



## Tokyo Stock Exchange REIT Office Index

Tokyo Stock Exchange REIT Office Index is an index composed of REITs classified as "Office" focusing on the use of the properties subject to investment by each REIT among the constituents of TSE REIT Index.

### Index Values (Price Return)



### Basic Information

Formula	Market capitalization weighting (free-float weight)
Weight Cap	—
Periodic Review	Annually (the last business day of July)
Base value / Base date	PR/TR: 1,000 (2010/2/26)
Calculation Frequency	PR: real-time (every 15 seconds), TR: only closing values
Series Factsheet	<a href="https://www.jpx.co.jp/english/markets/indices/line-up/index.html">https://www.jpx.co.jp/english/markets/indices/line-up/index.html</a>

### Vendor Code

QUICK		Bloomberg		Refinitiv	
PR	TR	PR	TR	PR	TR
N182/T	S182/TSX	TSEROFF INDEX	TSEDROFF INDEX	.TREITO	.TREITOTR

**Number of Constituents**

	20
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**Constituent Weight**

Largest	19.26%
Smallest	0.44%
Median	3.28%

**Market Capitalization (JPY 100 million)**

Total	65,786
Largest	12,300
Smallest	294
Average	3,289
Median	2,236

**Constituents (Top Weight)**

	Code	Name	Weight
1	8951	Nippon Building Fund Inc.	19.26%
2	8952	Japan Real Estate Investment Corporation	14.90%
3	8972	KDX Realty Investment Corporation	11.34%
4	8954	ORIX JREIT Inc.	9.49%
5	8955	Japan Prime Realty Investment Corporation	6.47%
6	3279	Activia Properties Inc.	4.97%
7	3234	MORI HILLS REIT INVESTMENT CORPORATION	3.86%
8	8976	Daiwa Office Investment Corporation	3.52%
9	3295	Hulic Reit, Inc.	3.46%
10	8961	MORI TRUST REIT, Inc.	3.42%
		Total	80.69%

## Index Performance (Total Return)

	Return							Return (Annualized)		
	1M	3M	6M	1Y	3Y	5Y	10Y	3Y	5Y	10Y
REIT Office	2.28%	5.44%	16.28%	25.00%	18.28%	62.54%	72.19%	5.76%	10.20%	5.58%
(TSE REIT Index)	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
REIT Office	6.65%	9.27%	10.58%	13.69%	3.76	0.62	0.96	0.41
(TSE REIT Index)	6.39%	8.92%	10.16%	12.08%	3.53	0.50	0.80	0.45

	Max Drawdown							
	1Y		3Y		5Y		10Y	
REIT Office	4.75%		13.83%		17.02%		50.70%	
Term	2025/3/27	- 2025/4/7	2022/11/1	- 2023/3/20	2021/7/6	- 2023/3/20	2020/2/20	- 2020/3/19
(TSE REIT Index)	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 Index)			
	1Y	3Y	5Y	10Y
Tracking Error	1.73%	2.48%	2.92%	3.25%
Beta	1.03	0.99	1.01	1.04
Information Ratio	1.40	1.76	4.97	0.73

### 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

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