

上場不動産投資信託証券(REIT)投資主情報調査(2018年2月)資料集

REIT Investor Survey (February 2018)

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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,%

	2017年8月 (Aug, 2017)		2018年2月 (Feb, 2018)		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	58		58		0		ポイント point	3,636
合計 (1)+(5)+(6)+(7) Total	784,663	100.0	801,540	100.0	16,877	2.2	—	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	20,639	2.6	20,887	2.6	248	1.2	0.0	1.8
(2) 金融機関小計 a+b+c+d+e Financial Institutions	5,828	0.7	6,043	0.8	215	3.7	0.1	0.2
a 都銀・地銀等 City & Regional Banks	1,496	0.2	1,488	0.2	-8	-0.5	0.0	0.0
b 信託銀行 Trust Banks	666	0.1	659	0.1	-7	-1.1	0.0	0.1
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	232	0.0	232	0.0	0	0.0	0.0	0.0
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	216	0.0	197	0.0	-19	-8.8	0.0	0.0
c 生命保険会社 Life Insurance Companies	257	0.0	275	0.0	18	7.0	0.0	0.0
d 損害保険会社 Non-life Insurance Companies	131	0.0	124	0.0	-7	-5.3	0.0	0.0
e その他の金融機関 Other Financial Institutions	3,278	0.4	3,497	0.4	219	6.7	0.0	0.0
(3) 証券会社 Securities Companies	1,192	0.2	1,138	0.1	-54	-4.5	-0.1	0.2
(4) 事業法人等 Business Corporations	13,619	1.7	13,706	1.7	87	0.6	0.0	1.5
(6) 外国法人等 Foreigners	11,278	1.4	11,849	1.5	571	5.1	0.1	0.9
(7) 個人・その他 Individuals	752,746	95.9	768,804	95.9	16,058	2.1	0.0	97.3

表 2 所有者別投資口数

Number of Investment Units by Holder Type

口,% units,%

	2017年8月 (Aug, 2017)		2018年2月 (Feb, 2018)		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	58		58		0		ポイント point	3,636
合計 (1)+(5)+(6)+(7) Total	60,211,635	100.0	62,064,292	100.0	1,852,657	3.1	—	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	38,330,664	63.7	39,466,557	63.6	1,135,893	3.0	-0.1	52.2
(2) 金融機関小計 a+b+c+d+e Financial Institutions	31,922,206	53.0	32,650,823	52.6	728,617	2.3	-0.4	25.6
a 都銀・地銀等 City & Regional Banks	3,239,982	5.4	3,410,830	5.5	170,848	5.3	0.1	3.2
b 信託銀行 Trust Banks	25,803,207	42.9	26,246,135	42.3	442,928	1.7	-0.6	17.7
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	21,253,390	35.3	21,458,057	34.6	204,667	1.0	-0.7	5.2
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	524,092	0.9	518,230	0.8	-5,862	-1.1	-0.1	1.2
c 生命保険会社 Life Insurance Companies	930,743	1.5	849,475	1.4	-81,268	-8.7	-0.1	3.0
d 損害保険会社 Non-life Insurance Companies	277,007	0.5	239,536	0.4	-37,471	-13.5	-0.1	1.0
e その他の金融機関 Other Financial Institutions	1,671,267	2.8	1,904,847	3.1	233,580	14.0	0.3	0.7
(3) 証券会社 Securities Companies	809,481	1.3	1,105,598	1.8	296,117	36.6	0.5	2.4
(4) 事業法人等 Business Corporations	5,598,977	9.3	5,710,136	9.2	111,159	2.0	-0.1	24.2
(6) 外国法人等 Foreigners	15,435,074	25.6	16,024,300	25.8	589,226	3.8	0.2	26.5
(7) 個人・その他 Individuals	6,445,897	10.7	6,573,435	10.6	127,538	2.0	-0.1	21.1

表3 所有数別投資主数

Number of Investors by Number Held

人,% persons, %

	2017年8月 (Aug, 2017)		2018年2月 (Feb, 2018)		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	58		58		0		ポイント point	3,636
合計 (1)+(2)+(3) Total	784,663	100.0	801,540	100.0	16,877	2.2	—	100.0
(1) 49口以下 a+b+c 49 units or fewer	748,772	95.4	764,740	95.4	15,968	2.1	0.0	95.7
a 1口 - 4口 1 unit - 4 units	433,170	55.2	452,290	56.4	19,120	4.4	1.2	67.2
b 5口 - 9口 5 units - 9 units	155,836	19.9	153,737	19.2	-2,099	-1.3	-0.7	10.9
c 10口 - 49口 10 units - 49 units	159,766	20.4	158,713	19.8	-1,053	-0.7	-0.6	17.6
(2) 50口 - 99口 50 units - 99 units	15,301	2.0	15,454	1.9	153	1.0	-0.1	2.0
(3) 100口以上 d+e+f+g 100 units or more	20,590	2.6	21,346	2.7	756	3.7	0.1	2.3
d 100口 - 499口 100 units - 499 units	13,581	1.7	13,928	1.7	347	2.6	0.0	1.7
e 500口 - 999口 500 units - 999 units	2,544	0.3	2,695	0.3	151	5.9	0.0	0.2
f 1000口 - 4999口 1000 units - 4999 units	3,140	0.4	3,319	0.4	179	5.7	0.0	0.2
g 5000口以上 5000 units or more	1,325	0.2	1,404	0.2	79	6.0	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8月 (Aug, 2017)		2018年2月 (Feb, 2018)		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	58		58		0		ポイント point	3,636
合計 (1)+(2)+(3) Total	60,211,635	100.0	62,064,292	100.0	1,852,657	3.1	—	100.0
(1) 49口以下 a+b+c 49 units or fewer	4,508,459	7.5	4,517,193	7.3	8,734	0.2	-0.2	8.3
a 1口 - 4口 1 unit - 4 units	860,415	1.4	885,435	1.4	25,020	2.9	0.0	1.9
b 5口 - 9口 5 units - 9 units	926,830	1.5	915,964	1.5	-10,866	-1.2	0.0	1.2
c 10口 - 49口 10 units - 49 units	2,721,214	4.5	2,715,794	4.4	-5,420	-0.2	-0.1	5.3
(2) 50口 - 99口 50 units - 99 units	978,087	1.6	990,349	1.6	12,262	1.3	0.0	2.2
(3) 100口以上 d+e+f+g 100 units or more	54,725,089	90.9	56,556,750	91.1	1,831,661	3.3	0.2	89.4
d 100口 - 499口 100 units - 499 units	2,713,679	4.5	2,805,922	4.5	92,243	3.4	0.0	5.6
e 500口 - 999口 500 units - 999 units	1,768,005	2.9	1,875,422	3.0	107,417	6.1	0.1	2.6
f 1000口 - 4999口 1000 units - 4999 units	6,871,132	11.4	7,174,634	11.6	303,502	4.4	0.2	9.2
g 5000口以上 5000 units or more	43,372,273	72.0	44,700,772	72.0	1,328,499	3.1	0.0	72.1

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

人,% persons,%

	2017年8月 (Aug. 2017)		2018年2月 (Feb. 2018)		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	58		58		0		ポイント point	3,636
合 計 Total	784,663	100.0	801,540	100.0	16,877	2.2	—	100.0
北 海 道 Hokkaido	13,397	1.7	13,598	1.7	201	1.5	0.0	1.6
東 北 Tohoku	21,671	2.8	21,765	2.7	94	0.4	-0.1	2.9
関 東 Kanto	378,844	48.3	389,943	48.6	11,099	2.9	0.3	41.7
中 部 Chubu	112,526	14.3	113,893	14.2	1,367	1.2	-0.1	17.9
近 畿 Kinki	155,077	19.8	157,977	19.7	2,900	1.9	-0.1	22.5
中 国 Chugoku	31,814	4.1	32,357	4.0	543	1.7	-0.1	4.8
四 国 Shikoku	20,073	2.6	19,978	2.5	-95	-0.5	-0.1	2.6
九 州 Kyushu	40,429	5.2	40,669	5.1	240	0.6	-0.1	5.2
海 外 Overseas	10,832	1.4	11,360	1.4	528	4.9	0.0	0.8

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

口,% units,%

	2017年8月 (Aug. 2017)		2018年2月 (Feb. 2018)		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	58		58		0		ポイント point	3,636
合 計 Total	60,211,635	100.0	62,064,292	100.0	1,852,657	3.1	—	100.0
北 海 道 Hokkaido	164,300	0.3	168,874	0.3	4,574	2.8	0.0	0.4
東 北 Tohoku	553,416	0.9	524,209	0.8	-29,207	-5.3	-0.1	0.8
関 東 Kanto	36,724,556	61.0	37,719,796	60.8	995,240	2.7	-0.2	54.9
中 部 Chubu	2,477,031	4.1	2,623,434	4.2	146,403	5.9	0.1	6.1
近 畿 Kinki	2,768,602	4.6	2,911,660	4.7	143,058	5.2	0.1	7.8
中 国 Chugoku	714,343	1.2	705,854	1.1	-8,489	-1.2	-0.1	1.2
四 国 Shikoku	625,463	1.0	630,445	1.0	4,982	0.8	0.0	0.9
九 州 Kyushu	776,122	1.3	788,109	1.3	11,987	1.5	0.0	1.4
海 外 Overseas	15,407,802	25.6	15,991,911	25.8	584,109	3.8	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	801,540	100.0	348,513	100.0	134,879	100.0	318,148	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	20,887	2.6	8,922	2.6	3,238	2.4	8,727	2.7
(2) 金融機関小計 a+b+c+d+e Financial Institutions	6,043	0.8	2,476	0.7	993	0.7	2,574	0.8
a 都銀・地銀等 City & Regional Banks	1,488	0.2	595	0.2	249	0.2	644	0.2
b 信託銀行 Trust Banks	659	0.1	276	0.1	126	0.1	257	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)	197	0.0	83	0.0	38	0.0	76	0.0
c 生命保険会社 Life Insurance Companies	275	0.0	115	0.0	48	0.0	112	0.0
d 損害保険会社 Non-life Insurance Companies	124	0.0	55	0.0	23	0.0	46	0.0
e その他の金融機関 Other Financial Institutions	3,497	0.4	1,435	0.4	547	0.4	1,515	0.5
(3) 証券会社 Securities Companies	1,138	0.1	478	0.1	197	0.1	463	0.1
(4) 事業法人等 Business Corporations	13,706	1.7	5,968	1.7	2,048	1.5	5,690	1.8
(6) 外国法人等 Foreigners	11,849	1.5	5,206	1.5	1,829	1.4	4,814	1.5
(7) 個人・その他 Individuals	768,804	95.9	334,385	95.9	129,812	96.2	304,607	95.7

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	62,064,292	100.0	24,826,157	100.0	8,828,467	100.0	28,409,668	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	39,466,557	63.6	16,134,908	65.0	6,197,703	70.2	17,133,946	60.3
(2) 金融機関小計 a+b+c+d+e Financial Institutions	32,650,823	52.6	13,426,066	54.1	5,243,705	59.4	13,981,052	49.2
a 都銀・地銀等 City & Regional Banks	3,410,830	5.5	1,294,193	5.2	600,771	6.8	1,515,866	5.3
b 信託銀行 Trust Banks	26,246,135	42.3	10,873,852	43.8	4,123,355	46.7	11,248,928	39.6
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	21,458,057	34.6	8,793,658	35.4	3,334,155	37.8	9,330,244	32.8
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	518,230	0.8	189,809	0.8	103,375	1.2	225,046	0.8
c 生命保険会社 Life Insurance Companies	849,475	1.4	380,790	1.5	137,569	1.6	331,116	1.2
d 損害保険会社 Non-life Insurance Companies	239,536	0.4	97,711	0.4	73,136	0.8	68,689	0.2
e その他の金融機関 Other Financial Institutions	1,904,847	3.1	779,520	3.1	308,874	3.5	816,453	2.9
(3) 証券会社 Securities Companies	1,105,598	1.8	444,100	1.8	152,953	1.7	508,545	1.8
(4) 事業法人等 Business Corporations	5,710,136	9.2	2,264,742	9.1	801,045	9.1	2,644,349	9.3
(6) 外国法人等 Foreigners	16,024,300	25.8	5,878,718	23.7	1,639,620	18.6	8,505,962	29.9
(7) 個人・その他 Individuals	6,573,435	10.6	2,812,531	11.3	991,144	11.2	2,769,760	9.7

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	801,540	100.0	348,513	100.0	134,879	100.0	318,148	100.0
(1) 49口以下 a+b+c 49 units or fewer	764,740	95.4	332,609	95.4	129,555	96.1	302,576	95.1
a 1口 - 4口 1 unit - 4 units	452,290	56.4	188,878	54.2	83,207	61.7	180,205	56.6
b 5口 - 9口 5 units - 9 units	153,737	19.2	72,897	20.9	23,203	17.2	57,637	18.1
c 10口 - 49口 10 units - 49 units	158,713	19.8	70,834	20.3	23,145	17.2	64,734	20.3
(2) 50口 - 99口 50 units - 99 units	15,454	1.9	6,934	2.0	2,245	1.7	6,275	2.0
(3) 100口以上 d+e+f+g 100 units or more	21,346	2.7	8,970	2.6	3,079	2.3	9,297	2.9
d 100口 - 499口 100 units - 499 units	13,928	1.7	5,930	1.7	2,015	1.5	5,983	1.9
e 500口 - 999口 500 units - 999 units	2,695	0.3	1,144	0.3	402	0.3	1,149	0.4
f 1000口 - 4999口 1000 units - 4999 units	3,319	0.4	1,366	0.4	442	0.3	1,511	0.5
g 5000口以上 5000 units or more	1,404	0.2	530	0.2	220	0.2	654	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	62,064,292	100.0	24,826,157	100.0	8,828,467	100.0	28,409,668	100.0
(1) 49口以下 a+b+c 49 units or fewer	4,517,193	7.3	2,004,971	8.1	724,779	8.2	1,787,443	6.3
a 1口 - 4口 1 unit - 4 units	885,435	1.4	370,119	1.5	172,362	2.0	342,954	1.2
b 5口 - 9口 5 units - 9 units	915,964	1.5	428,573	1.7	144,527	1.6	342,864	1.2
c 10口 - 49口 10 units - 49 units	2,715,794	4.4	1,206,279	4.9	407,890	4.6	1,101,625	3.9
(2) 50口 - 99口 50 units - 99 units	990,349	1.6	440,591	1.8	146,408	1.7	403,350	1.4
(3) 100口以上 d+e+f+g 100 units or more	56,556,750	91.1	22,380,595	90.1	7,957,280	90.1	26,218,875	92.3
d 100口 - 499口 100 units - 499 units	2,805,922	4.5	1,184,827	4.8	420,714	4.8	1,200,381	4.2
e 500口 - 999口 500 units - 999 units	1,875,422	3.0	796,893	3.2	281,559	3.2	796,970	2.8
f 1000口 - 4999口 1000 units - 4999 units	7,174,634	11.6	2,885,185	11.6	999,584	11.3	3,289,865	11.6
g 5000口以上 5000 units or more	44,700,772	72.0	17,513,690	70.5	6,255,423	70.9	20,931,659	73.7

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

百万円,% ¥mil.,%

	2017年8月 (Aug, 2017)		2018年2月 (Feb, 2018)		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	58		58		0		ポイント point	3,636
合計 (1)+(5)+(6)+(7) Total	11,413,023	100.0	11,790,262	100.0	377,239	3.3	—	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	7,561,556	66.3	7,818,589	66.3	257,033	3.4	0.0	52.7
(2) 金融機関小計 a+b+c+d+e Financial Institutions	6,391,148	56.0	6,554,850	55.6	163,702	2.6	-0.4	28.4
a 都銀・地銀等 City & Regional Banks	753,432	6.6	777,481	6.6	24,049	3.2	0.0	3.5
b 信託銀行 Trust Banks	5,022,584	44.0	5,142,903	43.6	120,319	2.4	-0.4	19.6
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	4,035,546	35.4	4,103,719	34.8	68,173	1.7	-0.6	6.3
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	105,800	0.9	107,378	0.9	1,578	1.5	0.0	1.3
c 生命保険会社 Life Insurance Companies	223,814	2.0	206,520	1.8	-17,294	-7.7	-0.2	3.4
d 損害保険会社 Non-life Insurance Companies	58,453	0.5	49,590	0.4	-8,863	-15.2	-0.1	1.2
e その他の金融機関 Other Financial Institutions	332,863	2.9	378,355	3.2	45,492	13.7	0.3	0.7
(3) 証券会社 Securities Companies	148,478	1.3	205,190	1.7	56,712	38.2	0.4	2.2
(4) 事業法人等 Business Corporations	1,021,929	9.0	1,058,548	9.0	36,619	3.6	0.0	22.1
(6) 外国法人等 Foreigners	2,832,952	24.8	2,894,582	24.6	61,630	2.2	-0.2	30.1
(7) 個人・その他 Individuals	1,018,514	8.9	1,077,091	9.1	58,577	5.8	0.2	17.1

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

百万円,% ¥mil.,%

	2017年8月 (Aug, 2017)		2018年2月 (Feb, 2018)		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	58		58		0		ポイント point	3,636
合 計 Total	11,413,023	100.0	11,790,262	100.0	377,239	3.3	—	100.0
北 海 道 Hokkaido	29,117	0.3	30,897	0.3	1,780	6.1	0.0	0.4
東 北 Tohoku	104,308	0.9	101,539	0.9	-2,769	-2.7	0.0	0.5
関 東 Kanto	7,045,003	61.7	7,291,077	61.8	246,074	3.5	0.1	52.2
中 部 Chubu	484,003	4.2	518,014	4.4	34,011	7.0	0.2	6.5
近 畿 Kinki	497,246	4.4	533,110	4.5	35,864	7.2	0.1	7.4
中 国 Chugoku	163,310	1.4	158,584	1.3	-4,726	-2.9	-0.1	1.0
四 国 Shikoku	121,872	1.1	124,148	1.1	2,276	1.9	0.0	0.8
九 州 Kyushu	141,577	1.2	145,387	1.2	3,810	2.7	0.0	1.1
海 外 Overseas	2,826,583	24.8	2,887,502	24.5	60,919	2.2	-0.3	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

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	58		24		11		23	
合計 (1)+(5)+(6)+(7) Total	11,790,262	100.0	5,559,587	100.0	1,760,872	100.0	4,469,803	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	7,818,589	66.3	3,681,243	66.2	1,277,668	72.6	2,859,676	64.0
(2) 金融機関小計 a+b+c+d+e Financial Institutions	6,554,850	55.6	3,067,158	55.2	1,090,872	62.0	2,396,820	53.6
a 都銀・地銀等 City & Regional Banks	777,481	6.6	317,050	5.7	143,749	8.2	316,681	7.1
b 信託銀行 Trust Banks	5,142,903	43.6	2,450,739	44.1	840,942	47.8	1,851,221	41.4
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	4,103,719	34.8	1,963,557	35.3	650,022	36.9	1,490,139	33.3
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	107,378	0.9	46,283	0.8	23,587	1.3	37,507	0.8
c 生命保険会社 Life Insurance Companies	206,520	1.8	111,733	2.0	29,914	1.7	64,871	1.5
d 損害保険会社 Non-life Insurance Companies	49,590	0.4	21,134	0.4	15,123	0.9	13,332	0.3
e その他の金融機関 Other Financial Institutions	378,355	3.2	166,499	3.0	61,141	3.5	150,713	3.4
(3) 証券会社 Securities Companies	205,190	1.7	89,360	1.6	34,052	1.9	81,777	1.8
(4) 事業法人等 Business Corporations	1,058,548	9.0	524,725	9.4	152,744	8.7	381,078	8.5
(6) 外国法人等 Foreigners	2,894,582	24.6	1,361,459	24.5	312,319	17.7	1,220,804	27.3
(7) 個人・その他 Individuals	1,077,091	9.1	516,884	9.3	170,884	9.7	389,322	8.7

【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

2018年2月(Feb, 2018)

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	24,826,157	100.0	8,828,467	100.0	28,409,668	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	16,134,908	65.0	6,197,703	70.2	17,133,946	60.3	0.6	1.1	-0.9
(2) 金融機関小計 a+b+c+d+e Financial Institutions	13,426,066	54.1	5,243,705	59.4	13,981,052	49.2	0.2	0.3	-1.0
a 都銀・地銀等 City & Regional Banks	1,294,193	5.2	600,771	6.8	1,515,866	5.3	0.2	0.3	-0.1
b 信託銀行 Trust Banks	10,873,852	43.8	4,123,355	46.7	11,248,928	39.6	-0.1	0.1	-1.1
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	8,793,658	35.4	3,334,155	37.8	9,330,244	32.8	-0.5	-0.3	-1.1
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	189,809	0.8	103,375	1.2	225,046	0.8	0.0	0.1	-0.1
c 生命保険会社 Life Insurance Companies	380,790	1.5	137,569	1.6	331,116	1.2	-0.1	-0.1	-0.2
d 損害保険会社 Non-life Insurance Companies	97,711	0.4	73,136	0.8	68,689	0.2	0.0	-0.2	-0.1
e その他の金融機関 Other Financial Institutions	779,520	3.1	308,874	3.5	816,453	2.9	0.2	0.2	0.4
(3) 証券会社 Securities Companies	444,100	1.8	152,953	1.7	508,545	1.8	0.4	0.6	0.4
(4) 事業法人等 Business Corporations	2,264,742	9.1	801,045	9.1	2,644,349	9.3	-0.1	0.2	-0.2
(6) 外国法人等 Foreigners	5,878,718	23.7	1,639,620	18.6	8,505,962	29.9	0.1	-0.3	0.1
(7) 個人・その他 Individuals	2,812,531	11.3	991,144	11.2	2,769,760	9.7	-0.7	-0.8	0.6

2017年8月(Aug, 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	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
(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
a 都銀・地銀等 City & Regional Banks	1,230,160	5.0	575,961	6.5	1,433,861	5.4
b 信託銀行 Trust Banks	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)	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)	190,019	0.8	95,324	1.1	238,749	0.9
c 生命保険会社 Life Insurance Companies	405,556	1.6	151,111	1.7	374,076	1.4
d 損害保険会社 Non-life Insurance Companies	109,310	0.4	89,911	1.0	77,786	0.3
e その他の金融機関 Other Financial Institutions	712,987	2.9	290,390	3.3	667,890	2.5
(3) 証券会社 Securities Companies	336,635	1.4	97,086	1.1	375,760	1.4
(4) 事業法人等 Business Corporations	2,270,270	9.2	783,912	8.9	2,544,795	9.5
(6) 外国法人等 Foreigners	5,809,475	23.6	1,670,620	18.9	7,954,979	29.8
(7) 個人・その他 Individuals	2,965,829	12.0	1,058,270	12.0	2,421,798	9.1

【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

2018年2月(Feb, 2018)

百万円,% ¥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	5,559,587	100.0	1,760,872	100.0	4,469,803	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	3,681,243	66.2	1,277,668	72.6	2,859,676	64.0	0.1	0.5	-0.1
(2) 金融機関小計 a+b+c+d+e Financial Institutions	3,067,158	55.2	1,090,872	62.0	2,396,820	53.6	-0.3	-0.3	-0.5
a 都銀・地銀等 City & Regional Banks	317,050	5.7	143,749	8.2	316,681	7.1	-0.1	0.1	0.0
b 信託銀行 Trust Banks	2,450,739	44.1	840,942	47.8	1,851,221	41.4	-0.2	0.0	-0.6
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	1,963,557	35.3	650,022	36.9	1,490,139	33.3	-0.5	-0.3	-0.7
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	46,283	0.8	23,587	1.3	37,507	0.8	0.0	0.0	-0.1
c 生命保険会社 Life Insurance Companies	111,733	2.0	29,914	1.7	64,871	1.5	-0.2	-0.3	-0.2
d 損害保険会社 Non-life Insurance Companies	21,134	0.4	15,123	0.9	13,332	0.3	0.0	-0.3	-0.1
e その他の金融機関 Other Financial Institutions	166,499	3.0	61,141	3.5	150,713	3.4	0.2	0.3	0.5
(3) 証券会社 Securities Companies	89,360	1.6	34,052	1.9	81,777	1.8	0.3	0.7	0.4
(4) 事業法人等 Business Corporations	524,725	9.4	152,744	8.7	381,078	8.5	0.0	0.1	-0.1
(6) 外国法人等 Foreigners	1,361,459	24.5	312,319	17.7	1,220,804	27.3	0.0	-0.6	-0.6
(7) 個人・その他 Individuals	516,884	9.3	170,884	9.7	389,322	8.7	-0.1	0.1	0.6

2017年8月(Aug, 2017)

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	24		11		23	
合計 (1)+(5)+(6)+(7) Total	5,428,046	100.0	1,710,344	100.0	4,274,632	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	3,589,139	66.1	1,233,069	72.1	2,739,347	64.1
(2) 金融機関小計 a+b+c+d+e Financial Institutions	3,011,500	55.5	1,065,912	62.3	2,313,736	54.1
a 都銀・地銀等 City & Regional Banks	312,649	5.8	138,357	8.1	302,426	7.1
b 信託銀行 Trust Banks	2,407,337	44.3	818,252	47.8	1,796,993	42.0
(a+bのうち投資信託分) (Out of a+b Investment Trusts)	1,944,315	35.8	636,587	37.2	1,454,643	34.0
(a+bのうち年金信託分) (Out of a+b Annuity Trusts)	44,508	0.8	22,402	1.3	38,889	0.9
c 生命保険会社 Life Insurance Companies	116,721	2.2	34,001	2.0	73,090	1.7
d 損害保険会社 Non-life Insurance Companies	22,479	0.4	19,906	1.2	16,068	0.4
e その他の金融機関 Other Financial Institutions	152,312	2.8	55,393	3.2	125,157	2.9
(3) 証券会社 Securities Companies	68,965	1.3	20,581	1.2	58,931	1.4
(4) 事業法人等 Business Corporations	508,672	9.4	146,576	8.6	366,679	8.6
(6) 外国法人等 Foreigners	1,328,163	24.5	313,843	18.3	1,190,945	27.9
(7) 個人・その他 Individuals	510,743	9.4	163,431	9.6	344,339	8.1

(Outline of Survey)

1. Scope of Survey

REITs listed on stock exchanges in Japan (Tokyo, Nagoya, Fukuoka, Sapporo) as of the end of February 2018 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, 2018.

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 February 28, 2018. 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 2018 by multiplying the unit-based holding ratio obtained in 1. by the market value of the REIT as of the end of February 2018.

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 2018. 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 2018 are deemed to have no change in holding ratio as of the end of February 2018.