

# 1488

### FEATURE OF FUND

This fund aims to track the performance of  
TOKYO STOCK EXCHANGE REIT INDEX

### FUND PROFILE (as of Dec 28, 2018)

NAV (per 100 units)	¥181,652
Total Net Asset	¥67.2 bil.
Total No. of Holdings	62
Ticker Code	1488
Stock Exchange	Tokyo Stock Exchange
Board Lot Size	10 units
Inception Date	October 24, 2016
Listing Date	October 25, 2016
Trust Fee	See p.2 for details.
Financial Disclosure Dividend Date	Four times a year March 4th, June 4th, September 4th, December 4th
Term of Trust	Infinite

Investment Manager	Daiwa Asset Management Co. Ltd.
Trustee	Mitsubishi UFJ Trust and Banking Corporation

### Performance

(as of Dec 28, 2018)

	1month	3months	6months	1year	3years	5years
FUND	-1.9 %	+0.8 %	+2.6 %	+11.0 %	----	----
TOKYO STOCK EXCHANGE REIT INDEX	-2.4 %	-0.2 %	+0.5 %	+6.7 %	----	----



### Dividend Record

Settlement Term	(17/06)	(17/09)	(17/12)	(18/03)	(18/06)	(18/09)	(18/12)
Dividend (per 100 units)	850.0	710.0	2,650.0	2,190.0	1,110.0	2,010.0	1,200.0

Total dividend since inception: ¥10,830.0

### Portfolio Allocation

(as of Dec 28, 2018)

Asset Allocation	% of NAV
REITs	98.7%
REITs Futures	1.3%
Call Loan, Others	1.3%

Sector Allocation (Top 5)	% of NAV
1 Office	33.1%
2 Diversified	28.3%
3 Industrial	11.9%
4 Retail	9.9%
5 Residential	9.1%
<b>Total</b>	<b>92.4%</b>

### Portfolio Holdings

(as of Dec 28, 2018)

Code	TOP 20 Holdings	% of NAV
1 8951	NIPPON BUILDING FUND	7.6162%
2 8952	JAPAN REAL ESTATE INVESTMENT	7.0112%
3 3462	NOMURA REAL ESTATE MASTER FUND	4.8714%
4 8953	JAPAN RETAIL FUND INVESTMENT	4.7218%
5 8960	UNITED URBAN INVESTMENT	4.2725%
6 8954	ORIX JREIT	4.1364%
7 3283	NIPPON PROLOGIS REIT	3.5404%
8 8984	DAIWA HOUSE REIT INVESTMENT	3.5012%
9 3269	ADVANCE RESIDENCE INVESTMENT	3.3553%
10 3281	GLP J-REIT	3.1560%
11 8955	JAPAN PRIME REALTY INVESTMENT	3.0040%
12 3279	ACTIVIA PROPERTIES	2.6575%
13 8985	JAPAN HOTEL REIT INVESTMENT	2.5836%
14 8972	KENEDIX OFFICE INVESTMENT	2.4646%
15 3309	SEKISUI HOUSE REIT	2.0616%
16 3226	NIPPON ACCOMMODATIONS FUND	2.0048%
17 8976	DAIWA OFFICE INVESTMENT	1.8154%
18 3234	MORI HILLS REIT INVESTMENT	1.8026%
19 8963	INVINCIBLE INVESTMENT	1.8002%
20 8964	FRONTIER REAL ESTATE INVESTMENT	1.6842%
<b>Total</b>		<b>68.06%</b>

- \* Fund performance assumes that dividends (before taxes) being reinvested in the fund, and is different from actual rate of return to investors.
- \* NAV value is calculated after deducting trust fees.
- \* In the graph, the value of TOKYO STOCK EXCHANGE REIT INDEX is modified to match the fund NAV at the time of inception.
- \* Fund dividend is decided by the investment management company based on dividend policy. The amount of fund dividend is not guaranteed. There may be no dividend payable in some circumstances.
- \* Performance and data above are based on past information and neither guarantee or promise future performance.
- \* In case there exists any open position of eligible futures for the fund, the total number of composition ratio by asset class is not shown.

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**Investment Risks**

The Fund will invest in financial instruments whose prices fluctuate and as a result the NAV per unit of the Fund will also fluctuate. Therefore the invested amount will not be guaranteed and a loss of principal may be caused. All the gains and losses accrued to the trust assets will be attributable to the investors. Investment trusts are not deposits.

Major factors to cause fluctuation of NAV per unit:

1. REITs Price Volatility (Price Volatility Risks, Credit Risks): The price of REITs will be affected by fluctuations due to market conditions, yield and financial conditions of REITs, and changes in the regulations relating to REITs
2. Other risks: When the trust assets of the Fund are invested in money market instruments such as call loans and/or certificates of deposit, losses may accrue due to default of the issuers of such instruments (the Credit Risk). This may cause the NAV per unit to decline.

The performance of the NAV may not completely match that of the index. The factors to cause fluctuation of NAV per unit are not limited to those mentioned above.

**Fee Structure**

<Fees directly charged to customers>

- ◆ Subscription commission: Determined by the Distributor. (Subscription Commission is a consideration for explanation of products, provision of product information and investment information, and execution of application at the time of the subscription of the Fund)
- ◆ Redemption Fee: Nil
- ◆ Exchange commission: Determined by the Distributor.  
(Exchange Commission is a consideration for administrative procedures for exchange of units of the Fund.)

<Fees indirectly charged during holding period>

◆ Management Fee (Trust Fee):

Trust fee is calculated daily as sum of 1 and 2 as shown below during the holding period.

1. The amount obtained by multiplying the total net assets of the trust assets by the ratio up to 0.1674% per annum (0.155% before tax)
2. The amount obtained by multiplying lending charges due to lending of stocks held in the trust assets by up to 54% (50% before tax)

◆ Other Expenses and Brokerage Commissions

Fund Listing Expenses and Annual Fees for Use of Trademarks of the Index with tax levied on them can be borne by the unitholders, and can be paid from the trust assets.

Commissions associated with securities transactions (including brokerage commissions on trade of securities, fees for future transactions and option transactions) and auditing fees shall be charged to the trust assets.

※As expenses for brokerage commissions on trade of securities, etc. shall vary depending on circumstances, specific rate of fees or the maximum amounts thereof cannot be disclosed in advance.

※As REITs are traded on market prices, their expenses can not be displayed.

※Please see further details described under "Expenses and Taxes of the Fund" in the Prospectus.

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