

(Reference Translation)

Tokyo Stock Exchange
Index Guidebook
(Tokyo Stock Exchange REIT Core Index)

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JPX Market Innovation & Research, Inc.

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Contents

Record of Changes.....	3
Introduction.....	4
I . Outline of the Index.....	4
II . Index Calculation.....	4
1. Outline.....	4
2. Index Type.....	5
3. Adjustment Factor.....	5
4. Inclusion or Removal of Constituents	5
III. Other	7
1. Publication/Dissemination of Index Data	7
2. Licensing	7
3. Contact	8

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"

Introduction

- JPX Market Innovation & Research, Inc. (hereinafter the “JPXI”) calculates and publishes 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, and 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 and published by JPXI and is not to be construed as a solicitation for trading any securities or related financial instruments. Information expressed in this document is subject to change without notice; and, in those cases, JPXI undertakes no obligation to update any recipients of this document. JPXI shall accept no liability or responsibility for any loss or damage arising from errors, delays, or termination of the calculation 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)
- Base date for index calculation is February 23, 2018. Base value is 1,000.

II. Index Calculation

1. Outline

- TSE REIT Core Index is calculated by equal weighting.
- The calculation formula and method for adjustments of base market value, etc. are in accordance with the Index Calculation Guidebook.

2. Index Type

- For the TSE REIT Core Index, 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. Inclusion or Removal of Constituents

(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 base date.
- The base date for rebalancing 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:

- Eligible Issues**
Issues selected as constituents of TSE REIT Index as of the base date.
However, issues designated as Securities to be Delisted are excluded from consideration.
- Liquidity Screening**
Concerning trading value in the most recent year prior to the base date (for issues listed for less than one year, the trading value for the period from the listing date

to the base 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) Removal of Constituents in addition to the Annual Rebalance

- Any constituent that is delisted or designated as Securities to be Delisted will be removed from TSE REIT Core Index.

(3) Inclusion of Constituents in addition to the Annual Rebalance

- In the event that a constituent of TSE REIT Core Index is delisted due to a merger by creation of a new REIT and, moreover, the newly formed REIT is listed on the TSE without delay, if the delisted REIT was a constituent of TSE REIT Core Index, then TSE will add the new REIT to the index.
- In the event that a constituent of TSE REIT Core Index is delisted due to an absorption-type merger, and the surviving REIT is not a constituent of TSE REIT Core Index, then TSE will add the surviving REIT to the index.

(4) Dates of constituent inclusion and removal

	Event Requiring Adjustment	Adjustment Date *1
Inclusion	New listing of a newly formed REIT resulting from a merger that results in a TSE REIT Core Index constituent being delisted and the new REIT being included in TSE REIT Core Index	New listing date *2
	In the event a constituent of TSE REIT Core Index is delisted due to an absorption-type merger, in which stocks of the surviving REIT is not a constituent of TSE REIT Core Index	Delisting Date

	Event Requiring Adjustment		Adjustment Date *1
	Annual Rebalance		Last business day of June
Removal	Delisting	New listing of a newly formed REIT resulting from a merger that results in a TSE REIT Core Index constituent being delisted and the new REIT being included in TSE REIT Core Index	New listing date of the newly formed company (normally two business days following the delisting date)
		Delisting other than those stated above	Delisting Date
	Designation as Securities to be Delisted		Four business days after such a designation *3
	Annual Rebalance		Last business day of June

*1: Adjustments to the base market value are made after the end of trading on the business day before the adjustment date (i.e., before the market opens on the adjustment date). The same shall apply hereinafter.

*2: Next business day when the new listing date falls on a holiday.

*3: Next business day when the designation date falls on a holiday.

III. Other

1. Publication/Dissemination of Index Data

(1) Index Values

- Price return index value and total return index value of TSE REIT Core Index are calculated daily at market close.
- 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 relating to TSE REIT Core Index (base market value, Adjustment Factor for each constituent, etc.) is provided for a fee through the Index Data Service.

2. Licensing

- JPXI and/or its affiliates reserve all calculation, publication, and other rights pertaining to TSE REIT Core Index. As such, commercial use of such indices in the composition and/or sale of financial products such as funds or linked bonds (including using the index as the basis for options, swaps, warrants, or other OTC

derivatives) or provision of index data requires a license from JPXI.

3. Contact

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