

上場不動産投資信託証券(REIT)投資主情報調査(2016年2月)資料集

REIT Investor Survey (February 2016)

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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

人,% persons,%

	2015年8月 (Aug, 2015)		2016年2月 (Feb, 2016)		増減・増減率 Change・% Change		構成比増減 Change in % of Total	株式分布状況調査 2014年度 Shareownership Survey 2014
銘柄数 Number of Listed Issues	50		52		2		ポイント point	3,565
合計 (1)+(5)+(6)+(7) Total	606,317	100.0	650,246	100.0	43,929	7.2	—	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	17,155	2.8	18,273	2.8	1,118	6.5	0.0	2.0
(2) 金融機関小計 a+b+c+d+e Financial Institutions	4,745	0.8	4,841	0.7	96	2.0	-0.1	0.2
a 都銀・地銀等 City & Regional Banks	1,401	0.2	1,371	0.2	-30	-2.1	0.0	0.0
b 信託銀行 Trust Banks	543	0.1	537	0.1	-6	-1.1	0.0	0.1
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	200	0.0	208	0.0	8	4.0	0.0	0.0
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	171	0.0	175	0.0	4	2.3	0.0	0.0
c 生命保険会社 Life Insurance Companies	274	0.0	276	0.0	2	0.7	0.0	0.0
d 損害保険会社 Non-life Insurance Companies	109	0.0	121	0.0	12	11.0	0.0	0.0
e その他の金融機関 Other Financial Institutions	2,418	0.4	2,536	0.4	118	4.9	0.0	0.0
(3) 証券会社 Securities Companies	1,058	0.2	1,100	0.2	42	4.0	0.0	0.2
(4) 事業法人等 Business Corporations	11,352	1.9	12,332	1.9	980	8.6	0.0	1.6
(6) 外国法人等 Foreigners	9,267	1.5	9,558	1.5	291	3.1	0.0	0.8
(7) 個人・その他 Individuals	579,895	95.6	622,415	95.7	42,520	7.3	0.1	97.2

表 2 所有者別投資口数

Number of Investment Units by Holder Type

口,% units,%

	2015年8月 (Aug, 2015)		2016年2月 (Feb, 2016)		増減・増減率 Change・% Change		所有比率 増減 Change in % of Total	株式分布状況調査 2014年度 Shareownership Survey 2014
銘柄数 Number of Listed Issues	50		52		2		ポイント point	3,565
合計 (1)+(5)+(6)+(7) Total	44,768,111	100.0	49,704,440	100.0	4,936,329	11.0	—	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	29,896,106	66.8	33,069,363	66.5	3,173,257	10.6	-0.3	49.4
(2) 金融機関小計 a+b+c+d+e Financial Institutions	24,335,859	54.4	27,316,331	55.0	2,980,472	12.2	0.6	23.8
a 都銀・地銀等 City & Regional Banks	2,679,182	6.0	2,794,737	5.6	115,555	4.3	-0.4	3.0
b 信託銀行 Trust Banks	19,586,137	43.8	22,235,646	44.7	2,649,509	13.5	0.9	16.1
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	16,562,833	37.0	18,707,867	37.6	2,145,034	13.0	0.6	4.0
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	471,288	1.1	477,692	1.0	6,404	1.4	-0.1	1.7
c 生命保険会社 Life Insurance Companies	964,774	2.2	1,026,702	2.1	61,928	6.4	-0.1	2.9
d 損害保険会社 Non-life Insurance Companies	197,169	0.4	234,527	0.5	37,358	18.9	0.1	1.1
e その他の金融機関 Other Financial Institutions	908,597	2.0	1,024,719	2.1	116,122	12.8	0.1	0.7
(3) 証券会社 Securities Companies	939,901	2.1	890,648	1.8	-49,253	-5.2	-0.3	2.5
(4) 事業法人等 Business Corporations	4,620,346	10.3	4,862,384	9.8	242,038	5.2	-0.5	23.1
(6) 外国法人等 Foreigners	10,331,453	23.1	11,628,536	23.4	1,297,083	12.6	0.3	28.0
(7) 個人・その他 Individuals	4,540,552	10.1	5,006,541	10.1	465,989	10.3	0.0	22.4

表3 所有数別投資主数

Number of Investors by Number Held

人,% persons, %

	2015年8月 (Aug. 2015)		2016年2月 (Feb. 2016)		増減・増減率 Change・% Change		構成比増減 Change in % of Total	株式分布状況調査 2014年度 Shareownership Survey 2014
銘柄数 Number of Listed Issues	50		52		2		ポイント point	3,565
合計 (1)+(2)+(3) Total	606,317	100.0	650,246	100.0	43,929	7.2	—	100.0
(1) 49口以下 a+b+c 49 units or fewer	579,747	95.6	621,896	95.6	42,149	7.3	0.0	95.6
a 1口 - 4口 1 unit - 4 units	350,925	57.9	370,791	57.0	19,866	5.7	-0.9	66.7
b 5口 - 9口 5 units - 9 units	116,153	19.2	125,945	19.4	9,792	8.4	0.2	11.0
c 10口 - 49口 10 units - 49 units	112,669	18.6	125,160	19.2	12,491	11.1	0.6	17.9
(2) 50口 - 99口 50 units - 99 units	11,206	1.8	12,083	1.9	877	7.8	0.1	2.0
(3) 100口以上 d+e+f+g 100 units or more	15,364	2.5	16,267	2.5	903	5.9	0.0	2.3
d 100口 - 499口 100 units - 499 units	10,051	1.7	10,597	1.6	546	5.4	-0.1	1.8
e 500口 - 999口 500 units - 999 units	1,913	0.3	1,995	0.3	82	4.3	0.0	0.2
f 1000口 - 4999口 1000 units - 4999 units	2,443	0.4	2,600	0.4	157	6.4	0.0	0.2
g 5000口以上 5000 units or more	957	0.2	1,075	0.2	118	12.3	0.0	0.1

表4 所有数別投資口数

Number of Investment Units by Number Held

口,% units,%

	2015年8月 (Aug. 2015)		2016年2月 (Feb. 2016)		増減・増減率 Change・% Change		構成比増減 Change in % of Total	株式分布状況調査 2014年度 Shareownership Survey 2014
銘柄数 Number of Listed Issues	50		52		2		ポイント point	3,565
合計 (1)+(2)+(3) Total	44,768,111	100.0	49,704,440	100.0	4,936,329	11.0	—	100.0
(1) 49口以下 a+b+c 49 units or fewer	3,268,848	7.3	3,624,076	7.3	355,228	10.9	0.0	8.9
a 1口 - 4口 1 unit - 4 units	676,384	1.5	732,158	1.5	55,774	8.2	0.0	2.0
b 5口 - 9口 5 units - 9 units	678,213	1.5	746,007	1.5	67,794	10.0	0.0	1.2
c 10口 - 49口 10 units - 49 units	1,914,251	4.3	2,145,911	4.3	231,660	12.1	0.0	5.7
(2) 50口 - 99口 50 units - 99 units	711,047	1.6	769,333	1.5	58,286	8.2	-0.1	2.4
(3) 100口以上 d+e+f+g 100 units or more	40,788,216	91.1	45,311,031	91.2	4,522,815	11.1	0.1	88.8
d 100口 - 499口 100 units - 499 units	2,038,736	4.6	2,134,645	4.3	95,909	4.7	-0.3	5.9
e 500口 - 999口 500 units - 999 units	1,321,621	3.0	1,398,102	2.8	76,481	5.8	-0.2	2.7
f 1000口 - 4999口 1000 units - 4999 units	5,320,620	11.9	5,692,515	11.5	371,895	7.0	-0.4	9.6
g 5000口以上 5000 units or more	32,107,239	71.7	36,085,769	72.6	3,978,530	12.4	0.9	70.5

表5 地方別投資主数
Number of Investors by Region

	2015年8月 (Aug, 2015)		2016年2月 (Feb, 2016)		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 2014年度 Shareownership Survey 2014
銘柄数 Number of Listed Issues	50		52		2		ポイント point	3,565
合 計 Total	606,317	100.0	650,246	100.0	43,929	7.2	—	100.0
北 海 道 Hokkaido	10,310	1.7	10,990	1.7	680	6.6	0.0	1.6
東 北 Tohoku	15,864	2.6	17,322	2.7	1,458	9.2	0.1	2.9
関 東 Kanto	293,100	48.3	314,077	48.3	20,977	7.2	0.0	41.4
中 部 Chubu	88,314	14.6	94,491	14.5	6,177	7.0	-0.1	17.9
近 畿 Kinki	118,270	19.5	127,540	19.6	9,270	7.8	0.1	22.8
中 国 Chugoku	24,654	4.1	26,165	4.0	1,511	6.1	-0.1	4.8
四 国 Shikoku	15,910	2.6	16,912	2.6	1,002	6.3	0.0	2.6
九 州 Kyushu	30,883	5.1	33,501	5.2	2,618	8.5	0.1	5.1
海 外 Overseas	9,012	1.5	9,248	1.4	236	2.6	-0.1	0.8

表6 地方別投資口数
Number of Investment Units by Region

	2015年8月 (Aug, 2015)		2016年2月 (Feb, 2016)		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 2014年度 Shareownership Survey 2014
銘柄数 Number of Listed Issues	50		52		2		ポイント point	3,565
合 計 Total	44,768,111	100.0	49,704,440	100.0	4,936,329	11.0	—	100.0
北 海 道 Hokkaido	120,048	0.3	132,001	0.3	11,953	10.0	0.0	0.4
東 北 Tohoku	372,415	0.8	407,276	0.8	34,861	9.4	0.0	0.8
関 東 Kanto	28,601,467	63.9	31,745,701	63.9	3,144,234	11.0	0.0	52.5
中 部 Chubu	1,715,247	3.8	1,890,955	3.8	175,708	10.2	0.0	6.6
近 畿 Kinki	1,932,034	4.3	2,095,537	4.2	163,503	8.5	-0.1	8.1
中 国 Chugoku	607,984	1.4	633,683	1.3	25,699	4.2	-0.1	1.3
四 国 Shikoku	487,482	1.1	533,850	1.1	46,368	9.5	0.0	0.9
九 州 Kyushu	618,284	1.4	657,061	1.3	38,777	6.3	-0.1	1.4
海 外 Overseas	10,313,150	23.0	11,608,376	23.4	1,295,226	12.6	0.4	27.9

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	52		21		12		19	
合計 (1)+(5)+(6)+(7) Total	650,246	100.0	298,449	100.0	138,558	100.0	213,239	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	18,273	2.8	8,271	2.8	3,320	2.4	6,682	3.1
(2) 金融機関小計 a+b+c+d+e Financial Institutions	4,841	0.7	2,114	0.7	836	0.6	1,891	0.9
a 都銀・地銀等 City & Regional Banks	1,371	0.2	565	0.2	242	0.2	564	0.3
b 信託銀行 Trust Banks	537	0.1	229	0.1	114	0.1	194	0.1
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	208	0.0	84	0.0	48	0.0	76	0.0
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	175	0.0	75	0.0	38	0.0	62	0.0
c 生命保険会社 Life Insurance Companies	276	0.0	116	0.0	51	0.0	109	0.1
d 損害保険会社 Non-life Insurance Companies	121	0.0	57	0.0	25	0.0	39	0.0
e その他の金融機関 Other Financial Institutions	2,536	0.4	1,147	0.4	404	0.3	985	0.5
(3) 証券会社 Securities Companies	1,100	0.2	449	0.2	254	0.2	397	0.2
(4) 事業法人等 Business Corporations	12,332	1.9	5,708	1.9	2,230	1.6	4,394	2.1
(6) 外国法人等 Foreigners	9,558	1.5	4,397	1.5	1,648	1.2	3,513	1.6
(7) 個人・その他 Individuals	622,415	95.7	285,781	95.8	133,590	96.4	203,044	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	52		21		12		19	
合計 (1)+(5)+(6)+(7) Total	49,704,440	100.0	20,557,613	100.0	10,591,275	100.0	18,555,552	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	33,069,363	66.5	13,935,974	67.8	7,356,237	69.5	11,777,152	63.5
(2) 金融機関小計 a+b+c+d+e Financial Institutions	27,316,331	55.0	11,515,470	56.0	5,803,274	54.8	9,997,587	53.9
a 都銀・地銀等 City & Regional Banks	2,794,737	5.6	1,065,062	5.2	524,023	4.9	1,205,652	6.5
b 信託銀行 Trust Banks	22,235,646	44.7	9,456,759	46.0	4,863,587	45.9	7,915,300	42.7
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	18,707,867	37.6	7,848,519	38.2	4,268,686	40.3	6,590,662	35.5
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	477,692	1.0	179,174	0.9	129,932	1.2	168,586	0.9
c 生命保険会社 Life Insurance Companies	1,026,702	2.1	455,121	2.2	166,832	1.6	404,749	2.2
d 損害保険会社 Non-life Insurance Companies	234,527	0.5	88,426	0.4	81,612	0.8	64,489	0.3
e その他の金融機関 Other Financial Institutions	1,024,719	2.1	450,102	2.2	167,220	1.6	407,397	2.2
(3) 証券会社 Securities Companies	890,648	1.8	378,360	1.8	117,006	1.1	395,282	2.1
(4) 事業法人等 Business Corporations	4,862,384	9.8	2,042,144	9.9	1,435,957	13.6	1,384,283	7.5
(6) 外国法人等 Foreigners	11,628,536	23.4	4,441,196	21.6	2,064,752	19.5	5,122,588	27.6
(7) 個人・その他 Individuals	5,006,541	10.1	2,180,443	10.6	1,170,286	11.0	1,655,812	8.9

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	52		21		12		19	
合計 (1)+(2)+(3) Total	650,246	100.0	298,449	100.0	138,558	100.0	213,239	100.0
(1) 49口以下 a+b+c 49 units or fewer	621,896	95.6	285,857	95.8	132,692	95.8	203,347	95.4
a 1口 - 4口 1 unit - 4 units	370,791	57.0	170,266	57.1	81,858	59.1	118,667	55.6
b 5口 - 9口 5 units - 9 units	125,945	19.4	59,729	20.0	24,929	18.0	41,287	19.4
c 10口 - 49口 10 units - 49 units	125,160	19.2	55,862	18.7	25,905	18.7	43,393	20.3
(2) 50口 - 99口 50 units - 99 units	12,083	1.9	5,410	1.8	2,675	1.9	3,998	1.9
(3) 100口以上 d+e+f+g 100 units or more	16,267	2.5	7,182	2.4	3,191	2.3	5,894	2.8
d 100口 - 499口 100 units - 499 units	10,597	1.6	4,790	1.6	2,112	1.5	3,695	1.7
e 500口 - 999口 500 units - 999 units	1,995	0.3	880	0.3	391	0.3	724	0.3
f 1000口 - 4999口 1000 units - 4999 units	2,600	0.4	1,087	0.4	471	0.3	1,042	0.5
g 5000口以上 5000 units or more	1,075	0.2	425	0.1	217	0.2	433	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	52		21		12		19	
合計 (1)+(2)+(3) Total	49,704,440	100.0	20,557,613	100.0	10,591,275	100.0	18,555,552	100.0
(1) 49口以下 a+b+c 49 units or fewer	3,624,076	7.3	1,637,405	8.0	788,985	7.4	1,197,686	6.5
a 1口 - 4口 1 unit - 4 units	732,158	1.5	331,547	1.6	173,975	1.6	226,636	1.2
b 5口 - 9口 5 units - 9 units	746,007	1.5	351,993	1.7	154,323	1.5	239,691	1.3
c 10口 - 49口 10 units - 49 units	2,145,911	4.3	953,865	4.6	460,687	4.3	731,359	3.9
(2) 50口 - 99口 50 units - 99 units	769,333	1.5	342,359	1.7	171,756	1.6	255,218	1.4
(3) 100口以上 d+e+f+g 100 units or more	45,311,031	91.2	18,577,849	90.4	9,630,534	90.9	17,102,648	92.2
d 100口 - 499口 100 units - 499 units	2,134,645	4.3	955,297	4.6	422,775	4.0	756,573	4.1
e 500口 - 999口 500 units - 999 units	1,398,102	2.8	618,287	3.0	274,137	2.6	505,678	2.7
f 1000口 - 4999口 1000 units - 4999 units	5,692,515	11.5	2,310,799	11.2	1,063,123	10.0	2,318,593	12.5
g 5000口以上 5000 units or more	36,085,769	72.6	14,693,466	71.5	7,870,499	74.3	13,521,804	72.9

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

億円,% ¥100 mil.,%

	2015年8月 (Aug, 2015)		2016年2月 (Feb, 2016)		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 2014年度 Shareownership Survey
銘柄数 Number of Listed Issues	50		52		2		ポイント point	3,565
合計 (1)+(5)+(6)+(7) Total	95,837	100.0	114,047	100.0	18,210	19.0	—	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	65,604	68.5	78,347	68.7	12,743	19.4	0.2	50.9
(2) 金融機関小計 a+b+c+d+e Financial Institutions	53,931	56.3	65,294	57.3	11,363	21.1	1.0	27.4
a 都銀・地銀等 City & Regional Banks	6,790	7.1	7,767	6.8	977	14.4	-0.3	3.7
b 信託銀行 Trust Banks	42,182	44.0	51,669	45.3	9,487	22.5	1.3	18.0
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	34,969	36.5	42,801	37.5	7,832	22.4	1.0	4.8
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	963	1.0	1,075	0.9	112	11.6	-0.1	1.8
c 生命保険会社 Life Insurance Companies	2,357	2.5	2,766	2.4	409	17.4	-0.1	3.6
d 損害保険会社 Non-life Insurance Companies	489	0.5	571	0.5	82	16.8	0.0	1.4
e その他の金融機関 Other Financial Institutions	2,111	2.2	2,521	2.2	410	19.4	0.0	0.7
(3) 証券会社 Securities Companies	1,998	2.1	2,120	1.9	122	6.1	-0.2	2.2
(4) 事業法人等 Business Corporations	9,674	10.1	10,932	9.6	1,258	13.0	-0.5	21.3
(6) 外国法人等 Foreigners	21,233	22.2	25,466	22.3	4,233	19.9	0.1	31.7
(7) 個人・その他 Individuals	8,999	9.4	10,233	9.0	1,234	13.7	-0.4	17.3

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

億円,% ¥100 mil.,%

	2015年8月 (Aug, 2015)		2016年2月 (Feb, 2016)		増減・増減率 Change・% Change		構成比増減 Change in % of Total	株式分布状況調 査 2014年度 Shareownership Survey
銘柄数 Number of Listed Issues	50		52		2		ポイント point	3,565
合 計 Total	95,837	100.0	114,047	100.0	18,210	19.0	—	100.0
北 海 道 Hokkaido	272	0.3	318	0.3	46	16.9	0.0	0.4
東 北 Tohoku	830	0.9	942	0.8	112	13.5	-0.1	0.5
関 東 Kanto	61,564	64.2	73,691	64.6	12,127	19.7	0.4	50.1
中 部 Chubu	3,853	4.0	4,551	4.0	698	18.1	0.0	7.1
近 畿 Kinki	4,189	4.4	4,646	4.1	457	10.9	-0.3	7.4
中 国 Chugoku	1,596	1.7	1,776	1.6	180	11.3	-0.1	1.1
四 国 Shikoku	1,023	1.1	1,244	1.1	221	21.6	0.0	0.8
九 州 Kyushu	1,321	1.4	1,470	1.3	149	11.3	-0.1	1.1
海 外 Overseas	21,186	22.1	25,407	22.3	4,221	19.9	0.2	31.6

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	52		21		12		19	
合計 (1)+(5)+(6)+(7) Total	114,047	100.0	57,597	100.0	16,114	100.0	40,334	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	78,347	68.7	39,774	69.1	11,725	72.8	26,847	66.6
(2) 金融機関小計 a+b+c+d+e Financial Institutions	65,294	57.3	32,782	56.9	9,794	60.8	22,717	56.3
a 都銀・地銀等 City & Regional Banks	7,767	6.8	3,540	6.1	1,157	7.2	3,069	7.6
b 信託銀行 Trust Banks	51,669	45.3	26,285	45.6	7,798	48.4	17,584	43.6
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	42,801	37.5	21,736	37.7	6,480	40.2	14,584	36.2
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	1,075	0.9	499	0.9	223	1.4	353	0.9
c 生命保険会社 Life Insurance Companies	2,766	2.4	1,516	2.6	347	2.2	902	2.2
d 損害保険会社 Non-life Insurance Companies	571	0.5	216	0.4	167	1.0	187	0.5
e その他の金融機関 Other Financial Institutions	2,521	2.2	1,224	2.1	322	2.0	973	2.4
(3) 証券会社 Securities Companies	2,120	1.9	1,033	1.8	227	1.4	859	2.1
(4) 事業法人等 Business Corporations	10,932	9.6	5,958	10.3	1,703	10.6	3,269	8.1
(6) 外国法人等 Foreigners	25,466	22.3	12,675	22.0	2,679	16.6	10,110	25.1
(7) 個人・その他 Individuals	10,233	9.0	5,147	8.9	1,709	10.6	3,376	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

2016年2月(Feb, 2016)

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	21		12		19				
合計 (1)+(5)+(6)+(7) Total	20,557,613	100.0	10,591,275	100.0	18,555,552	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	13,935,974	67.8	7,356,237	69.5	11,777,152	63.5	-0.3	-1.0	-0.1
(2) 金融機関小計 a+b+c+d+e Financial Institutions	11,515,470	56.0	5,803,274	54.8	9,997,587	53.9	0.7	0.0	0.6
a 都銀・地銀等 City & Regional Banks	1,065,062	5.2	524,023	4.9	1,205,652	6.5	-0.8	-0.5	0.2
b 信託銀行 Trust Banks	9,456,759	46.0	4,863,587	45.9	7,915,300	42.7	1.8	0.3	0.3
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	7,848,519	38.2	4,268,686	40.3	6,590,662	35.5	1.3	0.6	-0.1
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	179,174	0.9	129,932	1.2	168,586	0.9	0.1	-0.4	-0.1
c 生命保険会社 Life Insurance Companies	455,121	2.2	166,832	1.6	404,749	2.2	-0.3	0.1	0.0
d 損害保険会社 Non-life Insurance Companies	88,426	0.4	81,612	0.8	64,489	0.3	0.0	0.0	0.0
e その他の金融機関 Other Financial Institutions	450,102	2.2	167,220	1.6	407,397	2.2	0.0	0.1	0.0
(3) 証券会社 Securities Companies	378,360	1.8	117,006	1.1	395,282	2.1	-0.3	-0.2	-0.4
(4) 事業法人等 Business Corporations	2,042,144	9.9	1,435,957	13.6	1,384,283	7.5	-0.8	-0.8	-0.3
(6) 外国法人等 Foreigners	4,441,196	21.6	2,064,752	19.5	5,122,588	27.6	0.3	0.9	0.6
(7) 個人・その他 Individuals	2,180,443	10.6	1,170,286	11.0	1,655,812	8.9	0.0	0.1	-0.4

2015年8月(Aug, 2015)

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	21		12		17	
合計 (1)+(5)+(6)+(7) Total	16,251,480	100.0	9,898,735	100.0	18,617,896	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	11,063,539	68.1	6,982,756	70.5	11,849,811	63.6
(2) 金融機関小計 a+b+c+d+e Financial Institutions	8,986,664	55.3	5,428,819	54.8	9,920,376	53.3
a 都銀・地銀等 City & Regional Banks	977,240	6.0	531,255	5.4	1,170,687	6.3
b 信託銀行 Trust Banks	7,180,473	44.2	4,517,599	45.6	7,888,065	42.4
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	5,999,622	36.9	3,931,091	39.7	6,632,120	35.6
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	126,896	0.8	163,254	1.6	181,138	1.0
c 生命保険会社 Life Insurance Companies	409,789	2.5	151,194	1.5	403,791	2.2
d 損害保険会社 Non-life Insurance Companies	59,173	0.4	83,724	0.8	54,272	0.3
e その他の金融機関 Other Financial Institutions	359,989	2.2	145,047	1.5	403,561	2.2
(3) 証券会社 Securities Companies	341,497	2.1	128,609	1.3	469,795	2.5
(4) 事業法人等 Business Corporations	1,735,378	10.7	1,425,328	14.4	1,459,640	7.8
(6) 外国法人等 Foreigners	3,458,436	21.3	1,838,087	18.6	5,034,930	27.0
(7) 個人・その他 Individuals	1,729,505	10.6	1,077,892	10.9	1,733,155	9.3

【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

2016年2月(Feb, 2016)

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	21		12		19				
合計 (1)+(5)+(6)+(7) Total	57,597	100.0	16,114	100.0	40,334	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	39,774	69.1	11,725	72.8	26,847	66.6	1.3	-0.7	-0.4
(2) 金融機関小計 a+b+c+d+e Financial Institutions	32,782	56.9	9,794	60.8	22,717	56.3	1.9	0.1	0.3
a 都銀・地銀等 City & Regional Banks	3,540	6.1	1,157	7.2	3,069	7.6	-0.4	-0.5	0.0
b 信託銀行 Trust Banks	26,285	45.6	7,798	48.4	17,584	43.6	2.3	0.7	0.3
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	21,736	37.7	6,480	40.2	14,584	36.2	1.9	0.8	0.1
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	499	0.9	223	1.4	353	0.9	0.1	-0.3	0.0
c 生命保険会社 Life Insurance Companies	1,516	2.6	347	2.2	902	2.2	-0.1	0.1	-0.1
d 損害保険会社 Non-life Insurance Companies	216	0.4	167	1.0	187	0.5	0.1	-0.2	0.1
e その他の金融機関 Other Financial Institutions	1,224	2.1	322	2.0	973	2.4	0.0	0.0	0.0
(3) 証券会社 Securities Companies	1,033	1.8	227	1.4	859	2.1	-0.1	-0.1	-0.5
(4) 事業法人等 Business Corporations	5,958	10.3	1,703	10.6	3,269	8.1	-0.7	-0.7	-0.4
(6) 外国法人等 Foreigners	12,675	22.0	2,679	16.6	10,110	25.1	-0.4	0.7	0.4
(7) 個人・その他 Individuals	5,147	8.9	1,709	10.6	3,376	8.4	-0.9	-0.1	0.1

2015年8月(Aug, 2015)

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	21		12		17	
合計 (1)+(5)+(6)+(7) Total	44,557	100.0	15,748	100.0	35,532	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	30,224	67.8	11,571	73.5	23,807	67.0
(2) 金融機関小計 a+b+c+d+e Financial Institutions	24,485	55.0	9,558	60.7	19,887	56.0
a 都銀・地銀等 City & Regional Banks	2,874	6.5	1,211	7.7	2,705	7.6
b 信託銀行 Trust Banks	19,296	43.3	7,517	47.7	15,369	43.3
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	15,953	35.8	6,201	39.4	12,814	36.1
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	372	0.8	269	1.7	321	0.9
c 生命保険会社 Life Insurance Companies	1,221	2.7	334	2.1	800	2.3
d 損害保険会社 Non-life Insurance Companies	149	0.3	181	1.2	158	0.4
e その他の金融機関 Other Financial Institutions	944	2.1	312	2.0	854	2.4
(3) 証券会社 Securities Companies	853	1.9	231	1.5	913	2.6
(4) 事業法人等 Business Corporations	4,886	11.0	1,781	11.3	3,006	8.5
(6) 外国法人等 Foreigners	9,960	22.4	2,496	15.9	8,776	24.7
(7) 個人・その他 Individuals	4,371	9.8	1,679	10.7	2,947	8.3

(Outline of Survey)

1. Scope of Survey

REITs listed on stock exchanges in Japan (Tokyo, Nagoya, Fukuoka, Sapporo) as of the end of February 2016 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 29, 2016.

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 29, 2016. 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 2016 by multiplying the unit-based holding ratio obtained in 1. by the market value of the REIT as of the end of February 2016.

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 2016. 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 2016 are deemed to have no change in holding ratio as of the end of February 2016.