

Nikkei High Yield REIT Index

Monthly Factsheet

The Nikkei High Yield Index is a REIT index comprised of high yield REITs calculated by "Market Cap multiplied by Yield Weight" Methodology.

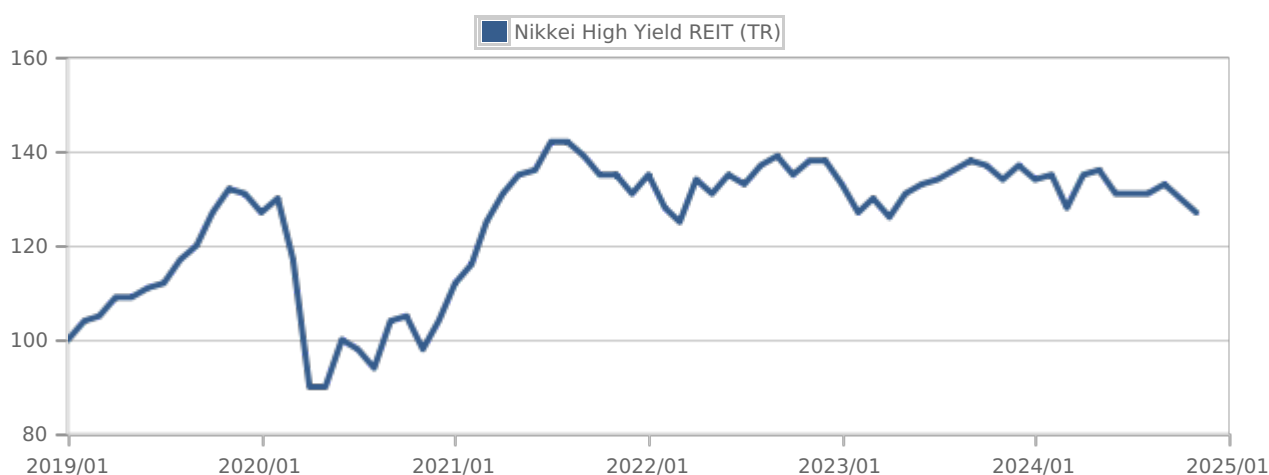
■(Constituents)

The 35 constituents are selected from the REITs listed on Tokyo Stock Exchange.

■(info)

Review	Annually (May)
Stocks	35
Weight	Market Cap multiplied by Yield Weight
Calculated from	July 20, 2020 (calculated retroactively back to May 30, 2014)
Calculation base date	May 30, 2014 = 1,000 points
Calculation frequency	End-of-day basis

■Performance



■Annual Return

	Annual Return(%)					
	2019	2020	2021	2022	2023	YTD
Nikkei High Yield REIT (TR)	27.83	-12.01	20.08	-1.51	0.92	-5.24

■Risk Return

	Annualized Returns(%)			Annualized Standard Deviation(%)		
	1year	3years	5years	1year	3years	5years
Nikkei High Yield REIT (TR)	-5.74	-2.16	-0.88	9.57	9.88	17.16

■Fundamentals

	Dividend Yield(%)	PER	PBR	ROE(%)
Nikkei High Yield REIT	5.42	17.95	1.10	6.15

(*) For the definition of each indicators, please refer to "User's Guide" on the Nikkei Indexes website.

■Top 10 Components by weight

Company	Code	Nikkei Industry Classification	Weight(%)
JAPAN METROPOLITAN FUND INVESTMENT CORP.	8953	Other Financial Services	5.39
NOMURA REAL ESTATE MASTER FUND, INC.	3462	Other Financial Services	5.26
ORIX JREIT INC.	8954	Other Financial Services	5.20
KDX REALTY INVESTMENT CORP.	8972	Other Financial Services	5.12
UNITED URBAN INVESTMENT CORP.	8960	Other Financial Services	4.97
INVINCIBLE INVESTMENT CORP.	8963	Other Financial Services	4.84
DAIWA HOUSE REIT INVESTMENT CORP.	8984	Other Financial Services	4.82
SEKISUI HOUSE REIT, INC.	3309	Other Financial Services	4.72
JAPAN PRIME REALTY INVESTMENT CORP.	8955	Other Financial Services	4.41
INDUSTRIAL & INFRASTRUCTURE FUND INVESTM	3249	Other Financial Services	4.34

■Vendor Code

		(Total Return)	(Net Total Return)
QUICK	S155#HY/NKNJ	S155#HYTR/NKNJ	S155#HYNR/NKNJ
Bloomberg	NKYHR	NKYHRTR	NKYHRNTR
Refinitiv	.NKNHYR	.NKNHYT	.NKNHYN

■Reference

Please refer to the "Index Guidebook" for the detail of the calculation method or constituents selection rules.

→(URL) <https://indexes.nikkei.co.jp/en/nkave/index/profile?idx=nkhyreit>

(*) The data on the Monthly Factsheet are as of the end of the previous month.

<p><<Disclaimer>></p> <p>The Nikkei High Yield REIT Index, which is calculated by a method independently developed by Nikkei Inc. (hereinafter "Nikkei"), is a copyrightable work. Nikkei owns the copyright and any other intellectual property rights in the Nikkei High Yield REIT Index itself, and the method for calculating the Nikkei High Yield REIT Index and the like. All ownership of trademarks and any other intellectual property rights with respect to marks representing "Nikkei Inc.," "Nikkei," and "Nikkei High Yield REIT Index" belongs to Nikkei. Nikkei is not obliged to continuously publish the Nikkei High Yield REIT Index, nor is it liable for any error or delay in, or discontinuation of the publication thereof. Nikkei owns the right to change the content of the Nikkei High Yield REIT Index, such as the calculation method thereof, and the right to suspend the publication thereof. Nikkei does not give any warranty, nor is it responsible for any and all financial instruments and the like, which are based on, or otherwise refer to, the Nikkei High Yield REIT Index.</p> <p><<Regarding this material>></p> <p>This material is a copyrightable work of Nikkei. It is prohibited to copy, reproduce, reprint, or circulate all or part of this material in any form without Nikkei's permission. This material was prepared for in-depth understanding of the Nikkei High Yield REIT Index, but is not for the purpose of soliciting any sale or purchase of financial instruments and the like, which are based on, or otherwise refer to, the Nikkei High Yield REIT Index. This material was prepared based on various types of information and data, which were deemed reliable as of the time of the preparation of this material. However, Nikkei is not liable for its accuracy, appropriateness, completeness, and the like. In addition, Nikkei assumes no liability for any costs or damages accrued from using information contained in this material. It is not guaranteed that this material will always be kept updated, and this material may change without any prior notice. Methods or the like different from this material may apply to the operation of indices subject to this material. In any event, the latest information disclosed by Nikkei prevails.</p>	<p><<Contact>></p> <p>Nikkei Index Business Office index@nex.nikkei.co.jp</p>
---	---