



Tokyo Stock Exchange REIT Core Index

Tokyo Stock Exchange REIT Core Index is an equal-weighted index composed of REITs with high market capitalization and liquidity among the constituents of TSE REIT Index.

Index Values (Price Return)



Basic Information

Formula Equal weighting

Weight Cap —

Periodic Review Twice a year (the last business day of June and December) * Only weights are reviewed on December.

Base value / Base date PR/TR: 1,000 (2018/2/23)

Calculation Frequency PR/TR: only closing values

Vendor Code

QUICK		Bloomberg		Refinitiv	
PR	TR	PR	TR	PR	TR
SREITCORE/ TSX	SREITCORE #TR/TSX	TREITC INDEX	TREITCTR INDEX	.TREITC	.TREITCTR

Number of Constituents

	30
--	----

Constituent Weight

Largest	3.67%
Smallest	3.02%
Median	3.31%

Market Capitalization (JPY 100 million)

Total	140,848
Largest	12,300
Smallest	1,898
Average	4,695
Median	3,614

Constituents (Top Weight)

	Code	Name	Weight
1	8976	Daiwa Office Investment Corporation	3.67%
2	8960	United Urban Investment Corporation	3.62%
3	3279	Activia Properties Inc.	3.60%
4	3249	Industrial & Infrastructure Fund Investment Corporation	3.56%
5	8953	Japan Metropolitan Fund Investment Corporation	3.55%
6	8985	Japan Hotel REIT Investment Corporation	3.53%
7	8961	MORI TRUST REIT,Inc.	3.44%
8	8955	Japan Prime Realty Investment Corporation	3.43%
9	8954	ORIX JREIT Inc.	3.42%
10	3283	Nippon Prologis REIT,Inc.	3.42%
		Total	35.24%

Index Performance (Total Return)

	Return							Return (Annualized)		
	1M	3M	6M	1Y	3Y	5Y	10Y	3Y	5Y	10Y
TSE REIT Core	2.56%	7.39%	17.33%	22.80%	15.01%	50.34%	-	4.77%	8.50%	-
(TSE REIT)	2.43%	6.81%	17.31%	22.58%	13.91%	48.03%	69.83%	4.44%	8.16%	5.44%

	Risk (Annualized)				Return (Annualized) / Risk (Annualized)			
	1Y	3Y	5Y	10Y	1Y	3Y	5Y	10Y
TSE REIT Core	6.43%	9.09%	10.16%	-	3.55	0.52	0.84	-
(TSE REIT)	6.39%	8.92%	10.16%	12.08%	3.53	0.50	0.80	0.45

	Max Drawdown							
	1Y		3Y		5Y		10Y	
TSE REIT Core	5.25%		12.26%		14.88%		-	
Term	2025/3/27	- 2025/4/7	2023/9/5	- 2024/8/5	2021/7/12	- 2022/1/20	-	
(TSE REIT)	5.42%		12.69%		16.39%		48.84%	
(Term)	2025/3/27	- 2025/4/7	2022/11/1	- 2024/8/5	2021/8/30	- 2024/8/5	2020/2/20	- 2020/3/19

	Relative Stats (vs. TSE REIT)			
	1Y	3Y	5Y	10Y
Tracking Error	0.74%	0.94%	1.16%	-
Beta	0.99	1.00	1.00	-
Information Ratio	0.30	1.17	1.99	-

Calculation Method

<https://www.jpx.co.jp/english/markets/indices/line-up/index.html>

Related ETFs

<https://www.jpx.co.jp/english/equities/products/etfs/issues/01.html>

Contact

JPX Market Innovation & Research, Inc. Index Business e-mail : index@jpx.co.jp

Disclaimer

This document was created for the sole purpose of providing an outline explanation for the index. It is not intended to be a solicitation for investment, nor a disclosure document pursuant to the Financial Instruments and Exchange Act. JPX Market Innovation & Research, Inc. and/or its affiliates (hereinafter "JPX") retain all rights related to this document and do not permit the reproduction or reprinting of this document in any circumstances without prior approval. Following its publication, there may be changes to the details of this document due to rule revisions or other factors without prior notification. Additionally, the information contained within this document has been prepared with the utmost care. However, the completeness of such information is not guaranteed. JPX shall not be held liable for any expense or any other damages resulting from the use of this document or the information it contains. Because ETFs benchmarked by indices invest in securities whose prices fluctuate, the market price or base value may decrease due to fluctuations in the underlying index or foreign exchange markets, fluctuations in the price of constituent securities, bankruptcy or deterioration in the financial conditions of constituent securities issuers, or other market causes. Losses may arise from these factors and, as such, invested capital is not guaranteed. Additionally, in the case of margin trading, losses may occur in excess of the deposited margin. When trading ETFs benchmarked by indices, please fully read the documents distributed before concluding a contract with a financial instruments business operator, etc. Trading should be conducted on one's own judgment and responsibility, with sufficient understanding of the product's attributes, trading mechanism, existence of risk, sales commissions, total expense ratio, etc. Index values calculated by JPX and JPX trademarks are the intellectual property of JPX and JPX owns all such rights. Because of this, the use of JPX-calculated indices in the composition and/or sale of financial products such as funds or linked bonds (including its use as the basis for options, swaps, warrants, or other OTC derivatives) requires a license from JPX.