

Tokyo Stock Exchange REIT Index

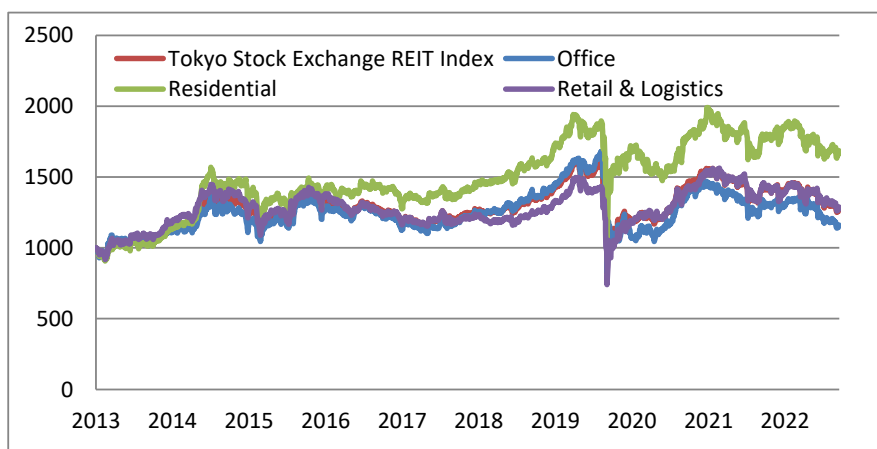
Tokyo Stock Exchange REIT Property Sector Index Series

The Tokyo Stock Exchange REIT Index is a measure of the J-REIT market.

Outline

- The Tokyo Stock Exchange REIT Index is a free-float adjusted market capitalization-weighted index based on all REITs listed on the TSE.
- The Tokyo Stock Exchange REIT Property Sector Index constituents are selected from the constituent universe of the Tokyo Stock Exchange REIT Index based on the use of the properties subject to investment by each REIT. The series is composed of three indices: Tokyo Stock Exchange REIT Office Index, Tokyo Stock Exchange Residential Index, and Tokyo Stock Exchange Retail & Logistics, Others Index.
- The price return index is calculated and disseminated in real-time (15 sec).
- The total return index is calculated on a daily basis.

Index Performance (Data has been re-based at 1000)



Total Return Index (ROI) (as of 2023.3.31)

	1month	3month	6month	12month
TSE REIT Index	-2.92%	-4.52%	-6.33%	-7.32%
Office	-3.39%	-5.73%	-7.62%	-8.81%
Residential	-2.44%	-0.63%	-5.17%	-2.03%
Retail & Logistics, Others	-2.61%	-4.31%	-5.41%	-7.18%

■ TSE REIT Index

Number of Constituents
60

(as of 2023.3.31)

Base Date 2003/3/31

Base Value 1000

■ REIT Property Sector Index

Base Date 2010/2/26

Base Point 1000

Information vendor codes

REIT Index

(1st line : price return, 2nd line : total return)

Quick 155
S155/TSX

Bloomberg TSEREIT <INDEX>
TPXDREIT <INDEX>

Refinitiv .TREIT
.TREITDV

REIT Property Sector Index

Office Quick 182
Bloomberg TSEROFF <INDEX>
Refinitiv .TREITO

Residential Quick 183
Bloomberg TSERRSD <INDEX>
Refinitiv .TREITR

Retail & Quick 184
Logistics Bloomberg TSERRL <INDEX>
Refinitiv .TREITL

ETFs

Please refer to the following URL for ETFs.

URL :

<https://www.jpj.co.jp/english/equities/products/etfs/issues/01.html>

(【JPX Website Top Page】→
【Equities】→【Products】→
【ETFs】→【Listed Issues】)

Component Stocks (top 10 by free-float market capitalization)
(as of 2023.3.31)

	local code	Name	Weight
1	8951	Nippon Building Fund Inc.	6.41%
2	8952	Japan Real Estate Investment Corporation	5.27%
3	8953	Japan Metropolitan Fund Investment Corporation	4.87%
4	3462	Nomura Real Estate Master Fund,Inc.	4.79%
5	3283	Nippon Prologis REIT,Inc.	4.71%
6	3281	GLP J-REIT	4.61%
7	8984	Daiwa House REIT Investment Corporation	4.08%
8	8954	ORIX JREIT Inc.	3.34%
9	8960	United Urban Investment Corporation	3.19%
10	3269	Advance Residence Investment Corporation	3.16%

Contact

JPX Market Innovation & Research, Inc.
Index Business Department

TEL: 050-3377-7754
e-mail: index@jpx.co.jp

Disclaimer

This document was created for the sole purpose of providing an outline explanation for index. It is not intended for solicitation for investment, nor a disclosure document pursuant to the Financial Instruments and Exchange Act.

JPX Market Innovation & Research, Inc. and/or its affiliates (hereinafter the “JPX”) retain all rights related to this document and does not permit the reproduction or reprinting of this document in any circumstances without prior approval.

Following such date, there may be changes to the details of this document due to rule revisions and other factors without prior notification. Additionally, the information contained within this document has been prepared with the utmost care. However, the completeness of such information is not guaranteed.

Because ETFs benchmarked by index it invest in securities whose prices fluctuate, the market price or base value may decrease due to shifts in the underlying index or foreign exchange market, fluctuations in the price of constituent securities, bankruptcy or deterioration in the financial conditions of constituent securities of issuers, or other market causes. Losses may arise from these factors. As such, invested capital is not guaranteed. Additionally, in cases of margin trading, losses may occur in excess of the deposited margin.

When trading ETFs benchmarked by index, please fully read the documents distributed before concluding a contract with a financial instruments business operator, etc. Trading should be conducted on one's own judgment and responsibility, with sufficient understanding of the product's attributes, trading mechanism, existence of risk, sales commissions, Total Expense Ratio, etc.

The Index Value and the Index Marks are subject to the proprietary rights owned by the JPX and the JPX owns all rights and know-how relating to the index such as calculation, publication and use of the Index Value and relating to the Index Marks.