	1.9	939	2.3	0.3	0.0	0.1
(3) 証券会社 Securities Companies	999	2.0	306	1.8	1,000	2.5	0.1	0.6	0.3
(4) 事業法人等 Business Corporations	5,551	11.3	1,739	10.2	3,479	8.6	-0.3	-0.9	-0.5
(6) 外国法人等 Foreigners	11,528	23.5	2,796	16.3	10,495	25.9	0.6	0.1	1.7
(7) 個人・その他 Individuals	4,851	9.9	2,073	12.1	3,416	8.4	0.1	-1.2	-0.8

2014年8月(Aug, 2014)

億円,% ¥100 mil.,%

カテゴリー Category	オフィス指数 Office Index		住宅指数 Residential Index		商業・物流等指数 Retail & Logistics, Others Index	
銘柄数 Number of Listed Issues	19		11		15	
合計 (1)+(5)+(6)+(7) Total	41,065	100.0	13,270	100.0	33,471	100.0
(1) 政府・地方公共団体 Govt. & Local Govt.	—	—	—	—	—	—
(5) 国内法人小計 (2)+(3)+(4) Domestic Corporation Subtotal	27,658	67.4	9,354	70.5	22,265	66.5
(2) 金融機関小計 a+b+c+d+e Financial Institutions	22,086	53.8	7,725	58.2	18,487	55.2
a 都銀・地銀等 City & Regional Banks	2,601	6.3	1,001	7.5	2,278	6.8
b 信託銀行 Trust Banks	17,312	42.2	5,988	45.1	14,463	43.2
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	14,041	34.2	4,812	36.3	12,267	36.6
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	431	1.1	342	2.6	422	1.3
c 生命保険会社 Life Insurance Companies	1,253	3.1	307	2.3	802	2.4
d 損害保険会社 Non-life Insurance Companies	219	0.5	180	1.4	220	0.7
e その他の金融機関 Other Financial Institutions	699	1.7	248	1.9	721	2.2
(3) 証券会社 Securities Companies	795	1.9	155	1.2	744	2.2
(4) 事業法人等 Business Corporations	4,775	11.6	1,473	11.1	3,033	9.1
(6) 外国法人等 Foreigners	9,397	22.9	2,147	16.2	8,111	24.2
(7) 個人・その他 Individuals	4,010	9.8	1,769	13.3	3,094	9.2

(Outline of Survey)

1. Scope of Survey

REITs listed on stock exchanges in Japan (Tokyo, Nagoya, Fukuoka, Sapporo) as of the end of February 2015 are included. However, the survey excludes issues for which unitholder information could not be obtained due to the end of the first accounting period after listing on the exchange arriving after February 28, 2015.

2. Method of Data Collection

Data included in this survey was obtained directly via electronic means from the administrators of the unitholder registers of the REITs. The data was compiled by the administrators based on the registers as of the end of the REIT's accounting period.

3. Outline of Survey Contents

(1) Survey Data Contents

This survey was conducted on the number of investors and number of investment units held in the relevant REITs under the following investor categories based on the description in the unitholder register. Additionally, based on such data, the overall amount/ratio held by investor type, etc. was calculated based on market prices and the overall number of investors and number of investment units held by investor type. (Note)

The definition of each investor category presented in the survey is as follows:

1. Government and local government: National, prefectural, and municipal governments

2. Financial institutions

> City, regional banks, etc.: Regular Japanese banks licensed under the Banking Act and the Long-Term Credit Bank Act.

> Trust banks: Trust banks that are members of the Trust Companies Association of Japan

> Investment trusts: Trust assets of trustors that are stipulated in the Investment Trust Act (Act on Investment Trusts and Investment Corporations), and whose nominees (trustees) are banks that conduct trust business

> Annuity trusts: Employees' pension funds that are stipulated in the Employees' Pension Insurance Act, and corporate pensions stipulated in the Defined-Benefit Corporate Pension Act or the Defined Contribution Pension Act, whose nominees (trustees) are banks that conduct trust business. (excluding public pensions under management)

> Life insurance companies: Life insurance companies that are stipulated in the Insurance Business Act

> Non-life insurance companies: Non-life insurance companies that are stipulated in the Insurance Business Act

> Other financial institutions: Financial institutions other than those stipulated above, including credit unions (shinkin banks), credit associations, agriculture-related financial institutions, mutual aid associations, and government-related financial institutions, etc.

3. Securities companies: Securities companies that are financial instruments business operators as stipulated in the Financial Instruments and Exchange Act.

4. Business corporations: All companies incorporated in Japan other than those described in 2. and 3. above.

5. Foreign corporations: Corporations that were established based on foreign laws; foreign and municipal governments, and entities that are not incorporated; and individuals whose nationalities are other than Japanese, regardless of their place of residence.

6. Individuals and others: Individuals and non-incorporated groups with Japanese nationality, regardless of their place of residence.

(Note) In this survey, data is provided in terms of "Total Market Value based" and "Unit based." In order to distinguish the basis used, investor category is referred to as "investor type" for total market value-based values and as "holder type" for unit-based values. For holding ratios, the corresponding terms are "investment ratio" and "holding ratio."

(2) Date for Number of Investors and Units and Calculation Method for Number of Investors

The number of investors and units used in this survey were calculated based on the investor registers of the relevant REITs as of the last accounting period ended before February 28, 2015. Additionally, because names of investors cannot be aggregated between REITs, the number of investors is the total of those for each REIT. As such, a person that invests in 10 REITs would be counted 10 investors.

(3) Calculation Method for Amount Held and Holding Ratio by Investor Type

Calculations are performed based on 1. to 4. below.

1. Calculate the unit-based holding ratios for each REIT using data as of the end of the accounting period that is obtained from administrators of unitholder registers.

2 Calculate the amount held by investor type for each REIT as of the end of February 2015 by multiplying the unit-based holding ratio obtained in 1. by the market value of the REIT as of the end of February 2015.

3. Calculate the market capitalization by investor type for all REITs by totaling the market value for each REIT obtained in 2.

4. Calculate the investment ratio by investor type for the overall market by dividing the market value held by investor type for all REITs obtained in 3. by the total market value of all REITs.

As stand in 2. above, the market value used to calculate the total market value held by investor type for individual REITs is current as of the end of February 2015. However, because only data at the end of the accounting period of each REIT can be obtained regarding holding ratios, REITs with accounting periods ending after February 2015 are deemed to have no change in holding ratio as of the end of February 2015.