

上場不動産投資信託証券(REIT)投資主情報調査(2017年8月)資料集

REIT Investor Survey (August 2017)

表 1	所有者別投資主数 Number of Investors by Holder Type	1ページ
表 2	所有者別投資口数 Number of Investment Units by Holder Type	1
表 3	所有数別投資主数 Number of Investors by Number Held	2
表 4	所有数別投資口数 Number of Investment Units by Number Held	2
表 5	地方別投資主数 Number of Investors by Region	3
表 6	地方別投資口数 Number of Investment Units by Region	3
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	4
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	4
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	5
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	5
表 11	投資部門別REIT保有金額 REIT Holding by Investor Type	6
表 12	地方別REIT保有金額 REIT Holding by Region	6
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	7
【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	8
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	9

(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,%

	2017年2月 (Feb, 2017)		2017年8月 (Aug, 2017)		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 2016年度 Shareownership Survey 2016
銘柄数 Number of Listed Issues	57		58		1		ポイント point	3,636
合計 (1)+(5)+(6)+(7) Total	740,090	100.0	784,663	100.0	44,573	6.0	—	100.0
(1) 政府・地方公共団体 Govt. & Local Govt.	—	—	—	—	—	—	—	0.0
(5) 国内法人小計 (2)+(3)+(4) Domestic Corporation Subtotal	20,347	2.7	20,639	2.6	292	1.4	-0.1	1.8
(2) 金融機関小計 a+b+c+d+e Financial Institutions	5,616	0.8	5,828	0.7	212	3.8	-0.1	0.2
a 都銀・地銀等 City & Regional Banks	1,538	0.2	1,496	0.2	-42	-2.7	0.0	0.0
b 信託銀行 Trust Banks	617	0.1	666	0.1	49	7.9	0.0	0.1
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	228	0.0	232	0.0	4	1.8	0.0	0.0
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	203	0.0	216	0.0	13	6.4	0.0	0.0
c 生命保険会社 Life Insurance Companies	256	0.0	257	0.0	1	0.4	0.0	0.0
d 損害保険会社 Non-life Insurance Companies	144	0.0	131	0.0	-13	-9.0	0.0	0.0
e その他の金融機関 Other Financial Institutions	3,061	0.4	3,278	0.4	217	7.1	0.0	0.0
(3) 証券会社 Securities Companies	1,200	0.2	1,192	0.2	-8	-0.7	0.0	0.2
(4) 事業法人等 Business Corporations	13,531	1.8	13,619	1.7	88	0.7	-0.1	1.5
(6) 外国法人等 Foreigners	11,096	1.5	11,278	1.4	182	1.6	-0.1	0.9
(7) 個人・その他 Individuals	708,647	95.8	752,746	95.9	44,099	6.2	0.1	97.3

表 2 所有者別投資口数

Number of Investment Units by Holder Type

口,% units,%

	2017年2月 (Feb, 2017)		2017年8月 (Aug, 2017)		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 2016年度 Shareownership Survey 2016
銘柄数 Number of Listed Issues	57		58		1		ポイント point	3,636
合計 (1)+(5)+(6)+(7) Total	58,046,715	100.0	60,211,635	100.0	2,164,920	3.7	—	100.0
(1) 政府・地方公共団体 Govt. & Local Govt.	—	—	—	—	—	—	—	0.2
(5) 国内法人小計 (2)+(3)+(4) Domestic Corporation Subtotal	37,195,688	64.1	38,330,664	63.7	1,134,976	3.1	-0.4	52.2
(2) 金融機関小計 a+b+c+d+e Financial Institutions	30,753,927	53.0	31,922,206	53.0	1,168,279	3.8	0.0	25.6
a 都銀・地銀等 City & Regional Banks	3,111,239	5.4	3,239,982	5.4	128,743	4.1	0.0	3.2
b 信託銀行 Trust Banks	24,971,909	43.0	25,803,207	42.9	831,298	3.3	-0.1	17.7
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	20,881,201	36.0	21,253,390	35.3	372,189	1.8	-0.7	5.2
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	483,875	0.8	524,092	0.9	40,217	8.3	0.1	1.2
c 生命保険会社 Life Insurance Companies	979,427	1.7	930,743	1.5	-48,684	-5.0	-0.2	3.0
d 損害保険会社 Non-life Insurance Companies	289,086	0.5	277,007	0.5	-12,079	-4.2	0.0	1.0
e その他の金融機関 Other Financial Institutions	1,402,266	2.4	1,671,267	2.8	269,001	19.2	0.4	0.7
(3) 証券会社 Securities Companies	966,206	1.7	809,481	1.3	-156,725	-16.2	-0.4	2.4
(4) 事業法人等 Business Corporations	5,475,555	9.4	5,598,977	9.3	123,422	2.3	-0.1	24.2
(6) 外国法人等 Foreigners	14,753,863	25.4	15,435,074	25.6	681,211	4.6	0.2	26.5
(7) 個人・その他 Individuals	6,097,164	10.5	6,445,897	10.7	348,733	5.7	0.2	21.1

表3 所有数別投資主数

Number of Investors by Number Held

人,% persons, %

	2017年2月 (Feb, 2017)		2017年8月 (Aug, 2017)		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 2016年度 Shareownership Survey 2016
銘柄数 Number of Listed Issues	57		58		1		ポイント point	3,636
合計 (1)+(2)+(3) Total	740,090	100.0	784,663	100.0	44,573	6.0	—	100.0
(1) 49口以下 a+b+c 49 units or fewer	705,335	95.3	748,772	95.4	43,437	6.2	0.1	95.7
a 1口 - 4口 1 unit - 4 units	404,573	54.7	433,170	55.2	28,597	7.1	0.5	67.2
b 5口 - 9口 5 units - 9 units	147,799	20.0	155,836	19.9	8,037	5.4	-0.1	10.9
c 10口 - 49口 10 units - 49 units	152,963	20.7	159,766	20.4	6,803	4.4	-0.3	17.6
(2) 50口 - 99口 50 units - 99 units	14,748	2.0	15,301	2.0	553	3.7	0.0	2.0
(3) 100口以上 d+e+f+g 100 units or more	20,007	2.7	20,590	2.6	583	2.9	-0.1	2.3
d 100口 - 499口 100 units - 499 units	13,183	1.8	13,581	1.7	398	3.0	-0.1	1.7
e 500口 - 999口 500 units - 999 units	2,519	0.3	2,544	0.3	25	1.0	0.0	0.2
f 1000口 - 4999口 1000 units - 4999 units	3,057	0.4	3,140	0.4	83	2.7	0.0	0.2
g 5000口以上 5000 units or more	1,248	0.2	1,325	0.2	77	6.2	0.0	0.1

表4 所有数別投資口数

Number of Investment Units by Number Held

口,% units,%

	2017年2月 (Feb, 2017)		2017年8月 (Aug, 2017)		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 2016年度 Shareownership Survey 2016
銘柄数 Number of Listed Issues	57		58		1		ポイント point	3,636
合計 (1)+(2)+(3) Total	58,046,715	100.0	60,211,635	100.0	2,164,920	3.7	—	100.0
(1) 49口以下 a+b+c 49 units or fewer	4,268,830	7.4	4,508,459	7.5	239,629	5.6	0.1	8.3
a 1口 - 4口 1 unit - 4 units	795,394	1.4	860,415	1.4	65,021	8.2	0.0	1.9
b 5口 - 9口 5 units - 9 units	875,525	1.5	926,830	1.5	51,305	5.9	0.0	1.2
c 10口 - 49口 10 units - 49 units	2,597,911	4.5	2,721,214	4.5	123,303	4.7	0.0	5.3
(2) 50口 - 99口 50 units - 99 units	939,668	1.6	978,087	1.6	38,419	4.1	0.0	2.2
(3) 100口以上 d+e+f+g 100 units or more	52,838,217	91.0	54,725,089	90.9	1,886,872	3.6	-0.1	89.4
d 100口 - 499口 100 units - 499 units	2,633,060	4.5	2,713,679	4.5	80,619	3.1	0.0	5.6
e 500口 - 999口 500 units - 999 units	1,742,966	3.0	1,768,005	2.9	25,039	1.4	-0.1	2.6
f 1000口 - 4999口 1000 units - 4999 units	6,702,574	11.5	6,871,132	11.4	168,558	2.5	-0.1	9.2
g 5000口以上 5000 units or more	41,759,617	71.9	43,372,273	72.0	1,612,656	3.9	0.1	72.1

表5 地方別投資主数
Number of Investors by Region

人,% persons, %

	2017年2月 (Feb, 2017)		2017年8月 (Aug, 2017)		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 2016年度 Shareownership Survey 2016
銘柄数 Number of Listed Issues	57		58		1		ポイント point	3,636
合 計 Total	740,090	100.0	784,663	100.0	44,573	6.0	—	100.0
北海道 Hokkaido	12,773	1.7	13,397	1.7	624	4.9	0.0	1.6
東北 Tohoku	20,447	2.8	21,671	2.8	1,224	6.0	0.0	2.9
関東 Kanto	355,855	48.1	378,844	48.3	22,989	6.5	0.2	41.7
中部 Chubu	106,684	14.4	112,526	14.3	5,842	5.5	-0.1	17.9
近畿 Kinki	145,732	19.7	155,077	19.8	9,345	6.4	0.1	22.5
中国 Chugoku	30,254	4.1	31,814	4.1	1,560	5.2	0.0	4.8
四国 Shikoku	19,395	2.6	20,073	2.6	678	3.5	0.0	2.6
九州 Kyushu	38,237	5.2	40,429	5.2	2,192	5.7	0.0	5.2
海外 Overseas	10,713	1.4	10,832	1.4	119	1.1	0.0	0.8

表6 地方別投資口数
Number of Investment Units by Region

口,% units, %

	2017年2月 (Feb, 2017)		2017年8月 (Aug, 2017)		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 2016年度 Shareownership Survey 2016
銘柄数 Number of Listed Issues	57		58		1		ポイント point	3,636
合 計 Total	58,046,715	100.0	60,211,635	100.0	2,164,920	3.7	—	100.0
北海道 Hokkaido	164,656	0.3	164,300	0.3	-356	-0.2	0.0	0.4
東北 Tohoku	543,775	0.9	553,416	0.9	9,641	1.8	0.0	0.8
関東 Kanto	35,711,844	61.5	36,724,556	61.0	1,012,712	2.8	-0.5	54.9
中部 Chubu	2,359,863	4.1	2,477,031	4.1	117,168	5.0	0.0	6.1
近畿 Kinki	2,465,652	4.2	2,768,602	4.6	302,950	12.3	0.4	7.8
中国 Chugoku	700,449	1.2	714,343	1.2	13,894	2.0	0.0	1.2
四国 Shikoku	618,940	1.1	625,463	1.0	6,523	1.1	-0.1	0.9
九州 Kyushu	752,116	1.3	776,122	1.3	24,006	3.2	0.0	1.4
海外 Overseas	14,729,420	25.4	15,407,802	25.6	678,382	4.6	0.2	26.5

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	58		24		11		23	
合計 (1)+(5)+(6)+(7) Total	784,663	100.0	352,661	100.0	141,686	100.0	290,316	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	20,639	2.6	9,087	2.6	3,393	2.4	8,159	2.8
(2) 金融機関小計 a+b+c+d+e Financial Institutions	5,828	0.7	2,425	0.7	1,002	0.7	2,401	0.8
a 都銀・地銀等 City & Regional Banks	1,496	0.2	605	0.2	259	0.2	632	0.2
b 信託銀行 Trust Banks	666	0.1	278	0.1	129	0.1	259	0.1
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	232	0.0	96	0.0	44	0.0	92	0.0
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	216	0.0	91	0.0	41	0.0	84	0.0
c 生命保険会社 Life Insurance Companies	257	0.0	106	0.0	43	0.0	108	0.0
d 損害保険会社 Non-life Insurance Companies	131	0.0	58	0.0	26	0.0	47	0.0
e その他の金融機関 Other Financial Institutions	3,278	0.4	1,378	0.4	545	0.4	1,355	0.5
(3) 証券会社 Securities Companies	1,192	0.2	492	0.1	222	0.2	478	0.2
(4) 事業法人等 Business Corporations	13,619	1.7	6,170	1.7	2,169	1.5	5,280	1.8
(6) 外国法人等 Foreigners	11,278	1.4	4,960	1.4	1,801	1.3	4,517	1.6
(7) 個人・その他 Individuals	752,746	95.9	338,614	96.0	136,492	96.3	277,640	95.6

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	58		24		11		23	
合計 (1)+(5)+(6)+(7) Total	60,211,635	100.0	24,663,697	100.0	8,828,467	100.0	26,719,471	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	38,330,664	63.7	15,888,393	64.4	6,099,577	69.1	16,342,694	61.2
(2) 金融機関小計 a+b+c+d+e Financial Institutions	31,922,206	53.0	13,281,488	53.9	5,218,579	59.1	13,422,139	50.2
a 都銀・地銀等 City & Regional Banks	3,239,982	5.4	1,230,160	5.0	575,961	6.5	1,433,861	5.4
b 信託銀行 Trust Banks	25,803,207	42.9	10,823,475	43.9	4,111,206	46.6	10,868,526	40.7
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	21,253,390	35.3	8,844,391	35.9	3,363,712	38.1	9,045,287	33.9
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	524,092	0.9	190,019	0.8	95,324	1.1	238,749	0.9
c 生命保険会社 Life Insurance Companies	930,743	1.5	405,556	1.6	151,111	1.7	374,076	1.4
d 損害保険会社 Non-life Insurance Companies	277,007	0.5	109,310	0.4	89,911	1.0	77,786	0.3
e その他の金融機関 Other Financial Institutions	1,671,267	2.8	712,987	2.9	290,390	3.3	667,890	2.5
(3) 証券会社 Securities Companies	809,481	1.3	336,635	1.4	97,086	1.1	375,760	1.4
(4) 事業法人等 Business Corporations	5,598,977	9.3	2,270,270	9.2	783,912	8.9	2,544,795	9.5
(6) 外国法人等 Foreigners	15,435,074	25.6	5,809,475	23.6	1,670,620	18.9	7,954,979	29.8
(7) 個人・その他 Individuals	6,445,897	10.7	2,965,829	12.0	1,058,270	12.0	2,421,798	9.1

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	58		24		11		23	
合計 (1)+(2)+(3) Total	784,663	100.0	352,661	100.0	141,686	100.0	290,316	100.0
(1) 49口以下 a+b+c 49 units or fewer	748,772	95.4	336,233	95.3	136,125	96.1	276,414	95.2
a 1口 - 4口 1 unit - 4 units	433,170	55.2	185,934	52.7	86,300	60.9	160,936	55.4
b 5口 - 9口 5 units - 9 units	155,836	19.9	75,710	21.5	24,860	17.5	55,266	19.0
c 10口 - 49口 10 units - 49 units	159,766	20.4	74,589	21.2	24,965	17.6	60,212	20.7
(2) 50口 - 99口 50 units - 99 units	15,301	2.0	7,324	2.1	2,423	1.7	5,554	1.9
(3) 100口以上 d+e+f+g 100 units or more	20,590	2.6	9,104	2.6	3,138	2.2	8,348	2.9
d 100口 - 499口 100 units - 499 units	13,581	1.7	6,165	1.7	2,101	1.5	5,315	1.8
e 500口 - 999口 500 units - 999 units	2,544	0.3	1,127	0.3	392	0.3	1,025	0.4
f 1000口 - 4999口 1000 units - 4999 units	3,140	0.4	1,300	0.4	441	0.3	1,399	0.5
g 5000口以上 5000 units or more	1,325	0.2	512	0.1	204	0.1	609	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	58		24		11		23	
合計 (1)+(2)+(3) Total	60,211,635	100.0	24,663,697	100.0	8,828,467	100.0	26,719,471	100.0
(1) 49口以下 a+b+c 49 units or fewer	4,508,459	7.5	2,080,965	8.4	774,050	8.8	1,653,444	6.2
a 1口 - 4口 1 unit - 4 units	860,415	1.4	370,009	1.5	180,242	2.0	310,164	1.2
b 5口 - 9口 5 units - 9 units	926,830	1.5	444,179	1.8	154,941	1.8	327,710	1.2
c 10口 - 49口 10 units - 49 units	2,721,214	4.5	1,266,777	5.1	438,867	5.0	1,015,570	3.8
(2) 50口 - 99口 50 units - 99 units	978,087	1.6	464,275	1.9	158,175	1.8	355,637	1.3
(3) 100口以上 d+e+f+g 100 units or more	54,725,089	90.9	22,118,457	89.7	7,896,242	89.4	24,710,390	92.5
d 100口 - 499口 100 units - 499 units	2,713,679	4.5	1,207,787	4.9	435,367	4.9	1,070,525	4.0
e 500口 - 999口 500 units - 999 units	1,768,005	2.9	784,108	3.2	275,909	3.1	707,988	2.6
f 1000口 - 4999口 1000 units - 4999 units	6,871,132	11.4	2,788,652	11.3	1,014,470	11.5	3,068,010	11.5
g 5000口以上 5000 units or more	43,372,273	72.0	17,337,910	70.3	6,170,496	69.9	19,863,867	74.3

表 1 1 投資部門別REIT保有金額
REIT Holding by Investor Type

億円,% ¥100 mil.,%

	2017年2月 (Feb, 2017)		2017年8月 (Aug, 2017)		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 2016年度 Shareownership Survey 2016
銘柄数 Number of Listed Issues	57		58		1		ポイント point	3,636
合計 (1)+(5)+(6)+(7) Total	120,070	100.0	114,130	100.0	-5,940	-4.9	—	100.0
(1) 政府・地方公共団体 Govt. & Local Govt.	—	—	—	—	—	—	—	0.1
(5) 国内法人小計 (2)+(3)+(4) Domestic Corporation Subtotal	80,239	66.8	75,615	66.3	-4,624	-5.8	-0.5	52.7
(2) 金融機関小計 a+b+c+d+e Financial Institutions	67,395	56.1	63,911	56.0	-3,484	-5.2	-0.1	28.4
a 都銀・地銀等 City & Regional Banks	8,094	6.7	7,534	6.6	-560	-6.9	-0.1	3.5
b 信託銀行 Trust Banks	53,041	44.2	50,225	44.0	-2,816	-5.3	-0.2	19.6
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	43,118	35.9	40,355	35.4	-2,763	-6.4	-0.5	6.3
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	1,086	0.9	1,058	0.9	-28	-2.6	0.0	1.3
c 生命保険会社 Life Insurance Companies	2,528	2.1	2,238	2.0	-290	-11.5	-0.1	3.4
d 損害保険会社 Non-life Insurance Companies	672	0.6	584	0.5	-88	-13.1	-0.1	1.2
e その他の金融機関 Other Financial Institutions	3,058	2.5	3,328	2.9	270	8.8	0.4	0.7
(3) 証券会社 Securities Companies	1,939	1.6	1,484	1.3	-455	-23.5	-0.3	2.2
(4) 事業法人等 Business Corporations	10,905	9.1	10,219	9.0	-686	-6.3	-0.1	22.1
(6) 外国法人等 Foreigners	29,406	24.5	28,329	24.8	-1,077	-3.7	0.3	30.1
(7) 個人・その他 Individuals	10,424	8.7	10,185	8.9	-239	-2.3	0.2	17.1

表 1 2 地方別REIT保有金額
REIT Holding by Region

億円,% ¥100 mil.,%

	2017年2月 (Feb, 2017)		2017年8月 (Aug, 2017)		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 2016年度 Shareownership Survey 2016
銘柄数 Number of Listed Issues	57		58		1		ポイント point	3,636
合 計 Total	120,070	100.0	114,130	100.0	-5,940	-4.9	—	100.0
北 海 道 Hokkaido	338	0.3	291	0.3	-47	-13.9	0.0	0.4
東 北 Tohoku	1,104	0.9	1,043	0.9	-61	-5.5	0.0	0.5
関 東 Kanto	74,763	62.3	70,450	61.7	-4,313	-5.8	-0.6	52.2
中 部 Chubu	5,100	4.2	4,840	4.2	-260	-5.1	0.0	6.5
近 畿 Kinki	4,833	4.0	4,972	4.4	139	2.9	0.4	7.4
中 国 Chugoku	1,785	1.5	1,633	1.4	-152	-8.5	-0.1	1.0
四 国 Shikoku	1,309	1.1	1,218	1.1	-91	-7.0	0.0	0.8
九 州 Kyushu	1,491	1.2	1,415	1.2	-76	-5.1	0.0	1.1
海 外 Overseas	29,342	24.4	28,265	24.8	-1,077	-3.7	0.4	30.1

表 1 3 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

億円,% ¥100 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	58		24		11		23	
合計 (1)+(5)+(6)+(7) Total	114,130	100.0	54,280	100.0	17,103	100.0	42,746	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	75,615	66.3	35,891	66.1	12,330	72.1	27,393	64.1
(2) 金融機関小計 a+b+c+d+e Financial Institutions	63,911	56.0	30,115	55.5	10,659	62.3	23,137	54.1
a 都銀・地銀等 City & Regional Banks	7,534	6.6	3,126	5.8	1,383	8.1	3,024	7.1
b 信託銀行 Trust Banks	50,225	44.0	24,073	44.3	8,182	47.8	17,969	42.0
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	40,355	35.4	19,443	35.8	6,365	37.2	14,546	34.0
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	1,058	0.9	445	0.8	224	1.3	388	0.9
c 生命保険会社 Life Insurance Companies	2,238	2.0	1,167	2.2	340	2.0	730	1.7
d 損害保険会社 Non-life Insurance Companies	584	0.5	224	0.4	199	1.2	160	0.4
e その他の金融機関 Other Financial Institutions	3,328	2.9	1,523	2.8	553	3.2	1,251	2.9
(3) 証券会社 Securities Companies	1,484	1.3	689	1.3	205	1.2	589	1.4
(4) 事業法人等 Business Corporations	10,219	9.0	5,086	9.4	1,465	8.6	3,666	8.6
(6) 外国法人等 Foreigners	28,329	24.8	13,281	24.5	3,138	18.3	11,909	27.9
(7) 個人・その他 Individuals	10,185	8.9	5,107	9.4	1,634	9.6	3,443	8.1

【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

2017年8月(Aug, 2017)

口,% units,%

所有比率増減

ポイント,point

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		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	24		11		23				
合計 (1)+(5)+(6)+(7) Total	24,663,697	100.0	8,828,467	100.0	26,719,471	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	15,888,393	64.4	6,099,577	69.1	16,342,694	61.2	-1.0	-0.1	0.1
(2) 金融機関小計 a+b+c+d+e Financial Institutions	13,281,488	53.9	5,218,579	59.1	13,422,139	50.2	-0.5	0.4	0.4
a 都銀・地銀等 City & Regional Banks	1,230,160	5.0	575,961	6.5	1,433,861	5.4	0.0	-0.1	0.1
b 信託銀行 Trust Banks	10,823,475	43.9	4,111,206	46.6	10,868,526	40.7	-0.7	0.2	0.3
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	8,844,391	35.9	3,363,712	38.1	9,045,287	33.9	-1.1	-0.6	-0.2
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	190,019	0.8	95,324	1.1	238,749	0.9	0.0	0.0	0.1
c 生命保険会社 Life Insurance Companies	405,556	1.6	151,111	1.7	374,076	1.4	-0.2	-0.2	-0.1
d 損害保険会社 Non-life Insurance Companies	109,310	0.4	89,911	1.0	77,786	0.3	-0.1	-0.1	0.0
e その他の金融機関 Other Financial Institutions	712,987	2.9	290,390	3.3	667,890	2.5	0.4	0.7	0.2
(3) 証券会社 Securities Companies	336,635	1.4	97,086	1.1	375,760	1.4	-0.3	-0.2	-0.4
(4) 事業法人等 Business Corporations	2,270,270	9.2	783,912	8.9	2,544,795	9.5	-0.1	-0.3	-0.1
(6) 外国法人等 Foreigners	5,809,475	23.6	1,670,620	18.9	7,954,979	29.8	0.0	0.9	0.2
(7) 個人・その他 Individuals	2,965,829	12.0	1,058,270	12.0	2,421,798	9.1	1.0	-0.8	-0.1

2017年2月(Feb, 2017)

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	22		12		23	
合計 (1)+(5)+(6)+(7) Total	23,786,521	100.0	8,598,157	100.0	25,662,037	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	15,558,307	65.4	5,949,739	69.2	15,687,642	61.1
(2) 金融機関小計 a+b+c+d+e Financial Institutions	12,935,526	54.4	5,046,645	58.7	12,771,756	49.8
a 都銀・地銀等 City & Regional Banks	1,178,285	5.0	567,953	6.6	1,365,001	5.3
b 信託銀行 Trust Banks	10,608,876	44.6	3,992,949	46.4	10,370,084	40.4
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	8,791,601	37.0	3,326,475	38.7	8,763,125	34.1
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	184,088	0.8	97,158	1.1	202,629	0.8
c 生命保険会社 Life Insurance Companies	439,193	1.8	163,068	1.9	377,166	1.5
d 損害保険会社 Non-life Insurance Companies	114,854	0.5	96,443	1.1	77,789	0.3
e その他の金融機関 Other Financial Institutions	594,318	2.5	226,232	2.6	581,716	2.3
(3) 証券会社 Securities Companies	404,319	1.7	108,019	1.3	453,868	1.8
(4) 事業法人等 Business Corporations	2,218,462	9.3	795,075	9.2	2,462,018	9.6
(6) 外国法人等 Foreigners	5,605,518	23.6	1,546,381	18.0	7,601,964	29.6
(7) 個人・その他 Individuals	2,622,696	11.0	1,102,037	12.8	2,372,431	9.2

【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

2017年8月(Aug, 2017)

億円, % ¥100 mil., %

保有比率増減

ポイント, point

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		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	24		11		23				
合計 (1)+(5)+(6)+(7) Total	54,280	100.0	17,103	100.0	42,746	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	35,891	66.1	12,330	72.1	27,393	64.1	-0.8	-1.1	-0.1
(2) 金融機関小計 a+b+c+d+e Financial Institutions	30,115	55.5	10,659	62.3	23,137	54.1	-0.4	-0.6	0.5
a 都銀・地銀等 City & Regional Banks	3,126	5.8	1,383	8.1	3,024	7.1	-0.1	-0.3	-0.1
b 信託銀行 Trust Banks	24,073	44.3	8,182	47.8	17,969	42.0	-0.5	-0.7	0.4
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	19,443	35.8	6,365	37.2	14,546	34.0	-0.8	-1.3	0.0
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	445	0.8	224	1.3	388	0.9	0.0	-0.1	0.1
c 生命保険会社 Life Insurance Companies	1,167	2.2	340	2.0	730	1.7	-0.2	0.0	-0.1
d 損害保険会社 Non-life Insurance Companies	224	0.4	199	1.2	160	0.4	-0.1	-0.1	0.0
e その他の金融機関 Other Financial Institutions	1,523	2.8	553	3.2	1,251	2.9	0.4	0.5	0.2
(3) 証券会社 Securities Companies	689	1.3	205	1.2	589	1.4	-0.2	-0.2	-0.4
(4) 事業法人等 Business Corporations	5,086	9.4	1,465	8.6	3,666	8.6	-0.1	-0.2	-0.1
(6) 外国法人等 Foreigners	13,281	24.5	3,138	18.3	11,909	27.9	0.0	1.5	0.3
(7) 個人・その他 Individuals	5,107	9.4	1,634	9.6	3,443	8.1	0.8	-0.4	-0.2

2017年2月(Feb, 2017)

億円, % ¥100 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	22		12		23	
合計 (1)+(5)+(6)+(7) Total	57,513	100.0	18,005	100.0	44,551	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	38,473	66.9	13,182	73.2	28,584	64.2
(2) 金融機関小計 a+b+c+d+e Financial Institutions	32,164	55.9	11,331	62.9	23,899	53.6
a 都銀・地銀等 City & Regional Banks	3,365	5.9	1,516	8.4	3,212	7.2
b 信託銀行 Trust Banks	25,794	44.8	8,735	48.5	18,511	41.6
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	21,061	36.6	6,927	38.5	15,129	34.0
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	469	0.8	245	1.4	371	0.8
c 生命保険会社 Life Insurance Companies	1,363	2.4	365	2.0	799	1.8
d 損害保険会社 Non-life Insurance Companies	259	0.5	228	1.3	185	0.4
e その他の金融機関 Other Financial Institutions	1,381	2.4	485	2.7	1,190	2.7
(3) 証券会社 Securities Companies	864	1.5	258	1.4	816	1.8
(4) 事業法人等 Business Corporations	5,444	9.5	1,592	8.8	3,868	8.7
(6) 外国法人等 Foreigners	14,102	24.5	3,019	16.8	12,284	27.6
(7) 個人・その他 Individuals	4,938	8.6	1,803	10.0	3,682	8.3

(Outline of Survey)

1. Scope of Survey

REITs listed on stock exchanges in Japan (Tokyo, Nagoya, Fukuoka, Sapporo) as of the end of August 2017 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 August 31, 2017.

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 trustors 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, labour 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 August 31, 2017. 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 August 2017 by multiplying the unit-based holding ratio obtained in 1. by the market value of the REIT as of the end of August 2017.

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 August 2017. 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 August 2017 are deemed to have no change in holding ratio as of the end of August 2017.