



1. J-REIT Market Monthly Review (for Feb 2020)

In February, the TSE REIT index (with dividends) declined -8.5%MoM.

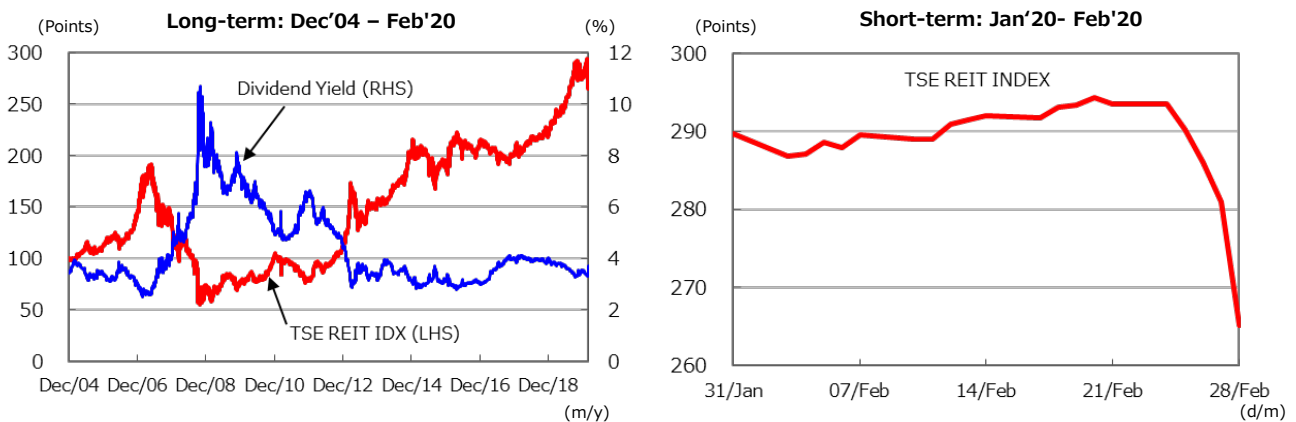
J-REIT market stayed firm till the middle of the month despite the expected economic impact by Coronavirus outbreak in Japan, as it was deemed defensive (less affected by business fluctuation). However, the stock market sharply deteriorated as investors turned risk averse due to Coronavirus outbreak spreading globally. J-REIT market which was solid fell sharply together with other asset classes, as profit-taking by investors accelerated.

By sector, commercial logistic sector underperformed. Hotel sector fell sharply by more than -10%.

January office vacancy rate in Tokyo five central wards improved to 1.53% while average rent has risen for 73 consecutive months.

In February, BoJ purchased J-REIT by four times (total 4.8bn worth).

2. TSE REIT Index (with dividends)



| TSE REIT Index | As of | 1 week ago | 1 month ago | 3 months ago | 6 months ago | 1 year ago | 3 years ago |
|----------------|-----------|------------|-------------|--------------|--------------|------------|-------------|
| | 28 Feb 20 | 21 Feb 20 | 31 Jan 20 | 30 Nov 19 | 31 Aug 19 | 28 Feb 19 | 28 Feb 17 |
| Index | 4,218.40 | 4,668.71 | 4,608.85 | 4,584.30 | 4,275.94 | 3,728.00 | 3,376.46 |
| % Change | - | -9.6% | -8.5% | -8.0% | -1.3% | 13.2% | 24.9% |

Note: (1) TSE REIT Index (w/ dividends) of the last trading day of a month. 12/31/'04 = 100
(2) % chg: changes for each period.

Source: SMDAM, based on Datastream data.

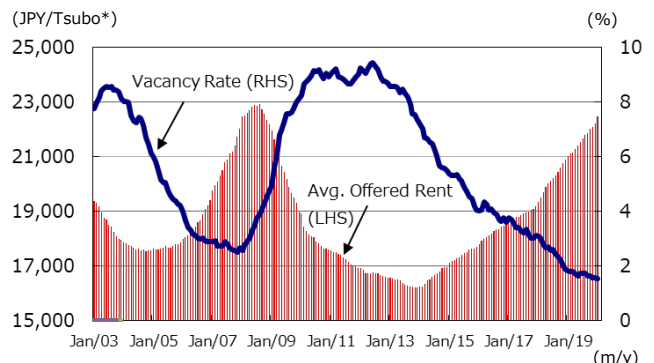
3. Top 10 REIT Constituents in J-REIT

(# of TSE REIT Index Components: 64)

| | REIT | Code | Weight |
|----|-------------------------|-------|--------|
| 1 | NIPPON BUILDING FUND | J8951 | 7.0% |
| 2 | JAPAN REAL ESTATE INV. | J8952 | 6.6% |
| 3 | NOMURA RLST.MASTER FUND | J3462 | 5.5% |
| 4 | ORIX JREIT | J8954 | 4.3% |
| 5 | UNITED URB.INV. | J8960 | 4.2% |
| 6 | JAPAN RET.FD.INV. | J8953 | 4.0% |
| 7 | NIPPON PROLOGIS REIT | J3283 | 3.6% |
| 8 | DAIWA HOUSE REIT INV. | J8984 | 3.5% |
| 9 | GLP J-REIT | J3281 | 3.1% |
| 10 | ADVANCE RESIDENCE INV. | J3269 | 3.0% |
| | Others | | 55.3% |
| | Total | | 100.0% |

Source: SMDAM, based on Datastream data. (As of the end of Feb 2020)

4. Tokyo Office Rent and Vacancy Rate



Notes: (1) Covering a period from January 2003 to Jan 2020 (monthly basis).
(2) Tokyo 5 wards: Chiyoda-ku, Chuo-ku, Minato-ku, Shinjuku-ku, and Shibuya-ku.
(3) Tsubo is a Japanese traditional unit of measuring area. One tsubo represents approx. 10.76 square feet or 3.3 square meters

Source: SMDAM, based on Datastream data.

Global REIT Monthly

March 2020

For your information only



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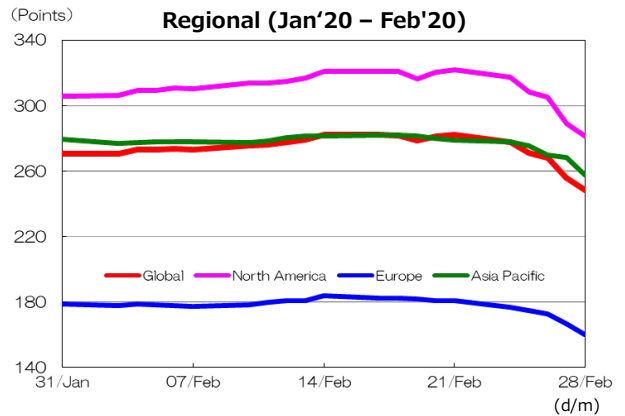
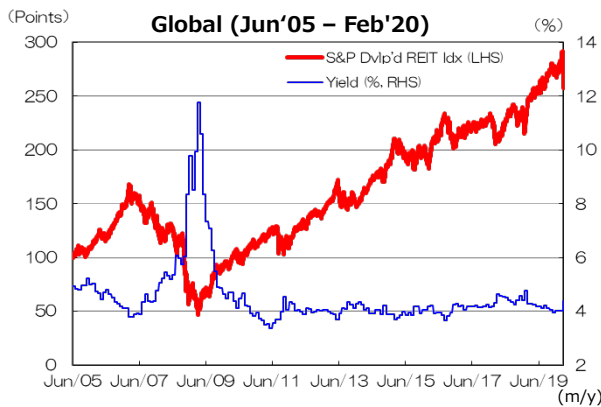
In February, the S&P Developed REIT Index (ex-Japan, with dividends, USD base) declined -8.1%. On a local currency basis, the REIT return fell -7.5% and Forex decreased -0.6%.

The US REIT market declined with strong selling pressure due to the global Coronavirus outbreak.

The European, British, Australian and Hong Kong REIT markets also dropped due to spread of Coronavirus infection and concern over its impact on their economies. Singaporean REIT market declined marginally as the government implemented quick and decisive measures against Coronavirus outbreak including financial support. Canadian REIT market was almost flat. In 2019 (including Oct-Dec quarter), office, industrial and residential sectors were favored by the investors on the back of strong earnings.

Regarding the Forex, AUD, EUR, GBP, CAD, SGP and HKD weakened against USD.

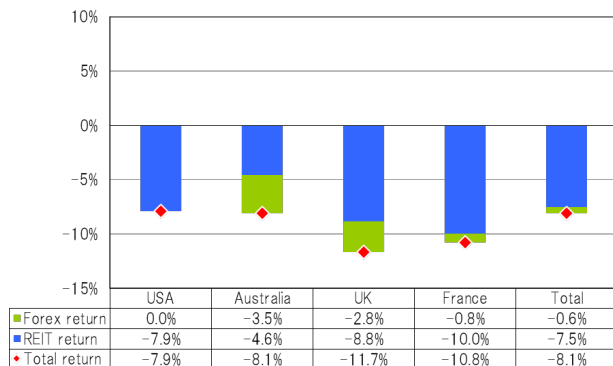
2. Global REIT Index (in USD)



| As of 28 Feb 20 | 1 week ago 21 Feb 20 | 1 month ago 31 Jan 20 | 3 months ago 29 Nov 19 | 6 months ago 30 Aug 19 | 1 year ago 28 Feb 19 | 3 years ago 28 Feb 17 |
|-----------------|-------------------------|--------------------------|---------------------------|---------------------------|-------------------------|--------------------------|
| Global | -11.9% | -8.1% | -7.4% | -3.9% | 2.9% | 14.8% |
| North America | -12.5% | -7.8% | -7.4% | -4.8% | 3.4% | 13.2% |
| Europe | -11.4% | -10.4% | -9.4% | 5.2% | 1.6% | 12.6% |
| Asia Pacific | -8.5% | -7.6% | -6.2% | -5.9% | 1.4% | 26.8% |

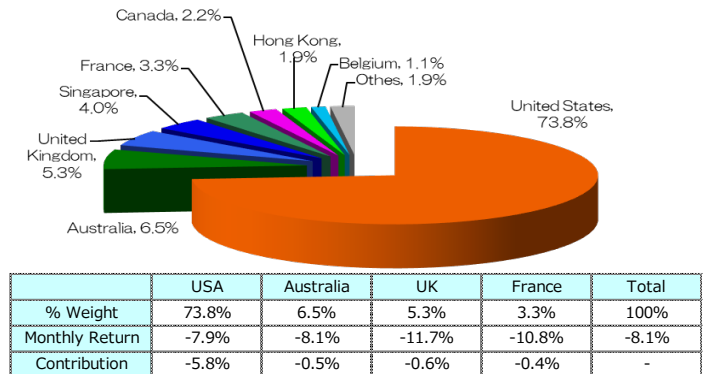
Note:
(1) Global index: S&P Developed REIT Index (ex-Japan, in USD)
Regional indexes are components of S&P Developed REIT Index.
(2) 6/1/05=100 for both charts
(3) % figures in the table indicate returns for each period
Source: SMDAM, based on FactSet data.

3. Return Analysis by Country (Feb'20)



Note: Total-return breakdown of S&P Developed REIT Index (in USD) by forex and market factors, by countries.
Source: SMDAM, based on FactSet data.

4. Country Allocation (Feb'20)



Note: (1) S&P Developed REIT Index breakdown by country (ex-Japan, in USD).
(2) Contribution is calculated by multiplying each country's % weight by Monthly Return
Source: SMDAM, based on FactSet data.

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