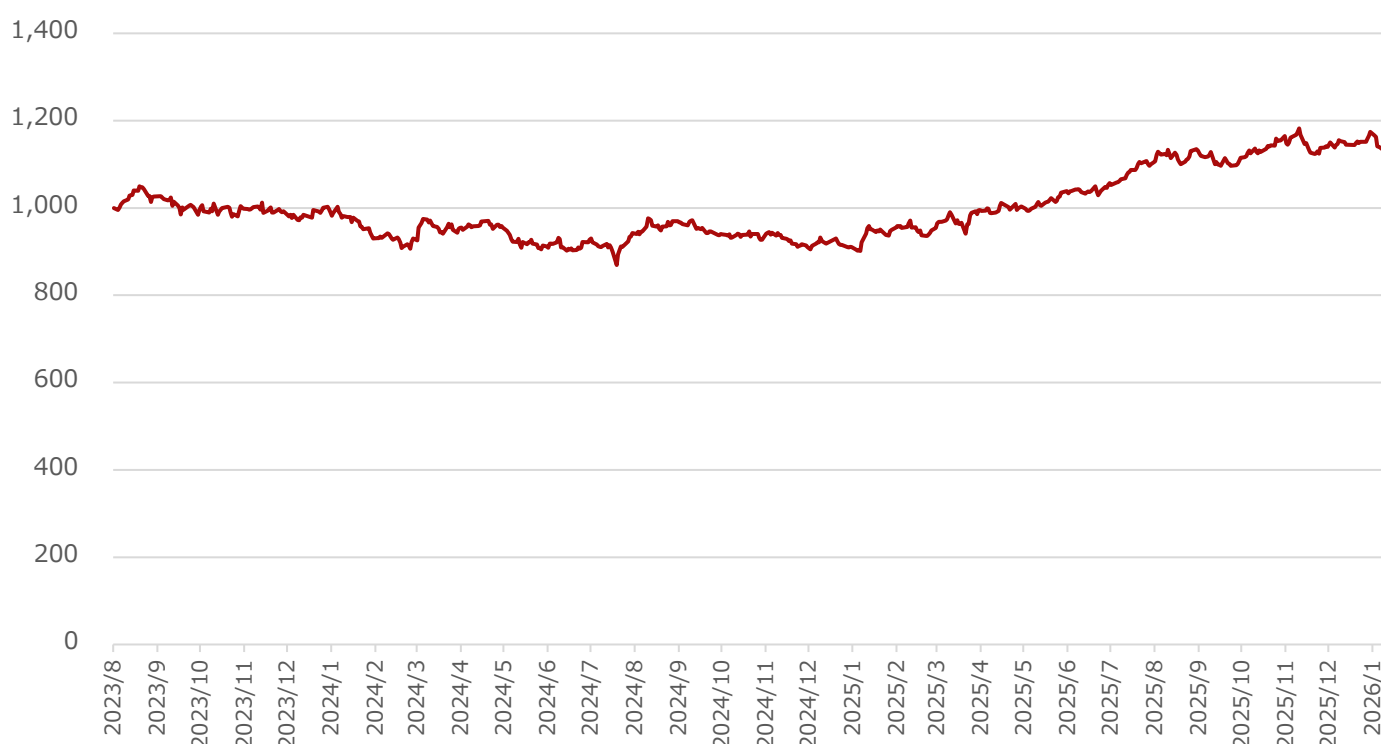




Tokyo Stock Exchange REIT Office Focus Index

Tokyo Stock Exchange REIT Office Focus Index is an index composed mainly of REITs that specialize in investing in offices among the constituents of TSE REIT Index.

Index Values (Price Return)



Basic Information

Formula	Non-market capitalization weighting (modified market cap weighting)
Weight Cap	20%
Periodic Review	Annually (the last business day of July)
Base value / Base date	PR/TR: 1,000 (2023/8/18)
Calculation Frequency	PR/TR: only closing values
Series Factsheet	https://www.jpx.co.jp/english/markets/indices/line-up/index.html

Vendor Code

QUICK		Bloomberg		Refinitiv	
PR	TR	PR	TR	PR	TR
SREITOF/TS	SREITOF#TR	TSEROF	TSEROFTR	.TREITO	.TREITOTR
X	/TSX	INDEX	INDEX		

Number of Constituents

15

Constituent Weight

Largest	19.75%
Smallest	1.98%
Median	4.20%

Market Capitalization (JPY 100 million)

Total	56,883
Largest	12,638
Smallest	1,327
Average	3,792
Median	2,739

Constituents (Top Weight)

	Code	Name	Weight
1	8951	Nippon Building Fund Inc.	19.75%
2	8952	Japan Real Estate Investment Corporation	17.88%
3	8954	ORIX JREIT Inc.	11.51%
4	8955	Japan Prime Realty Investment Corporation	8.00%
5	3279	Activia Properties Inc.	5.88%
6	3234	MORI HILLS REIT INVESTMENT CORPORATION	4.76%
7	3295	Hulic Reit, Inc.	4.24%
8	8976	Daiwa Office Investment Corporation	4.20%
9	8961	MORI TRUST REIT, Inc.	4.18%
10	8956	NTT UD REIT Investment Corporation	4.00%
		Total	84.40%

Index Performance (Total Return)

	Return							Return (Annualized)		
	1M	3M	6M	1Y	3Y	5Y	10Y	3Y	5Y	10Y
Office Focus	-1.17%	1.16%	6.49%	24.10%	-	-	-	-	-	-
(TSE REIT Index)	-1.34%	2.04%	8.99%	21.86%	24.46%	32.51%	66.74%	7.57%	5.79%	5.25%

	Risk (Annualized)				Return (Annualized) / Risk (Annualized)			
	1Y	3Y	5Y	10Y	1Y	3Y	5Y	10Y
Office Focus	7.03%	-	-	-	3.43	-	-	-
(TSE REIT Index)	6.58%	8.56%	9.79%	12.11%	3.32	0.88	0.59	0.43

	Max Drawdown											
	1Y		3Y		5Y		10Y					
Office Focus	4.94%		-		-		-					
Term	2025/11/27	-	2025/12/8	-		-		-				
(TSE REIT Index)	5.42%		12.22%		16.39%		48.84%					
(Term)	2025/3/27	-	2025/4/7	2023/9/5	-	2024/8/5	2021/8/30	-	2024/8/5	2020/2/20	-	2020/3/19

	Relative Stats (vs. TSE REIT Index)			
	1Y	3Y	5Y	10Y
Tracking Error	2.26%	-	-	-
Beta	0.99	-	-	-
Information Ratio	0.99	-	-	-

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>

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