

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

In May, the TSE REIT index (with dividends) rose 8.2%MoM.

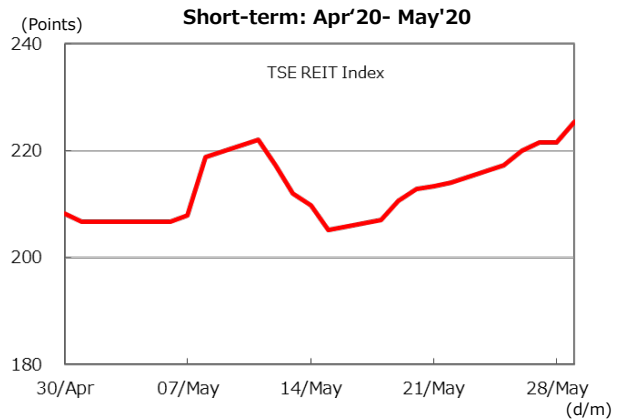
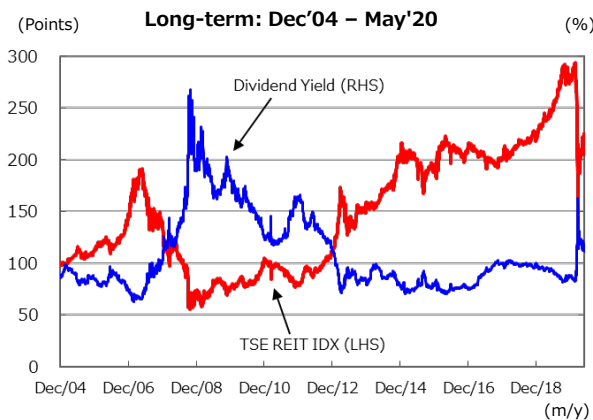
J-REIT market rose with recovery of investors' sentiment as a state of emergency was lifted in whole country. The market was strong with the buyback mainly in hotels, commercial facilities and small and medium cap REITs with high dividend, as focus shifted to future economic activities "with Covid-19".

By sector, only residential sector significantly underperformed. Among commercial & logistics facilities sector, hotel and commercial facilities as a whole outperformed, while logistics was almost flat. As to office REITs, medium cap REITs performed well.

April office vacancy rate in Tokyo five central wards slightly rose at 1.56% while average rent has risen for 76 consecutive months.

In May BoJ purchased J-REIT by eight times (total 9.5bn worth).

### 2. TSE REIT Index (with dividends)se



TSE REIT Index	As of	1 week ago	1 month ago	3 months ago	6 months ago	1 year ago	3 years ago
	29 May 20	22 May 20	30 Apr 20	29 Feb 20	30 Nov 19	31 May 19	31 May 17
Index	3,586.37	3,404.93	3,313.25	4,218.40	4,584.30	3,889.57	3,271.22
% Change	-	5.3%	8.2%	-15.0%	-21.8%	-7.8%	9.6%

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.

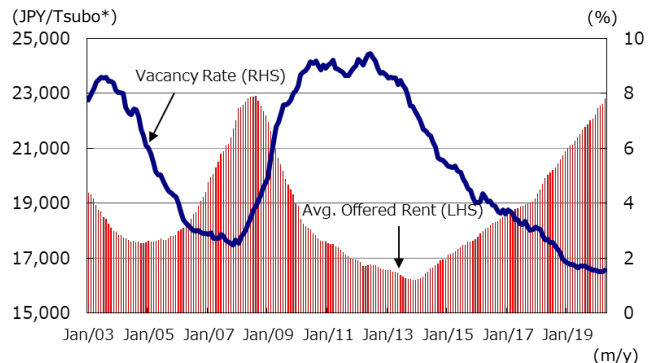
### 3. Top 10 REIT Constituents in J-REIT

(# of TSE REIT Index Components:63)

	REIT	Code	Weight
1	NIPPON BUILDING FUND	J8951	7.4%
2	JAPAN REAL ESTATE INV.	J8952	6.7%
3	NIPPON PROLOGIS REIT	J3283	5.2%
4	NOMURA RLST.MASTER FUND	J3462	4.9%
5	DAIWA HOUSE REIT INV.	J8984	4.3%
6	GLP J-REIT	J3281	4.1%
7	ADVANCE RESIDENCE INV.	J3269	3.6%
8	ORIX JREIT	J8954	3.5%
9	JAPAN RET.FD.INV.	J8953	3.1%
10	UNITED URB.INV.	J8960	2.9%
	Others		54.3%
	Total		100.0%

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

### 4. Tokyo Office Rent and Vacancy Rate



Notes: (1) Covering a period from Jan 2003 to Apr 2020.  
(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

June 2020

For your information only



Sumitomo Mitsui DS Asset Management

Sumitomo Mitsui DS Asset Management Company, Limited  
Atago Green Hills MORI Tower 28th Floor  
2-5-1 Atago, Minato-ku, Tokyo 105-6228, Japan  
<https://www.smd-am.co.jp/english/>

## 1. Global REIT Market Monthly Review (for May 2020)

In May, the S&P Developed REIT Index (ex-Japan, with dividends, USD base) rose 0.2%. On a local currency basis, the REIT return rose 0.2% and Forex was 0.0%.

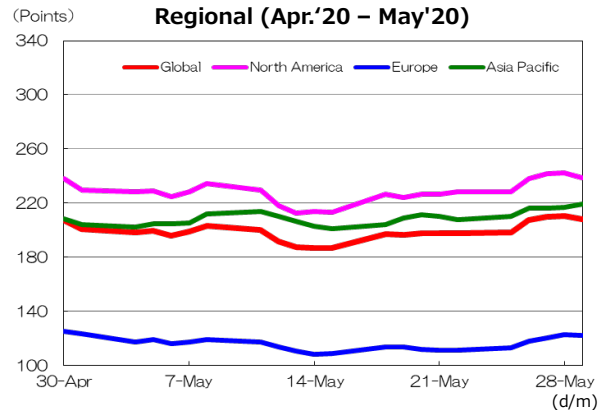
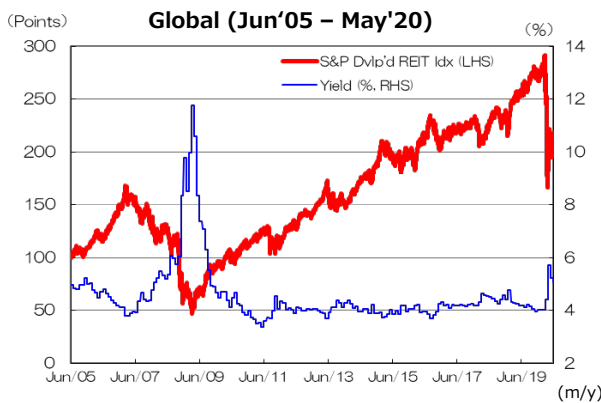
The US REIT market was almost flat. In the early half of the month, the market sharply declined mainly because of retail sector due to bankruptcy of the luxury retailer. However, the market rebounded in the late half of the month with expectation for end of Covid-19 issues as the US states ended lockdown and resumed economic activities.

The European REIT market declined as end of lockdown and reopening of retail stores were not positive enough to improve investors' sentiment. British and Canadian REIT markets also declined.

Australian and Singaporean REIT markets rose with expectation on resumption of economic activities but Hong Kong REIT market fell due to rising possibilities of strong intervention of China in Hong Kong.

Regarding the Forex, EUR and AUD strengthened while GBP weakened against USD. Meanwhile, CAD, SGP and HKD were almost flat.

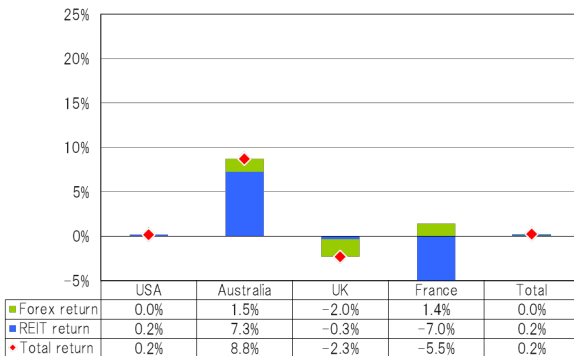
## 2. Global REIT Index (in USD)



As of 29 May 2020	1 week ago 22 May 20	1 month ago 30 Apr 20	3 months ago 28 Feb 20	6 months ago 29 Nov 19	1 year ago 31 May 19	3 years ago 31 May 17
Global	5.2%	0.2%	-16.2%	-22.5%	-15.6%	-3.1%
North America	4.5%	0.1%	-15.3%	-21.5%	-14.7%	-0.7%
Europe	9.9%	-2.4%	-23.9%	-31.1%	-20.5%	-24.0%
Asia Pacific	5.8%	3.1%	-15.2%	-20.5%	-16.9%	4.4%

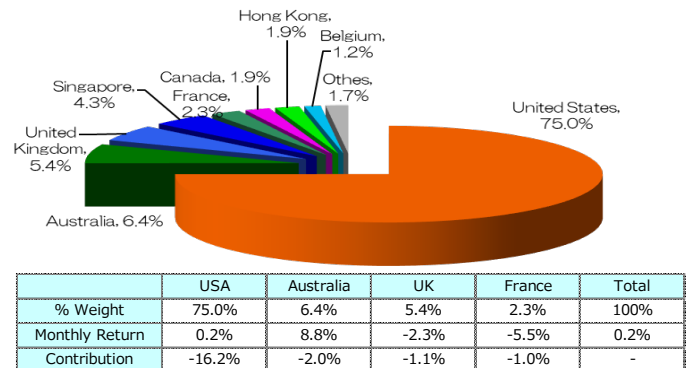
Note:  
(1) Global index: S&P Developed REIT Index (ex-Japan, in USD)  
Regional indexes are components of S&P Developed REIT Index.  
(2) 6/1/05=100 for both charts  
(3) % figures in the table indicate returns for each period  
Source: SMDAM, based on FactSet data.

## 3. Return Analysis by Country (May'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 (May'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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