上場不動産投資信託証券(REIT)投資主情報調査(2019年2月)資料集
REIT Investor Survey (February 2019)

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（注)1　掲載数値の端数処理は、実数値については切捨て、構成比は四捨五入としています。

2　表中の記号の用法は、次のとおりです。

「0」単位未満

「－」皆無又は該当数字なし

表１　所有者別投資主数

Number of Investors by Holder Type

人,%　persons,%

	2018年8月 (Aug, 2018)		2019年2月 (Feb, 2019)		増減・増減率 Change・% Change		構成比増減 Change in % of Total	【参考】株式分布状況調査 2017年度 Shareownership Survey 2017
銘柄数 Number of Listed Issues	60		61		1		ポイント point	3,687
合計 (1)+(5)+(6)+(7) Total	834,030	100.0	856,830	100.0	22,800	2.7	―	100.0
(1) 政府・地方公共団体 Govt. & Local Govt.	3	0.0	―	―	-3	-100.0	0.0	0.0
(5) 国内法人小計 (2)+(3)+(4) Domestic Corporation Subtotal	21,826	2.6	22,635	2.6	809	3.7	0.0	1.8
(2) 金融機関小計 a+b+c+d+e Financial Institutions	6,344	0.8	6,624	0.8	280	4.4	0.0	0.2
a 都銀・地銀等 City & Regional Banks	1,479	0.2	1,532	0.2	53	3.6	0.0	0.0
b 信託銀行 Trust Banks	653	0.1	656	0.1	3	0.5	0.0	0.1
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	239	0.0	244	0.0	5	2.1	0.0	0.0
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	161	0.0	148	0.0	-13	-8.1	0.0	0.0
c 生命保険会社 Life Insurance Companies	263	0.0	268	0.0	5	1.9	0.0	0.0
d 損害保険会社 Non-life Insurance Companies	118	0.0	132	0.0	14	11.9	0.0	0.0
e その他の金融機関 Other Financial Institutions	3,831	0.5	4,036	0.5	205	5.4	0.0	0.0
(3) 証券会社 Securities Companies	1,226	0.1	1,210	0.1	-16	-1.3	0.0	0.2
(4) 事業法人等 Business Corporations	14,256	1.7	14,801	1.7	545	3.8	0.0	1.4
(6) 外国法人等 Foreigners	12,406	1.5	13,283	1.6	877	7.1	0.1	0.9
(7) 個人・その他 Individuals	799,795	95.9	820,912	95.8	21,117	2.6	-0.1	97.3

表２　所有者別投資口数

Number of Investment Units by Holder Type

口,%　units,%

	2018年8月 (Aug, 2018)		2019年2月 (Feb, 2019)		増減・増減率 Change・% Change		所有比率増減 Change in % of Total	【参考】株式分布状況調査 2017年度 Shareownership Survey 2017
銘柄数 Number of Listed Issues	60		61		1		ポイント point	3,687
合計 (1)+(5)+(6)+(7) Total	72,218,249	100.0	80,272,246	100.0	8,053,997	11.2	―	100.0
(1) 政府・地方公共団体 Govt. & Local Govt.	80	0.0	―	―	-80	-100.0	0.0	0.2
(5) 国内法人小計 (2)+(3)+(4) Domestic Corporation Subtotal	45,334,522	62.8	49,348,946	61.5	4,014,424	8.9	-1.3	52.2
(2) 金融機関小計 a+b+c+d+e Financial Institutions	38,161,811	52.8	41,596,906	51.8	3,435,095	9.0	-1.0	26.2
a 都銀・地銀等 City & Regional Banks	3,912,542	5.4	4,265,755	5.3	353,213	9.0	-0.1	3.1
b 信託銀行 Trust Banks	30,669,835	42.5	33,392,964	41.6	2,723,129	8.9	-0.9	18.4
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	25,158,470	34.8	27,320,558	34.0	2,162,088	8.6	-0.8	6.0
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	566,399	0.8	607,659	0.8	41,260	7.3	0.0	1.1
c 生命保険会社 Life Insurance Companies	817,927	1.1	852,532	1.1	34,605	4.2	0.0	3.0
d 損害保険会社 Non-life Insurance Companies	181,351	0.3	206,253	0.3	24,902	13.7	0.0	1.0
e その他の金融機関 Other Financial Institutions	2,580,156	3.6	2,879,402	3.6	299,246	11.6	0.0	0.7
(3) 証券会社 Securities Companies	1,496,469	2.1	1,877,346	2.3	380,877	25.5	0.2	2.3
(4) 事業法人等 Business Corporations	5,676,242	7.9	5,874,694	7.3	198,452	3.5	-0.6	23.7
(6) 外国法人等 Foreigners	18,343,917	25.4	21,862,340	27.2	3,518,423	19.2	1.8	26.6
(7) 個人・その他 Individuals	8,539,730	11.8	9,060,960	11.3	521,230	6.1	-0.5	21.0

表３ 所有数別投資主数

Number of Investors by Number Held

人,% persons, %

	2018年8月 (Aug, 2018)		2019年2月 (Feb, 2019)		増減・増減率 Change・% Change		構成比増減 Change in % of Total	【参考】株式分布状況調査 2017年度 Shareownership Survey 2017
銘柄数 Number of Listed Issues	60		61		1		ポイント point	3,687
合計 (1)+(2)+(3) Total	834,030	100.0	856,830	100.0	22,800	2.7	―	100.0
(1) 49口以下 a+b+c 49 units or fewer	788,223	94.5	807,692	94.3	19,469	2.5	-0.2	95.5
a 1口 - 4口 1 unit - 4 units	453,123	54.3	461,985	53.9	8,862	2.0	-0.4	66.6
b 5口 - 9口 5 units - 9 units	161,621	19.4	164,518	19.2	2,897	1.8	-0.2	11.0
c 10口 - 49口 10 units - 49 units	173,479	20.8	181,189	21.1	7,710	4.4	0.3	17.9
(2) 50口 - 99口 50 units - 99 units	19,983	2.4	21,270	2.5	1,287	6.4	0.1	2.1
(3) 100口以上 d+e+f+g 100 units or more	25,824	3.1	27,868	3.3	2,044	7.9	0.2	2.4
d 100口 - 499口 100 units - 499 units	17,228	2.1	18,509	2.2	1,281	7.4	0.1	1.8
e 500口 - 999口 500 units - 999 units	3,172	0.4	3,383	0.4	211	6.7	0.0	0.2
f 1000口 - 4999口 1000 units - 4999 units	3,775	0.5	4,170	0.5	395	10.5	0.0	0.3
g 5000口以上 5000 units or more	1,649	0.2	1,806	0.2	157	9.5	0.0	0.1

表４ 所有数別投資口数

Number of Investment Units by Number Held

口,% units,%

	2018年8月 (Aug, 2018)		2019年2月 (Feb, 2019)		増減・増減率 Change・% Change		構成比増減 Change in % of Total	【参考】株式分布状況調査 2017年度 Shareownership Survey 2017
銘柄数 Number of Listed Issues	60		61		1		ポイント point	3,687
合計 (1)+(2)+(3) Total	72,218,249	100.0	80,272,246	100.0	8,053,997	11.2	―	100.0
(1) 49口以下 a+b+c 49 units or fewer	4,913,624	6.8	5,117,054	6.4	203,430	4.1	-0.4	8.1
a 1口 - 4口 1 unit - 4 units	885,949	1.2	899,314	1.1	13,365	1.5	-0.1	1.8
b 5口 - 9口 5 units - 9 units	974,346	1.3	1,002,116	1.2	27,770	2.9	-0.1	1.1
c 10口 - 49口 10 units - 49 units	3,053,329	4.2	3,215,624	4.0	162,295	5.3	-0.2	5.2
(2) 50口 - 99口 50 units - 99 units	1,321,827	1.8	1,407,764	1.8	85,937	6.5	0.0	2.3
(3) 100口以上 d+e+f+g 100 units or more	65,982,798	91.4	73,747,428	91.9	7,764,630	11.8	0.5	89.6
d 100口 - 499口 100 units - 499 units	3,469,436	4.8	3,720,126	4.6	250,690	7.2	-0.2	5.6
e 500口 - 999口 500 units - 999 units	2,217,876	3.1	2,371,132	3.0	153,256	6.9	-0.1	2.6
f 1000口 - 4999口 1000 units - 4999 units	8,136,837	11.3	9,007,960	11.2	871,123	10.7	-0.1	9.2
g 5000口以上 5000 units or more	52,158,649	72.2	58,648,210	73.1	6,489,561	12.4	0.9	72.2

表５　地方別投資主数

Number of Investors by Region

人,% persons,%

	2018年8月 (Aug, 2018)		2019年2月 (Feb, 2019)		増減・増減率 Change・% Change		構成比増減 Change in % of Total	【参考】株式分布状況調査 2017年度 Shareownership Survey 2017
銘柄数 Number of Listed Issues	60		61		1		ﾎﾟｲﾝﾄ point	3,687
合　計 Total	834,030	100.0	856,830	100.0	22,800	2.7	―	100.0
北海道 Hokkaido	14,070	1.7	14,480	1.7	410	2.9	0.0	1.7
東　北 Tohoku	22,859	2.7	23,367	2.7	508	2.2	0.0	2.9
関　東 Kanto	406,414	48.7	418,378	48.8	11,964	2.9	0.1	41.9
中　部 Chubu	117,872	14.1	120,989	14.1	3,117	2.6	0.0	17.8
近　畿 Kinki	164,098	19.7	168,131	19.6	4,033	2.5	-0.1	22.3
中　国 Chugoku	33,532	4.0	34,219	4.0	687	2.0	0.0	4.8
四　国 Shikoku	20,718	2.5	21,024	2.5	306	1.5	0.0	2.6
九　州 Kyushu	42,500	5.1	43,404	5.1	904	2.1	0.0	5.2
海　外 Overseas	11,967	1.4	12,838	1.5	871	7.3	0.1	0.9

表６　地方別投資口数

Number of Investment Units by Region

口,% units,%

	2018年8月 (Aug, 2018)		2019年2月 (Feb, 2019)		増減・増減率 Change・% Change		構成比増減 Change in % of Total	【参考】株式分布状況調査 2017年度 Shareownership Survey 2017
銘柄数 Number of Listed Issues	60		61		1		ﾎﾟｲﾝﾄ point	3,687
合　計 Total	72,218,249	100.0	80,272,246	100.0	8,053,997	11.2	―	100.0
北海道 Hokkaido	226,917	0.3	253,505	0.3	26,588	11.7	0.0	0.4
東　北 Tohoku	608,004	0.8	674,184	0.8	66,180	10.9	0.0	0.8
関　東 Kanto	43,804,573	60.7	47,524,359	59.2	3,719,786	8.5	-1.5	55.0
中　部 Chubu	3,061,480	4.2	3,394,559	4.2	333,079	10.9	0.0	6.0
近　畿 Kinki	3,678,078	5.1	3,910,426	4.9	232,348	6.3	-0.2	7.6
中　国 Chugoku	830,237	1.1	855,217	1.1	24,980	3.0	0.0	1.2
四　国 Shikoku	713,276	1.0	786,162	1.0	72,886	10.2	0.0	0.9
九　州 Kyushu	979,182	1.4	1,038,403	1.3	59,221	6.0	-0.1	1.4
海　外 Overseas	18,316,502	25.4	21,835,431	27.2	3,518,929	19.2	1.8	26.6

表７　東証REIT用途別指数の構成銘柄別にみた所有者別投資主数

Number of Investors by Holder Type by TSE REIT Property Sector Index

人,%　persons,%

カテゴリー Category	合計 Total		オフィス指数 Office Index		住宅指数 Residential Index		商業・物流等指数 Retail & Logistics, Others Index	
銘柄数 Number of Listed Issues	61		25		10		26	
合計 (1)+(5)+(6)+(7) Total	856,830	100.0	335,515	100.0	129,847	100.0	391,468	100.0
(1) 政府・地方公共団体 Govt. & Local Govt.	―	―	―	―	―	―	―	―
(5) 国内法人小計 (2)+(3)+(4) Domestic Corporation Subtotal	22,635	2.6	9,048	2.7	3,093	2.4	10,494	2.7
(2) 金融機関小計 a+b+c+d+e Financial Institutions	6,624	0.8	2,702	0.8	891	0.7	3,031	0.8
a 都銀・地銀等 City & Regional Banks	1,532	0.2	622	0.2	213	0.2	697	0.2
b 信託銀行 Trust Banks	656	0.1	272	0.1	103	0.1	281	0.1
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	244	0.0	100	0.0	40	0.0	104	0.0
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	148	0.0	62	0.0	23	0.0	63	0.0
c 生命保険会社 Life Insurance Companies	268	0.0	117	0.0	42	0.0	109	0.0
d 損害保険会社 Non-life Insurance Companies	132	0.0	57	0.0	24	0.0	51	0.0
e その他の金融機関 Other Financial Institutions	4,036	0.5	1,634	0.5	509	0.4	1,893	0.5
(3) 証券会社 Securities Companies	1,210	0.1	500	0.1	194	0.1	516	0.1
(4) 事業法人等 Business Corporations	14,801	1.7	5,846	1.7	2,008	1.5	6,947	1.8
(6) 外国法人等 Foreigners	13,283	1.6	5,890	1.8	1,676	1.3	5,717	1.5
(7) 個人・その他 Individuals	820,912	95.8	320,577	95.5	125,078	96.3	375,257	95.9

表８　東証REIT用途別指数の構成銘柄別にみた所有者別投資口数

Number of Investment Units by Holder Type by TSE REIT Property Sector Index

口,%　units,%

カテゴリー Category	合計 Total		オフィス指数 Office Index		住宅指数 Residential Index		商業・物流等指数 Retail & Logistics, Others Index	
銘柄数 Number of Listed Issues	61		25		10		26	
合計 (1)+(5)+(6)+(7) Total	80,272,246	100.0	35,337,157	100.0	10,600,864	100.0	34,334,225	100.0
(1) 政府・地方公共団体 Govt. & Local Govt.	―	―	―	―	―	―	―	―
(5) 国内法人小計 (2)+(3)+(4) Domestic Corporation Subtotal	49,348,946	61.5	21,315,724	60.3	7,633,399	72.0	20,399,823	59.4
(2) 金融機関小計 a+b+c+d+e Financial Institutions	41,596,906	51.8	17,985,787	50.9	6,473,360	61.1	17,137,759	49.9
a 都銀・地銀等 City & Regional Banks	4,265,755	5.3	1,481,231	4.2	723,190	6.8	2,061,334	6.0
b 信託銀行 Trust Banks	33,392,964	41.6	14,899,717	42.2	5,155,260	48.6	13,337,987	38.8
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	27,320,558	34.0	12,210,819	34.6	4,341,701	41.0	10,768,038	31.4
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	607,659	0.8	263,467	0.7	102,430	1.0	241,762	0.7
c 生命保険会社 Life Insurance Companies	852,532	1.1	364,686	1.0	129,777	1.2	358,069	1.0
d 損害保険会社 Non-life Insurance Companies	206,253	0.3	74,606	0.2	52,349	0.5	79,298	0.2
e その他の金融機関 Other Financial Institutions	2,879,402	3.6	1,165,547	3.3	412,784	3.9	1,301,071	3.8
(3) 証券会社 Securities Companies	1,877,346	2.3	743,188	2.1	184,887	1.7	949,271	2.8
(4) 事業法人等 Business Corporations	5,874,694	7.3	2,586,749	7.3	975,152	9.2	2,312,793	6.7
(6) 外国法人等 Foreigners	21,862,340	27.2	9,689,588	27.4	1,829,092	17.3	10,343,660	30.1
(7) 個人・その他 Individuals	9,060,960	11.3	4,331,845	12.3	1,138,373	10.7	3,590,742	10.5

表９　東証REIT用途別指数の構成銘柄別にみた所有数別投資主数

Number of Investors by Number Held by TSE REIT Property Sector Index

人,% persons,%

カテゴリー Category	合計 Total		オフィス指数 Office Index		住宅指数 Residential Index		商業・物流等指数 Retail & Logistics, Others Index	
銘柄数 Number of Listed Issues	61		25		10		26	
合計 (1)+(2)+(3) Total	856,830	100.0	335,515	100.0	129,847	100.0	391,468	100.0
(1) 49口以下 a+b+c 49 units or fewer	807,692	94.3	311,762	92.9	124,069	95.6	371,861	95.0
a 1口 - 4口 1 unit - 4 units	461,985	53.9	164,384	49.0	76,038	58.6	221,563	56.6
b 5口 - 9口 5 units - 9 units	164,518	19.2	72,229	21.5	22,423	17.3	69,866	17.8
c 10口 - 49口 10 units - 49 units	181,189	21.1	75,149	22.4	25,608	19.7	80,432	20.5
(2) 50口 - 99口 50 units - 99 units	21,270	2.5	10,765	3.2	2,487	1.9	8,018	2.0
(3) 100口以上 d+e+f+g 100 units or more	27,868	3.3	12,988	3.9	3,291	2.5	11,589	3.0
d 100口 - 499口 100 units - 499 units	18,509	2.2	8,816	2.6	2,157	1.7	7,536	1.9
e 500口 - 999口 500 units - 999 units	3,383	0.4	1,615	0.5	377	0.3	1,391	0.4
f 1000口 - 4999口 1000 units - 4999 units	4,170	0.5	1,805	0.5	534	0.4	1,831	0.5
g 5000口以上 5000 units or more	1,806	0.2	752	0.2	223	0.2	831	0.2

表１０ 東証REIT用途別指数の構成銘柄別にみた所有数別投資口数

Number of Investment Units by Number Held by TSE REIT Property Sector Index

口,% units,%

カテゴリー Category	合計 Total		オフィス指数 Office Index		住宅指数 Residential Index		商業・物流等指数 Retail & Logistics, Others Index	
銘柄数 Number of Listed Issues	61		25		10		26	
合計 (1)+(2)+(3) Total	80,272,246	100.0	35,337,157	100.0	10,600,864	100.0	34,334,225	100.0
(1) 49口以下 a+b+c 49 units or fewer	5,117,054	6.4	2,121,982	6.0	772,043	7.3	2,223,029	6.5
a 1口 - 4口 1 unit - 4 units	899,314	1.1	322,301	0.9	159,712	1.5	417,301	1.2
b 5口 - 9口 5 units - 9 units	1,002,116	1.2	433,173	1.2	145,977	1.4	422,966	1.2
c 10口 - 49口 10 units - 49 units	3,215,624	4.0	1,366,508	3.9	466,354	4.4	1,382,762	4.0
(2) 50口 - 99口 50 units - 99 units	1,407,764	1.8	722,846	2.0	165,035	1.6	519,883	1.5
(3) 100口以上 d+e+f+g 100 units or more	73,747,428	91.9	32,492,329	91.9	9,663,786	91.2	31,591,313	92.0
d 100口 - 499口 100 units - 499 units	3,720,126	4.6	1,773,584	5.0	434,292	4.1	1,512,250	4.4
e 500口 - 999口 500 units - 999 units	2,371,132	3.0	1,138,053	3.2	266,216	2.5	966,863	2.8
f 1000口 - 4999口 1000 units - 4999 units	9,007,960	11.2	3,877,885	11.0	1,191,629	11.2	3,938,446	11.5
g 5000口以上 5000 units or more	58,648,210	73.1	25,702,807	72.7	7,771,649	73.3	25,173,754	73.3

表１１ 投資部門別REIT保有金額
REIT Holding by Investor Type

百万円,% ¥mil.,%

	2018年8月 (Aug, 2018)		2019年2月 (Feb, 2019)		増減・増減率 Change・% Change		保有比率増減 Change in % of Total	【参考】株式分布状況調査 2017年度 Shareownership Survey 2017
銘柄数 Number of Listed Issues	60		61		1		ﾎﾟｲﾝﾄ point	3,687
合計 (1)+(5)+(6)+(7) Total	12,641,851	100.0	13,640,648	100.0	998,797	7.9	―	100.0
(1) 政府・地方公共団体 Govt. & Local Govt.	10	0.0	―	―	-10	-100.0	0.0	0.1
(5) 国内法人小計 (2)+(3)+(4) Domestic Corporation Subtotal	8,394,971	66.4	8,923,115	65.4	528,144	6.3	-1.0	52.5
(2) 金融機関小計 a+b+c+d+e Financial Institutions	7,041,210	55.7	7,435,899	54.5	394,689	5.6	-1.2	28.7
a 都銀・地銀等 City & Regional Banks	832,618	6.6	866,120	6.3	33,502	4.0	-0.3	3.3
b 信託銀行 Trust Banks	5,522,663	43.7	5,831,010	42.7	308,347	5.6	-1.0	20.4
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	4,383,012	34.7	4,581,774	33.6	198,762	4.5	-1.1	7.2
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	108,700	0.9	113,520	0.8	4,820	4.4	-0.1	1.2
c 生命保険会社 Life Insurance Companies	199,027	1.6	211,689	1.6	12,662	6.4	0.0	3.2
d 損害保険会社 Non-life Insurance Companies	39,635	0.3	43,632	0.3	3,997	10.1	0.0	1.1
e その他の金融機関 Other Financial Institutions	447,265	3.5	483,446	3.5	36,181	8.1	0.0	0.7
(3) 証券会社 Securities Companies	258,107	2.0	337,556	2.5	79,449	30.8	0.5	2.0
(4) 事業法人等 Business Corporations	1,095,653	8.7	1,149,659	8.4	54,006	4.9	-0.3	21.9
(6) 外国法人等 Foreigners	3,114,873	24.6	3,557,476	26.1	442,603	14.2	1.5	30.3
(7) 個人・その他 Individuals	1,131,994	9.0	1,160,056	8.5	28,062	2.5	-0.5	17.0

表１２ 地方別REIT保有金額
REIT Holding by Region

百万円,% ¥mil.,%

	2018年8月 (Aug, 2018)		2019年2月 (Feb, 2019)		増減・増減率 Change・% Change		構成比増減 Change in % of Total	【参考】株式分布状況調査 2017年度 Shareownership Survey 2017
銘柄数 Number of Listed Issues	60		61		1		ﾎﾟｲﾝﾄ point	3,687
合　計 Total	12,641,851	100.0	13,640,648	100.0	998,797	7.9	―	100.0
北 海 道 Hokkaido	35,324	0.3	38,723	0.3	3,399	9.6	0.0	0.4
東　北 Tohoku	104,337	0.8	108,574	0.8	4,237	4.1	0.0	0.5
関　東 Kanto	7,827,912	61.9	8,338,185	61.1	510,273	6.5	-0.8	52.2
中　部 Chubu	543,817	4.3	570,662	4.2	26,845	4.9	-0.1	6.4
近　畿 Kinki	567,921	4.5	559,240	4.1	-8,681	-1.5	-0.4	7.3
中　国 Chugoku	163,387	1.3	168,814	1.2	5,427	3.3	-0.1	1.0
四　国 Shikoku	131,967	1.0	141,513	1.0	9,546	7.2	0.0	0.7
九　州 Kyushu	159,135	1.3	164,490	1.2	5,355	3.4	-0.1	1.1
海　外 Overseas	3,108,047	24.6	3,550,443	26.0	442,396	14.2	1.4	30.3

表１３ 東証REIT用途別指数の構成銘柄別にみた投資部門別REIT保有金額
REIT Holding by Investor Type by TSE REIT Property Sector Index

百万円,% ¥mil.,%

カテゴリー Category	合計 Total		オフィス指数 Office Index		住宅指数 Residential Index		商業・物流等指数 Retail & Logistics, Others Index	
銘柄数 Number of Listed Issues	61		25		10		26	
合計 (1)+(5)+(6)+(7) Total	13,640,648	100.0	6,789,020	100.0	1,698,865	100.0	5,152,763	100.0
(1) 政府・地方公共団体 Govt. & Local Govt.	―	―	―	―	―	―	―	―
(5) 国内法人小計 (2)+(3)+(4) Domestic Corporation Subtotal	8,923,115	65.4	4,418,450	65.1	1,233,974	72.6	3,270,690	63.5
(2) 金融機関小計 a+b+c+d+e Financial Institutions	7,435,899	54.5	3,656,087	53.9	1,060,768	62.4	2,719,043	52.8
a 都銀・地銀等 City & Regional Banks	866,120	6.3	370,523	5.5	126,101	7.4	369,495	7.2
b 信託銀行 Trust Banks	5,831,010	42.7	2,933,805	43.2	837,316	49.3	2,059,888	40.0
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	4,581,774	33.6	2,296,138	33.8	665,510	39.2	1,620,125	31.4
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	113,520	0.8	53,309	0.8	20,238	1.2	39,971	0.8
c 生命保険会社 Life Insurance Companies	211,689	1.6	120,732	1.8	27,452	1.6	63,504	1.2
d 損害保険会社 Non-life Insurance Companies	43,632	0.3	20,602	0.3	8,714	0.5	14,315	0.3
e その他の金融機関 Other Financial Institutions	483,446	3.5	210,424	3.1	61,182	3.6	211,839	4.1
(3) 証券会社 Securities Companies	337,556	2.5	147,815	2.2	37,182	2.2	152,559	3.0
(4) 事業法人等 Business Corporations	1,149,659	8.4	614,547	9.1	136,024	8.0	399,087	7.7
(6) 外国法人等 Foreigners	3,557,476	26.1	1,839,560	27.1	306,087	18.0	1,411,827	27.4
(7) 個人・その他 Individuals	1,160,056	8.5	531,009	7.8	158,802	9.3	470,244	9.1

【参考】

1 東証REIT用途別指数の構成銘柄別にみた所有者別投資口数の2期比較

2019年2月(Feb, 2019)　　口,% units,%

カテゴリー Category	オフィス指数 Office Index		住宅指数 Residential Index		商業・物流等指数 Retail & Logistics, Others Index	
銘柄数 Number of Listed Issues	25		10		26	
合計 (1)+(5)+(6)+(7) Total	35,337,157	100.0	10,600,864	100.0	34,334,225	100.0
(1) 政府・地方公共団体 Govt. & Local Govt.	―	―	―	―	―	―
(5) 国内法人小計 (2)+(3)+(4) Domestic Corporation Subtotal	21,315,724	60.3	7,633,399	72.0	20,399,823	59.4
(2) 金融機関小計 a+b+c+d+e Financial Institutions	17,985,787	50.9	6,473,360	61.1	17,137,759	49.9
a 都銀・地銀等 City & Regional Banks	1,481,231	4.2	723,190	6.8	2,061,334	6.0
b 信託銀行 Trust Banks	14,899,717	42.2	5,155,260	48.6	13,337,987	38.8
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	12,210,819	34.6	4,341,701	41.0	10,768,038	31.4
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	263,467	0.7	102,430	1.0	241,762	0.7
c 生命保険会社 Life Insurance Companies	364,686	1.0	129,777	1.2	358,069	1.0
d 損害保険会社 Non-life Insurance Companies	74,606	0.2	52,349	0.5	79,298	0.2
e その他の金融機関 Other Financial Institutions	1,165,547	3.3	412,784	3.9	1,301,071	3.8
(3) 証券会社 Securities Companies	743,188	2.1	184,887	1.7	949,271	2.8
(4) 事業法人等 Business Corporations	2,586,749	7.3	975,152	9.2	2,312,793	6.7
(6) 外国法人等 Foreigners	9,689,588	27.4	1,829,092	17.3	10,343,660	30.1
(7) 個人・その他 Individuals	4,331,845	12.3	1,138,373	10.7	3,590,742	10.5

所有比率増減　　ポイント,point

オフィス指数 Office Index	住宅指数 Residential Index	商業・物流等指数 Retail & Logistics, Others Index
0.0	―	0.0
-2.5	0.9	-1.4
-1.9	2.0	-1.5
-0.5	1.3	-0.1
-0.9	0.5	-1.7
-0.6	-0.3	-1.5
-0.1	0.1	-0.1
-0.1	0.0	-0.1
-0.1	0.1	0.0
-0.3	0.0	0.3
-0.1	0.2	0.8
-0.5	-1.2	-0.6
3.9	0.4	0.8
-1.4	-1.3	0.6

2018年8月(Aug, 2018)　　口,% units,%

カテゴリー Category	オフィス指数 Office Index		住宅指数 Residential Index		商業・物流等指数 Retail & Logistics, Others Index	
銘柄数 Number of Listed Issues	25		10		25	
合計 (1)+(5)+(6)+(7) Total	31,973,709	100.0	7,674,068	100.0	32,570,472	100.0
(1) 政府・地方公共団体 Govt. & Local Govt.	74	0.0	―	―	6	0.0
(5) 国内法人小計 (2)+(3)+(4) Domestic Corporation Subtotal	20,089,207	62.8	5,454,131	71.1	19,791,184	60.8
(2) 金融機関小計 a+b+c+d+e Financial Institutions	16,880,728	52.8	4,538,405	59.1	16,742,678	51.4
a 都銀・地銀等 City & Regional Banks	1,497,426	4.7	425,391	5.5	1,989,725	6.1
b 信託銀行 Trust Banks	13,774,493	43.1	3,693,734	48.1	13,201,608	40.5
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	11,263,195	35.2	3,167,422	41.3	10,727,853	32.9
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	254,685	0.8	67,246	0.9	244,468	0.8
c 生命保険会社 Life Insurance Companies	366,238	1.1	93,784	1.2	357,905	1.1
d 損害保険会社 Non-life Insurance Companies	87,243	0.3	29,204	0.4	64,904	0.2
e その他の金融機関 Other Financial Institutions	1,155,328	3.6	296,292	3.9	1,128,536	3.5
(3) 証券会社 Securities Companies	713,998	2.2	117,274	1.5	665,197	2.0
(4) 事業法人等 Business Corporations	2,494,481	7.8	798,452	10.4	2,383,309	7.3
(6) 外国法人等 Foreigners	7,500,676	23.5	1,295,972	16.9	9,547,269	29.3
(7) 個人・その他 Individuals	4,383,752	13.7	923,965	12.0	3,232,013	9.9

【参考】

2 東証REIT用途別指数の構成銘柄別にみた投資部門別REIT保有金額の2期比較

2019年2月(Feb, 2019)　　百万円,%　¥mil.,%

カテゴリー Category	オフィス指数 Office Index		住宅指数 Residential Index		商業・物流等指数 Retail & Logistics, Others Index	
銘柄数 Number of Listed Issues	25		10		26	
合計 (1)+(5)+(6)+(7) Total	6,789,020	100.0	1,698,865	100.0	5,152,763	100.0
(1) 政府・地方公共団体 Govt. & Local Govt.	—	—	—	—	—	—
(5) 国内法人小計 (2)+(3)+(4) Domestic Corporation Subtotal	4,418,450	65.1	1,233,974	72.6	3,270,690	63.5
(2) 金融機関小計 a+b+c+d+e Financial Institutions	3,656,087	53.9	1,060,768	62.4	2,719,043	52.8
a 都銀・地銀等 City & Regional Banks	370,523	5.5	126,101	7.4	369,495	7.2
b 信託銀行 Trust Banks	2,933,805	43.2	837,316	49.3	2,059,888	40.0
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	2,296,138	33.8	665,510	39.2	1,620,125	31.4
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	53,309	0.8	20,238	1.2	39,971	0.8
c 生命保険会社 Life Insurance Companies	120,732	1.8	27,452	1.6	63,504	1.2
d 損害保険会社 Non-life Insurance Companies	20,602	0.3	8,714	0.5	14,315	0.3
e その他の金融機関 Other Financial Institutions	210,424	3.1	61,182	3.6	211,839	4.1
(3) 証券会社 Securities Companies	147,815	2.2	37,182	2.2	152,559	3.0
(4) 事業法人等 Business Corporations	614,547	9.1	136,024	8.0	399,087	7.7
(6) 外国法人等 Foreigners	1,839,560	27.1	306,087	18.0	1,411,827	27.4
(7) 個人・その他 Individuals	531,009	7.8	158,802	9.3	470,244	9.1

保有比率増減　　ﾎﾟｲﾝﾄ,point

オフィス指数 Office Index	住宅指数 Residential Index	商業・物流等指数 Retail & Logistics, Others Index
0.0	—	0.0
-1.4	-1.2	-0.4
-1.4	-1.0	-1.0
-0.3	-0.3	0.0
-0.8	-0.4	-1.3
-0.9	-1.4	-1.3
0.0	0.1	0.0
0.0	0.0	-0.1
0.0	0.1	0.1
-0.1	-0.4	0.3
0.2	0.4	0.8
-0.1	-0.6	-0.3
2.1	1.9	0.4
-0.8	-0.9	0.0

2018年8月(Aug, 2018)　　百万円,%　¥mil.,%

カテゴリー Category	オフィス指数 Office Index		住宅指数 Residential Index		商業・物流等指数 Retail & Logistics, Others Index	
銘柄数 Number of Listed Issues	25		10		25	
合計 (1)+(5)+(6)+(7) Total	6,268,013	100.0	1,563,022	100.0	4,810,814	100.0
(1) 政府・地方公共団体 Govt. & Local Govt.	9	0.0	—	—	1	0.0
(5) 国内法人小計 (2)+(3)+(4) Domestic Corporation Subtotal	4,165,633	66.5	1,153,085	73.8	3,076,252	63.9
(2) 金融機関小計 a+b+c+d+e Financial Institutions	3,463,247	55.3	990,993	63.4	2,586,968	53.8
a 都銀・地銀等 City & Regional Banks	365,393	5.8	119,726	7.7	347,497	7.2
b 信託銀行 Trust Banks	2,761,002	44.0	777,182	49.7	1,984,478	41.3
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	2,176,909	34.7	635,233	40.6	1,570,870	32.7
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	50,764	0.8	17,466	1.1	40,469	0.8
c 生命保険会社 Life Insurance Companies	112,705	1.8	24,612	1.6	61,708	1.3
d 損害保険会社 Non-life Insurance Companies	21,867	0.3	6,923	0.4	10,844	0.2
e その他の金融機関 Other Financial Institutions	202,277	3.2	62,548	4.0	182,438	3.8
(3) 証券会社 Securities Companies	125,007	2.0	27,964	1.8	105,136	2.2
(4) 事業法人等 Business Corporations	577,378	9.2	134,127	8.6	384,147	8.0
(6) 外国法人等 Foreigners	1,564,655	25.0	251,116	16.1	1,299,101	27.0
(7) 個人・その他 Individuals	537,715	8.6	158,820	10.2	435,459	9.1

【参考】

3－1 所有者別投資主数の推移

人 persons

	合計 Total	政府・地方公共団体 Govt. & Local Govt.	a 都銀・地銀等 City & Regional Banks	b 信託銀行 Trust Banks	a+bのうち 投資信託 Investment Trusts	a+bのうち 年金信託 Annuity Trusts	生命保険会社 Life Insurance Cos.	損害保険会社 Non-life Insurance Cos.	その他の金融機関 Other Financial Inst.	証券会社 Securities Companies	事業法人等 Business Corporations	外国法人等 Foreigners	個人・その他 Individuals
2014/8	532,412	－	1,183	471	180	134	242	97	1,714	919	9,937	7,786	510,063
2015/2	555,507	－	1,270	509	184	158	263	92	2,052	1,012	10,405	8,609	531,295
2015/8	606,317	－	1,401	543	200	171	274	109	2,418	1,058	11,352	9,267	579,895
2016/2	650,246	－	1,371	537	208	175	276	121	2,536	1,100	12,332	9,558	622,415
2016/8	652,958	－	1,407	556	208	186	272	149	2,676	1,183	12,378	10,124	624,213
2017/2	740,090	－	1,538	617	228	203	256	144	3,061	1,200	13,531	11,096	708,647
2017/8	784,663	－	1,496	666	232	216	257	131	3,278	1,192	13,619	11,278	752,746
2018/2	801,540	－	1,488	659	232	197	275	124	3,497	1,138	13,706	11,849	768,804
2018/8	834,030	3	1,479	653	239	161	263	118	3,831	1,226	14,256	12,406	799,795
2019/2	856,830	－	1,532	656	244	148	268	132	4,036	1,210	14,801	13,283	820,912

3－2 所有者別投資口数の推移

口 units

	合計 Total	政府・地方公共団体 Govt. & Local Govt.	a 都銀・地銀等 City & Regional Banks	b 信託銀行 Trust Banks	a+bのうち 投資信託 Investment Trusts	a+bのうち 年金信託 Annuity Trusts	生命保険会社 Life Insurance Cos.	損害保険会社 Non-life Insurance Cos.	その他の金融機関 Other Financial Inst.	証券会社 Securities Companies	事業法人等 Business Corporations	外国法人等 Foreigners	個人・その他 Individuals
2014/8	36,222,615	－	1,851,013	15,194,471	12,820,083	544,815	856,762	198,138	598,747	684,572	3,992,378	8,828,357	4,018,177
2015/2	41,519,685	－	2,289,432	17,505,990	14,747,768	576,002	944,242	185,688	769,702	853,579	4,287,662	10,374,506	4,308,884
2015/8	44,768,111	－	2,679,182	19,586,137	16,562,833	471,288	964,774	197,169	908,597	939,901	4,620,346	10,331,453	4,540,552
2016/2	49,704,440	－	2,794,737	22,235,646	18,707,867	477,692	1,026,702	234,527	1,024,719	890,648	4,862,384	11,628,536	5,006,541
2016/8	53,296,304	－	2,934,869	22,811,205	19,092,958	465,114	1,050,494	282,843	1,218,440	970,258	5,077,470	13,738,659	5,212,066
2017/2	58,046,715	－	3,111,239	24,971,909	20,881,201	483,875	979,427	289,086	1,402,266	966,206	5,475,555	14,753,863	6,097,164
2017/8	60,211,635	－	3,239,982	25,803,207	21,253,390	524,092	930,743	277,007	1,671,267	809,481	5,598,977	15,435,074	6,445,897
2018/2	62,064,292	－	3,410,830	26,246,135	21,458,057	518,230	849,475	239,536	1,904,847	1,105,598	5,710,136	16,024,300	6,573,435
2018/8	72,218,249	80	3,912,542	30,669,835	25,158,470	566,399	817,927	181,351	2,580,156	1,496,469	5,676,242	18,343,917	8,539,730
2019/2	80,272,246	－	4,265,755	33,392,964	27,320,558	607,659	852,532	206,253	2,879,402	1,877,346	5,874,694	21,862,340	9,060,960

3－3 投資部門別REIT保有金額の推移

百万円,% ￥mil.,%

	合計 Total	政府・地方公共団体 Govt. & Local Govt.	a 都銀・地銀等 City & Regional Banks	b 信託銀行 Trust Banks	a+bのうち 投資信託 Investment Trusts	a+bのうち 年金信託 Annuity Trusts	生命保険会社 Life Insurance Cos.	損害保険会社 Non-life Insurance Cos.	その他の金融機関 Other Financial Inst.	証券会社 Securities Companies	事業法人等 Business Corporations	外国法人等 Foreigners	個人・その他 Individuals
2014/8	8,780,780	－	588,123	3,776,440	3,112,072	119,707	236,330	62,095	166,934	169,548	928,319	1,965,600	887,387
2015/2	10,670,280	－	730,560	4,558,431	3,750,656	132,875	273,798	60,261	223,372	230,682	1,076,976	2,482,026	1,034,170
2015/8	9,583,724	－	679,099	4,218,277	3,496,911	96,315	235,712	48,924	211,149	199,820	967,459	2,123,373	899,907
2016/2	11,404,739	－	776,759	5,166,900	4,280,162	107,556	276,608	57,107	252,101	212,063	1,093,201	2,546,603	1,023,393
2016/8	11,555,757	－	780,788	5,019,286	4,087,150	103,450	277,501	68,468	279,606	208,920	1,057,852	2,885,849	977,484
2017/2	12,007,073	－	809,403	5,304,166	4,311,888	108,617	252,839	67,289	305,836	193,927	1,090,504	2,940,627	1,042,478
2017/8	11,413,023	－	753,432	5,022,584	4,035,546	105,800	223,814	58,453	332,863	148,478	1,021,929	2,832,952	1,018,514
2018/2	11,790,262	－	777,481	5,142,903	4,103,719	107,378	206,520	49,590	378,355	205,190	1,058,548	2,894,582	1,077,091
2018/8	12,641,851	10	832,618	5,522,663	4,383,012	108,700	199,027	39,635	447,265	258,107	1,095,653	3,114,873	1,131,994
2019/2	13,640,648	－	866,120	5,831,010	4,581,774	113,520	211,689	43,632	483,446	337,556	1,149,659	3,557,476	1,160,056

3－4 投資部門別保有比率の推移

%

	政府・地方公共団体 Govt. & Local Govt.	金融機関小計 a+b+c+d+e Financial Institutions	a 都銀・地銀等 City & Regional Banks	b 信託銀行 Trust Banks	a+bのうち 投資信託 Investment Trusts	a+bのうち 年金信託 Annuity Trusts	c 生命保険会社 Life Insurance Cos.	d 損害保険会社 Non-life Insurance Cos.	e その他の金融機関 Other Financial Inst.	証券会社 Securities Companies	事業法人等 Business Corporations	外国法人等 Foreigners	個人・その他 Individuals
2014/8	－	55.0	6.7	43.0	35.4	1.4	2.7	0.7	1.9	1.9	10.6	22.4	10.1
2015/2	－	54.8	6.8	42.7	35.2	1.2	2.6	0.6	2.1	2.2	10.1	23.3	9.7
2015/8	－	56.3	7.1	44.0	36.5	1.0	2.5	0.5	2.2	2.1	10.1	22.2	9.4
2016/2	－	57.3	6.8	45.3	37.5	0.9	2.4	0.5	2.2	1.9	9.6	22.3	9.0
2016/8	－	55.6	6.8	43.4	35.4	0.9	2.4	0.6	2.4	1.8	9.2	25.0	8.5
2017/2	－	56.1	6.7	44.2	35.9	0.9	2.1	0.6	2.5	1.6	9.1	24.5	8.7
2017/8	－	56.0	6.6	44.0	35.4	0.9	2.0	0.5	2.9	1.3	9.0	24.8	8.9
2018/2	－	55.6	6.6	43.6	34.8	0.9	1.8	0.4	3.2	1.7	9.0	24.6	9.1
2018/8	0.0	55.7	6.6	43.7	34.7	0.9	1.6	0.3	3.5	2.0	8.7	24.6	9.0
2019/2	－	54.5	6.3	42.7	33.6	0.8	1.6	0.3	3.5	2.5	8.4	26.1	8.5

(Outline of Survey)

1. Scope of Survey

REITs listed on stock exchanges in Japan (Tokyo, Nagoya, Fukuoka, Sapporo) as of the end of February 2019 are included. However, the survey excludes issues for which unitholder information could not be obtained due to the end of the first accounting period after listing on the exchange arriving after February 28, 2019 .

2. Method of Data Collection

Data included in this survey was obtained directly via electronic means from the administrators of the unitholder registers of the REITs. The data was compiled by the administrators based on the registers as of the end of the REIT's accounting period.

3. Outline of Survey Contents

(1) Survey Data Contents

This survey was conducted on the number of investors and number of investment units held in the relevant REITs under the following investor categories based on the description in the unitholder register. Additionally, based on such data, the overall amount/ratio held by investor type, etc. was calculated based on market prices and the overall number of investors and number of investment units held by investor type.
(Note)

The definition of each investor category presented in the survey is as follows:

1. Government and local government: National, prefectural, and municipal governments

2. Financial institutions

> City, regional banks, etc.: Regular Japanese banks licensed under the Banking Act and the Long-Term Credit Bank Act.

> Trust banks: Trust banks that are members of the Trust Companies Association of Japan

> Investment trusts: Trust assets of thrustors that are stipulated in the Investment Trust Act (Act on Investment Trusts and Investment Corporations), and whose nominees (trustees) are banks that conduct trust business

> Annuity trusts: Employees' pension funds that are stipulated in the Employees' Pension Insurance Act, and corporate pensions stipulated in the Defined-Benefit Corporate Pension Act or the Defined Contribution Pension Act, whose nominees (trustees) are banks that conduct trust business. (excluding public pensions under management)

> Life insurance companies: Life insurance companies that are stipulated in the Insurance Business Act

> Non-life insurance companies: Non-life insurance companies that are stipulated in the Insurance Business Act

> Other financial institutions: Financial institutions other than those stipulated above, including credit unions (shinkin banks), credit associations, lavour bank, agriculture-related financial institutions, government-related financial institutions, and securities finance company etc.

3. Securities companies: Securities companies that are financial instruments business operators as stipulated in the Financial Instruments and Exchange Act.

4. Business corporations: All companies incorporated in Japan other than those described in 2. and 3. above.

5. Foreign corporations: Corporations that were established based on foreign laws; foreign and municipal governments, and entities that are not incorporated; and individuals whose nationalities are other than Japanese, regardless of their place of residence.

6. Individuals and others: Individuals and non-incorporated groups with Japanese nationality, regardless of their place of residence.

(Note) In this survey, data is provided in terms of "Total Market Value based" and "Unit based." In order to distinguish the basis used, investor category is referred to as "investor type" for total market value-based values and as "holder type" for unit-based values. For holding ratios, the corresponding terms are "investment ratio" and "holding ratio."

(2) Date for Number of Investors and Units and Calculation Method for Number of Investors

The number of investors and units used in this survey were calculated based on the investor registers of the relevant REITs as of the last accounting period ended before February 28, 2019 . Additionally, because names of investors cannot be aggregated between REITs, the number of investors is the total of those for each REIT. As such, a person that invests in 10 REITs would be counted 10 investors.

(3) Calculation Method for Amount Held and Holding Ratio by Investor Type

Calculations are performed based on 1. to 4. below.

1. Calculate the unit-based holding ratios for each REIT using data as of the end of the accounting period that is obtained from administrators of unitholder registers.

2 Calculate the amount held by investor type for each REIT as of the end of February 2019 by multiplying the unit-based holding ratio obtained in 1. by the market value of the REIT as of the end of February 2019 .

3. Calculate the market capitalization by investor type for all REITs by totaling the market value for each REIT obtained in 2.

4. Calculate the investment ratio by investor type for the overall market by dividing the market value held by investor type for all REITs obtained in 3. by the total market value of all REITs.

As stand in 2. above, the market value used to calculate the total market value held by investor type for individual REITs is current as of the end of February 2019. However, because only data at the end of the accounting period of each REIT can be obtained regarding holding ratios, REITs with accounting periods ending after February 2019 are deemed to have no change in holding ratio as of the end of February 2019.