

**< Disclaimer for the English Overview of the Delivery Prospectus of  
Listed Index Fund J-REIT (Tokyo Stock Exchange REIT Index)  
Bi-Monthly Dividend Payment Type (mini) >**

This document provides an overview of the Japanese “Summary Prospectus” (the “Delivery Prospectus”) of Listed Index Fund J-REIT (Tokyo Stock Exchange REIT Index) Bi-Monthly Dividend Payment Type (mini) (the “Fund”) in English. The Japanese Delivery Prospectus is the offering document. This document in English is not required by law or any regulation.

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Except as otherwise indicated herein, this material is based on the most recent Japanese version of the Delivery Prospectus. In case of any update to or modification of the Japanese version of the terms and conditions, there is no guarantee that a corresponding update or modification will be made to this English document.

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March 8, 2025

# **Listed Index Fund J-REIT (Tokyo Stock Exchange REIT Index) Bi-Monthly Dividend Payment Type (mini)**

**Nickname: JoJo J-REIT (mini)**

Open-end Investment Trust, Domestic, REITs, ETF, Index Type

This document is not a translation of the entire Delivery Prospectus, but an English overview of the Delivery Prospectus, which means that some of the information in the Delivery Prospectus has been simplified, modified, or omitted.

- This prospectus is published pursuant to the provisions of Article 13 of the Financial Instruments and Exchange Act (No. 25 of 1948).

Please read this document carefully before deciding to subscribe to units of the Fund.

- The prospectus for the Fund provided under Article 15, Paragraph 3 of the Financial Instruments and Exchange Act (hereinafter referred to as the "Prospectus Issued upon Request") can be read or downloaded from the website of the Management Company. You can also obtain a copy of the Prospectus Issued upon Request from a Distributor. If you do so, please make a personal record to that effect.

- This document includes the main contents outlined in the trust deeds. The complete text of the trust deeds is provided in the Prospectus Issued upon Request.

- For information on the NAV or Distributors of the Fund, please contact the Management Company.

Management Company (the party issuing investment instructions for the Fund)

Nikko Asset Management Co., Ltd.

Registration Number: Director of the Kanto Local Financial Bureau (Financial instruments firms) No. 368

Website: [www.nikkoam.com/](http://www.nikkoam.com/)

+813-6447-6653 (9 a.m.-5 p.m., excluding Saturdays, Sundays and public holidays)

Trustee (the party responsible for custody and management of Fund assets)

Sumitomo Mitsui Trust Bank, Limited

- When a significant amendment is made to the content of the Fund, we will confirm the intention of investors (beneficiaries) in advance under the Act on Investment Trust and Investment Corporations (No. 198 of 1951).
- The Fund assets are classified and managed by the Trustee under the Trust Act (No. 108 of 2006).
- In connection with the invitation for subscription to Listed Index Fund J-REIT (Tokyo Stock Exchange REIT Index) Bi-Monthly Dividend Payment Type (mini), which is extended by way of this prospectus, the Management Company filed a securities registration statement with the Director-General of the Kanto Local Finance Bureau on March 7, 2025 pursuant to the provisions of Article 5 of the Financial Instruments and Exchange Act. The filing became effective on the next business day after the filing date.

Product Classification					Segmentation by Attribute				
Unit Type/ Open-end Investment Trust	Eligible Market	Eligible Investments (Source of Income)	Independent Segment	Supplementary Classification	Eligible Investments	Timing of Accounting Period	Geographical Areas of Investment	Investment Style	Index Followed
Open-end	Domestic	REITs	ETF	Index type	Other Assets (investment trust securities (REITs) )	6 times yearly (bimonthly)	Japan	Family Fund	Other (Tokyo Stock Exchange REIT Index)

Please refer to The Investment Trusts Association, Japan website for definitions of product classification and segmentation by attribute at <https://www.toushin.or.jp/>.

### Management Company Details

Name: Nikko Asset Management Co., Ltd.  
Date of establishment: December 1, 1959  
Capital: 17,363.04 million yen

Total net asset value of investment trust assets under management: 31,089.3 billion yen  
(As of the end of December 2024)

# Objective and Characteristics of the Fund

## Objective of the Fund

The Fund invests primarily in Real Estate Investment Trust (REIT) securities through investment in the mother fund, and structures its portfolio in accordance with the calculation method of the Tokyo Stock Exchange REIT Index, and aims to closely link the NAV of the fund with the movement of the Index.

\*The Tokyo Stock Exchange (TSE) Real Estate Investment Trust (REIT) Index is a weighted aggregate market price type index for all Real Estate Investment Trusts (J-REIT) listed on the Tokyo Stock Exchange. The Index is calculated, with the base date set as March 31, 2003 (closing price). It assumes the aggregate market price on that day to be 1,000, by creating an Index for aggregate market price after the above base date.

If and when necessary, the aggregate market price is modified to avoid being affected by non-market factors such as capital increase, new listings and delistings, etc., to ensure Index continuity.

$$\text{Tokyo Stock Exchange REIT Index} = \frac{\text{Total market value (yen) at computation time}}{\text{Total market value (yen) as of the base time}} \times 1,000$$

### Copyright of the Tokyo Stock Exchange REIT Index

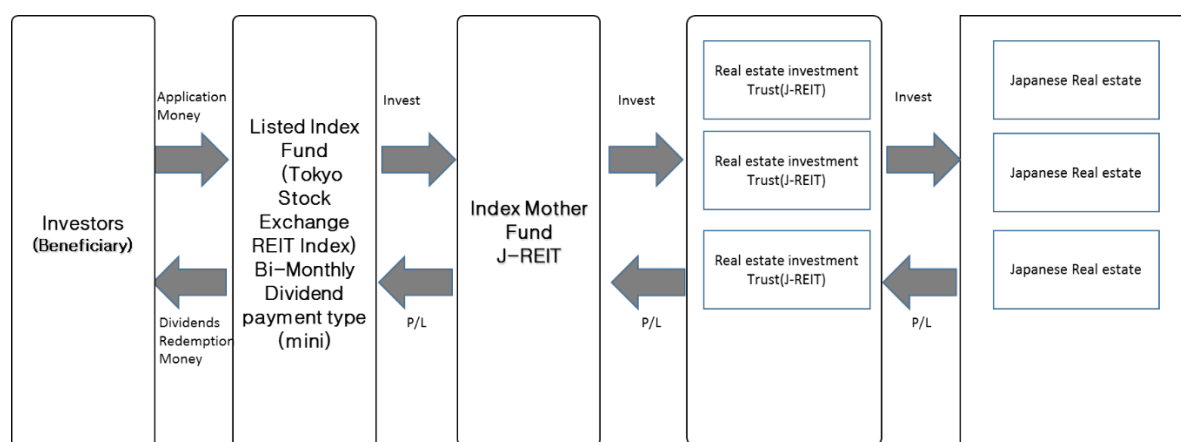
- The TSE REIT Index Value and the TSE REIT Index marks or trademarks are intellectual property rights owned by JPX Market Innovation & Research, Inc. or its affiliates (hereinafter, "JPX"). All rights and know-how relating to the TSE REIT Index, including calculation, publication and use of the TSE REIT Index Value as well as those relating to the TSE REIT Index marks or trademarks belong to JPX.
- JPX reserves the rights to change the methods of calculation or publication, to cease the calculation or publication of the TSE REIT Index Value or to change the TSE REIT Index marks or trademarks or cease the use thereof.
- JPX makes no warranty or representation as to the results derived from the TSE REIT Index Value and the use of the TSE REIT Index marks or trademarks, and as to the TSE REIT Index Value on any particular day.
- JPX does not guarantee the accuracy or completeness of the TSE REIT Index Value and data contained therein. Further, JPX shall not be liable for the miscalculation, incorrect publication, delayed or interrupted publication of the TSE REIT Index Value.
- This Fund is not in any way sponsored, endorsed or promoted by JPX.
- JPX does not bear any obligation to give an explanation of this Fund or advice on investments to any purchaser of this Fund or to the public.
- JPX does not consider the needs of Nikko Asset Management or the Fund's purchasers in the component stocks or calculation of the TSE REIT Index Values.
- Including but not limited to the foregoing, JPX shall not be responsible for any damage resulting from the creation, sale and promotion of this Fund.

## Characteristics of the Fund

- ① Aim to achieve investment result that is linked to the movement of the Tokyo Stock Exchange REIT Index.
  - The fund will invest mainly in Index Mother Fund J REIT, with the aim of matching the rate of change in the amount of net assets per unit with the rate of change in the TSE REIT Index.
  - \* The above operation may not be possible due to market conditions and financial trends.
- ② Units are listed on Tokyo Stock Exchange and can be traded at any time during trading hours.
  - Units may be traded in blocks of 1 unit (as of the date when the securities registration statement was filed).
  - Brokers determine brokerage commissions.
  - The method of trading is generally the same as that for stocks.
  - \* Please contact your broker for further information.

### Fund Structure

The fund is managed on a family fund method where the investment is made through a mother fund.



\*The benchmark of the Fund is the TSE REIT Index, and the benchmark for the main investment target "Index Mother Fund J-REIT" is the TSE REIT Index (including dividends).

The movement of the benchmarks of the two funds differ depending on the presence or absence of dividends.

### Investment Restrictions

- There is no restriction on the investment ratio in stocks.
- The actual investment ratio in foreign currency denominated assets shall be 10% or less of the total net assets.

### Distribution Policy

- As a general rule, the full amount of dividends and other income arising from the trust assets is distributed after deduction of expenses.

\*There is no guarantee on the payment or the amount of dividend.

## Investment Risks

Please refer to "Matters to Consider" on our website below for the related risk.

<https://en.nikkoam.com/etf/2552-jreitmini>

## Past Performance

Please refer to "Net Asset Value and Performance" on our website below for the past performance.

<https://en.nikkoam.com/etf/2552-jreitmini>

# Procedures, Fees, and Other Items

## ■ Subscription Memorandum

<b>Subscription Units</b>	In units determined by the distributors, starting from 1,000 units. *Please contact the distributor.
<b>Subscription Price</b>	The NAV as of the day on which the subscription is accepted.
<b>Subscription Amount</b>	Please make the payment by the day designated by the distributor.
<b>Redemption Units</b>	In units of 1 or more, starting from 1,000 units. *Units to be determined by the distributor * If the number of units held is less than the minimum trading unit specified by the stock exchange, you can apply for buyback. Please contact the distributors for details.
<b>Redemption Price</b>	The NAV as of the day which the redemption is accepted.
<b>Redemption Proceeds</b>	In principle, payment will be made from the fourth business day after and including the day on which a redemption request is made.
<b>Business Hours for Subscription and Redemption</b>	In principle, applications completed with the distributor's specified procedure by 2:30 p.m. on business days of the distributors will be processed on the same day. *This may vary depending on the distributors. Please contact them for details.
<b>Subscription Period</b>	From March 8, 2025 to September 8, 2025 *The subscription period can be renewed by filing another securities registration statement prior to the expiration date shown above.
<b>Non-acceptance Days for Subscription and Redemption</b>	Even on business days of the distributors, subscription or redemption will not be accepted if its subscription or redemption date falls within the period of two business days, beginning two business days prior to the accounting date (For a period of three business days, beginning three business days prior to the accounting date when the accounting date falls on non-business day.). Please contact the distributors for details.
<b>Restrictions on Subscription and Redemption</b>	Based on the size or product characteristics of the fund, there may be time and amount restrictions on large redemptions to avoid operational disruptions
<b>Suspension or Cancellation of Subscription, Redemption Applications</b>	The management company may suspend or cancel subscription or redemption applications due to unavoidable circumstances such as a suspension of trading on the financial instruments exchanges, foreign exchange transactions or settlement functions.
<b>Trust Term</b>	Unlimited (launch date: June 3, 2019)



<b>Early Termination</b>	<p>Early termination will be carried out in any of the following cases:</p> <ul style="list-style-type: none"> <li>• If the units are delisted from all the financial instruments exchanges on which they are listed.</li> <li>• If the TSE REIT Index is discontinued.</li> <li>• If changes to the trust deed deemed necessary by the management company or trustee due to changes in the calculation method of the TSE REIT Index is not accepted by a written resolution.</li> </ul> <p>Early termination is possible in any of the following cases:</p> <ul style="list-style-type: none"> <li>• If net assets of the fund fall below 1.0 billion yen after June 9, 2022.</li> <li>• If early termination is deemed advantageous for the beneficiaries</li> <li>• If unavoidable circumstances arise.</li> </ul>
<b>Closing of Account</b>	On the 8 <sup>th</sup> of February, April, June, August, October and December of each year.
<b>Income Distribution</b>	<p>Dividends are paid six times a year based on the distribution policy:</p> <p>*In principle, the trustee will transfer distribution to the beneficiary's designated account within 40 days after each calculation period. If there's a separate agreement with the broker, distribution will be paid according to that agreement.</p>
<b>Maximum Amount of Trust Money</b>	Equivalent to 200 billion yen
<b>Public Notification</b>	<p>Public notifications are posted on the website of the Management Company. URL: <a href="http://www.nikkoam.com/">www.nikkoam.com/</a></p> <p>*In the event that a public notification cannot be posted online due to unavoidable circumstances, this will be published in <i>The Nikkei</i>.</p>
<b>Investment Reports</b>	As defined in the Act on Investment Trust and Investment Corporations, investment reports are not prepared and published.
<b>Tax Treatment</b>	<p>For tax purposes, the fund is treated as an exchange-trade fund (ETF).</p> <ul style="list-style-type: none"> <li>• Publicly-offered Equity Investment Trusts are eligible for the Nippon Individual Savings Account (NISA) if certain conditions are met.</li> <li>• The fund is eligible for the "Growth Quota (Specific Tax Exemption Management Account)" under the NISA, but the handling may differ by distributor. Please contact the distributor for details.</li> <li>• The dividends deduction is not applicable.</li> <li>• The exclusion from gross revenue system is not applicable.</li> </ul>

There is additional information on this page that does not appear on the original Japanese Delivery Prospectus.

## ■ Fund Expenses and Taxes

### Fund Expenses

Expenses to be borne directly by investors																		
Subscription Fee	<b><u>Independently set by Distributors</u></b> * Please contact your Distributor for further information. * Subscription Fee is compensation for explanation and information providing about the Fund or investment environment, and is also including expense of clerical processing of the subscription.																	
Redemption Fee	<b><u>Independently set by Distributors</u></b> * Please contact your Distributor for further information. * Redemption Fee is compensation for clerical processing of the redemption.																	
Amount to be Retained in Trust Assets	<b><u>None.</u></b>																	
Costs paid indirectly by the customer for the trust assets (paid from the fund)																		
TER (Total Expense Ratio)	0.3091% (TER includes Trust Fee, management fee and other costs below) * This represents the actual TER for the period of December 11, 2023 – December 6, 2024.																	
Investment Management Expenses (Trust fee)	<p><b><u>No more than 0.2695%(0.245% excluding taxes) per annum of the daily total NAV of the Fund</u></b></p> <p>*Additionally, there are costs related to the management of the REITs, which is the main investment target of the Index Mother Fund J-REIT, in which the fund invests, and as the target REIT issues are not fixed, the rate or maximum amount cannot be shown.</p> <p>• The investment management fee is daily recorded and paid out of the trust assets at the end of each calculation period or at the time of termination of the Trust.</p> <p>&lt;Distribution of Investment Management Expenses(annual rate)&gt;</p> <p>When above is 0.245% (excluding taxes), as of the date of filing of the securities registration statement:</p> <table><tr><th colspan="3">Investment Management Expenses(Trust fee)</th></tr><tr><th colspan="3">=NAV of investment period X Trust fee rate</th></tr><tr><th>Total</th><th>Management Company</th><th>Trustee</th></tr><tr><td>0.245%</td><td>0.205%</td><td>0.04%</td></tr></table> <table><tr><th>Management Company</th><td>Compensation for investment management</td></tr><tr><th>Trustee</th><td>Compensation for administration of assets under management and execution of orders from Management Company</td></tr></table> <p>*Figures are excluding tax. Consumption tax will be added.</p>		Investment Management Expenses(Trust fee)			=NAV of investment period X Trust fee rate			Total	Management Company	Trustee	0.245%	0.205%	0.04%	Management Company	Compensation for investment management	Trustee	Compensation for administration of assets under management and execution of orders from Management Company
Investment Management Expenses(Trust fee)																		
=NAV of investment period X Trust fee rate																		
Total	Management Company	Trustee																
0.245%	0.205%	0.04%																
Management Company	Compensation for investment management																	
Trustee	Compensation for administration of assets under management and execution of orders from Management Company																	

Other Expenses and Fees	Expenses (Expenses for preparation of prospectuses and other expenses)	<p><b><u>No more than 0.1% per annum of the daily total NAV of the Fund</u></b></p> <p>1. Expenses related to the preparation and distribution of such prospectus, 2. Expenses related to the total management and operations associated with this, 3. Expenses related to the creation of the Financial Results (Including commission costs when outsourcing tasks 1 to 3), 4. Audit costs, 5. Expenses related to fund listing. 6. The license fee related to the "TSE REIT Index", will be paid from the trust assets at a time determined by the management company.</p> <p>* Auditing fee is an expense paid to audit firm for auditing of the Fund</p>
	Brokerage commissions and other fees	<p>Brokerage commissions on securities in the portfolio, expenses for custody of assets in foreign countries, interest on advances, lending fee (in case security lending is conducted, the amount obtained by multiplying a lending fee on securities lent by a figure which is profit for Trust Assets, not exceeding 0.55 (0.5 excluding taxes) (0.5 excluding taxes as of the date of the filing of the securities registration statement) and other fees are paid out of the trust assets each time they are incurred. These fees are incorporated in the TER stated.</p> <p>* The figures for items such as the rate and maximum amount cannot be provided in advance as they fluctuate in line with investment performance and other factors.</p>

The total amount of expenses of the Fund to be borne by investors varies according to holding length and investment status, and thus cannot be shown.

## **Tax Treatment**

### Tax treatment for individual investors

#### 1) Taxation upon sale of beneficiary units

- Gains on sale (capital gains) are deemed to be income from transfer and thus must be declared for separate taxation at 20.315%. When a beneficiary has chosen a designated account with withholding tax (withholding tax selection account), withholding tax at a rate of 20.315% will be applied (in principle, tax filing is not necessary).

#### 2) Taxation upon receipt of income distributions

- Income distributions are regarded as dividend income, withholding tax at a rate of 20.315% will be applied (in principle, tax filing is not necessary). You can also file a tax return, and choose either separate taxation based on declaration or consolidated taxation (dividend deduction is not applicable).

#### 3) Tax on redemption or repayment

- The capital gains from redemption and repayment are deemed to be income from transfer and thus must be declared for separate taxation at 20.315%. When a beneficiary has chosen a designated account with withholding tax (withholding tax selection account), withholding tax at a rate of 20.315% will be applied (in principle, tax filing is not necessary).
- By filing a tax return, you can offset capital losses from redemption, repayment, and sale against capital gains from listed stocks, dividends from listed stocks, and interest income from public and corporate bonds (only if separated taxation is selected). In addition, capital gains from redemption, repayment, sale, and income distributions, and interest income from public and corporate bonds (only if separated taxation is selected) can be offset against capital losses from listed stocks etc.
- When investing through the Nippon Individual Savings Account (NISA), dividend income and transfer income from newly purchased publicly offered equity investment trusts will be tax exempt indefinitely up to a certain amount each year. The tax exemption is available only to those who meet certain conditions, such as opening a tax-exempt account with a distributor, and who purchase products that meet the requirements of the tax law. For details, please contact the distributor.
- If foreign tax credit apply, tax on distributions may differ from the above.
- The above does not apply to Japanese corporations.
- The above tax rates are as of the date when the securities registration statement was filed, so those may change if tax laws are revised. For details of tax treatment, it is recommended to consult a tax professional.

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