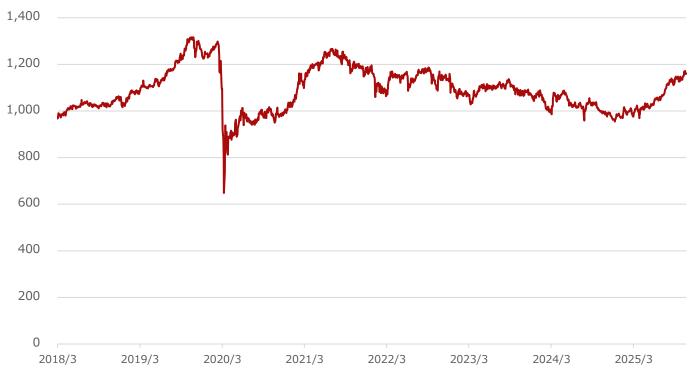


Tokyo Stock Exchange REIT Core Index

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	e PR/TR: 1,000 (2018/2/23)
Calculation Frequency	PR/TR: only closing values

Vendor Code

QUICK		Bloor	nberg	Refinitiv		
PR	TR PR TR		PR TR		PR	TR
SREITCORE/	SREITCORE	TREITC	TREITCTR	.TRFITC	.TREITCTR	
TSX	#TR/TSX	INDEX	INDEX	TRLITC	INLITCIN	

Number of Constituents

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%

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Index Performance (Total Return)

Return						Retur	n (Annua	lized)		
	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 (A	Annualized)	/ Risk (Ar	nnualized)
	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 Related ETFs Contact https://www.jpx.co.jp/english/markets/indices/line-up/index.html https://www.jpx.co.jp/english/equities/products/etfs/issues/01.html

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

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