

(Reference Translation)

Tokyo Stock Exchange
Index Guidebook

(Tokyo Stock Exchange REIT Core Index)

January 31, 2025

JPX Market Innovation & Research, Inc.

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Record of Changes

DATE	Changes
2018/3/2	• The first edition
2018/7/23	• Addition of a description about disclaimers
2020/3/31	• Revised the date for adjusting base market value following the shortening of stock settlement cycle to T+2
2020/6/30	• Revision to bring forward the date for minor adjustments related to ex-dividend
2020/12/25	• Clarification of the stock price used for calculation, etc.
2023/2/13	* Added revisions with regard to the business transfer to JPXI (applied on April 1, 2022 retroactively) * Revised the structure of the provisions regarding formulas, etc. so that they are in accordance with "Index Calculation Guidebook"
2025/1/31	• Uniformity of terminology in each calculation methodology

Introduction

- JPX Market Innovation & Research, Inc. (JPXI) calculates and distributes the Tokyo Stock Exchange REIT Core Index (TSE REIT Core Index) in accordance with the methods described in this document. If an event not specified in this document occurs, or if JPXI determines that it is difficult to use the methods described in this document, JPXI may use an alternative method of index calculation as it deems appropriate.
- Copyright of this document is owned by JPXI, and any copies, reprints, or reproductions of this document in whole or in part are prohibited without the prior approval of JPXI. This document is prepared solely for the understanding of indices calculated, distributed, and published by JPXI and is not to be construed as a solicitation for trading any securities or related financial instruments. JPXI shall accept no liability or responsibility for any loss or damage arising from errors, delays, or termination of the calculation, distribution, or publication of TSE REIT Core Index, changes to its calculation or publication method, the use of TSE REIT Core Index or all or any part of this document or other similar events.
- In this document, the number of beneficiary right units and investment units are referred to as shares and stocks for convenience.

I. Outline of the Index

- TSE REIT Core Index is selected from among constituents of TSE REIT Index based on the level of the free-float market capitalization and trading value as of the base date (trading value is from auction trading on TSE. The same shall apply hereinafter).
- Constituents and their weights are reviewed on the last business day of June. (annual rebalance)
- Constituent weights are reviewed on the last business day of December. (semi-annual rebalance)
- The base date is February 23, 2018. The base value is 1,000.

II. Index Calculation

1. Calculation Method

- The calculation formula shall be the equal weighting formula specified in the Index Calculation Guidebook.

2. Index Type

- A price return index and a total return index are calculated.
- The method of reflecting dividends in index values is in accordance with the Index Calculation Guidebook.

3. Adjustment Factor

- The adjustment factors used for calculating an equal weight index are set between 0.00001 and 99999.99999.
- The calculation method of adjustment factors is in accordance with the Index Calculation Guidebook.
- The base date for the annual rebalance of the weight is the last business day of May, and for the semi-rebalancing is the last business day of November.

4. Constituent Inclusion and Removal

(1) Annual Rebalance

a. Outline

- In the annual rebalance to be conducted every June, constituents of TSE REIT Core Index shall be reviewed (inclusions and removals) by selecting from constituents of TSE REIT Index based on b. "Selection Criteria" as of the rebalance reference date.
- The rebalance reference date shall be the final business day of April. The list of inclusions/removals is published on the fifth business day of June, and index calculation applying such constituent change will begin on the last business day of June.
- For the free-float adjusted market values used for the selection process, the market values for index calculation for the TSE REIT Index are used.

b. Selection Criteria

The selection process will be conducted as follows:

- i. Selection of the Index Universe
Issues selected as constituents of TSE REIT Index as of the rebalance reference date.
However, issues designated as Securities to be Delisted are excluded from consideration.
- ii. Liquidity Screening
Concerning trading value in the most recent year prior to the rebalance reference date (for issues listed for less than one year, the trading value for the period from the listing date to the rebalance reference date), issues in the top 97% by number of issues will be considered.
- iii. Selection based on Free-float Market Capitalization
 - Eligible issues that are currently constituents and are within the top 90% of the cumulative free-float adjusted market capitalization of eligible issues will continue

to be included as constituents.

- Eligible issues that are not currently constituents and are within the top 70% of the cumulative free-float adjusted market capitalization of eligible issues will be newly included as constituents.

For the initial selection of index constituents in June 2017, the constituents will be eligible issues that are within the top 80% of the cumulative free-float adjusted market capitalization of eligible issues.

(2) Non-periodic Removal from Constituents

- Constituents that have been delisted or designated as Securities to be Delisted shall be removed.

(3) Non-periodic Inclusion to Constituents

- When a constituent has been delisted due to a consolidation-type merger and the resulting newly created REIT is listed without delay, said REIT will be included in the index.
- When a constituent has been delisted due to an absorption-type merger, and the surviving REIT is not a constituent, then said REIT will be included in the index.

(4) Dates of constituent inclusion and removal

	Event Requiring Adjustment		Adjustment Date
Inclusion	New Listing	When a constituent has been delisted due to a consolidation-type merger and the resulting newly created REIT is included as a constituent	Initial listing date (*)
		When a constituent has been delisted due to an absorption-type merger, and the surviving REIT, which was not a constituent, is included as a constituent	Delisting Date (*)
	Annual Rebalance		Last business day of June
Removal	Delisting	When a constituent has been delisted due to a merger by creation of a new REIT and, moreover, the newly created REIT is included as a constituent	Initial listing date of the newly created REIT (normally two business days following the delisting date) (*)
		Other than the above (e.g., Delisting as a result of a merger, etc.)	Delisting Date (*)

	Event Requiring Adjustment	Adjustment Date
	Designation as Securities to be Delisted	Four business days after the date of designation (*)
	Annual Rebalance	Last business day of June

* Next business day when the date in question falls on a non-business day.

III. Other

1. Distribution of Index Values and Index Data

(1) Index Values

- The daily closing values of TSE REIT Core Index are distributed.
- The retroactive calculation of the index value is not fully based on the rule in "TSE REIT Core Index Guidebook" completely.

(2) Index Data

- Index data related to TSE REIT Core Index (e.g. base market value) is distributed through the Index Data Service.

2. Licensing

- JPXI and/or its affiliates reserve all calculation, distribution, publication, usage, and other rights pertaining to TSE REIT Core Index. Because of this, the use of TSE REIT Core Index 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 JPXI. A license from JPXI is also required for the provision, distribution, etc. of TSE REIT Core Index to third parties.

3. Contact

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