

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

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

While every effort has been made to ensure the accuracy or completeness of this translation, Nikko Asset Management Co., Ltd. cannot guarantee this translation is accurate or complete as differences of interpretation may arise between the English and Japanese language. In the event of any inconsistency between this English translation and the Japanese version, the Japanese version shall prevail, except to the extent prohibited by the applicable law of any jurisdiction where the units of the Fund are sold.

Except as otherwise indicated herein, this material is based on the Japanese version dated as of 8 April 2017. 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 translation.

This translation of the Delivery Prospectus has been prepared by Nikko Asset Management Co., Ltd. for English speaking investors for information purposes. Investors should not subscribe for these securities solely relying on this document, as this is a translation of the original Delivery Prospectus. As the English translation may differ from the Japanese Prospectus as explained above, this document does not contain or constitute, and should not be relied upon as an offer or invitation to make an offer for the purchase of these securities (including units of the Fund) to any person or entity in any jurisdiction.

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April 8, 2017

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

Nickname: JoJo J-REIT

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

• 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: <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)

Mitsubishi UFJ Trust and Banking Corporation (Delegated Trustee: The Master Trust Bank of Japan, Ltd.)

Established and managed by

Nikko Asset Management Co., Ltd.

- 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, which is extended by way of this prospectus, the Management Company filed a securities registration statement with the Director-General, Kanto Local Finance Bureau on October 7, 2016 pursuant to the provisions of Article 5 of the Financial Instruments and Exchange Act. The filing took effect on October 8, 2016.

Product Classification					Segmentation by Attribute				
Unit Type/ Open-ended 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-ended Investment Trust	Domestic	REITs	ETF	Index type	REITs	6 times yearly (bimonthly)	Japan	Fund of Funds	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 <http://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: 13,450.4 billion yen
(As of the end of January 2017)

Objective and Characteristics of the Fund

Objective of the Fund

This Fund invests in Real Estate Investment Trust (REIT) securities and structures its portfolio in accordance with the calculation method of the Tokyo Stock Exchange REIT Index, and in principle by maintaining such portfolio aims to keep the NAV of the fund closely linked 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 trademarks are intellectual property rights owned by the Tokyo Stock Exchange Group, Inc. All rights 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 trademarks belong to the Tokyo Stock Exchange Group, Inc.
- The Tokyo Stock Exchange Group, Inc. 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 trademarks or cease the use thereof.
- The Tokyo Stock Exchange Group, Inc. makes no warranty or representation as to the results derived from the use of the TSE REIT Index.
- The Tokyo Stock Exchange Group, Inc. does not guarantee the accuracy or completeness of the TSE REIT Index Value and data contained therein. Further, the Tokyo Stock Exchange Group, Inc. shall not be liable for the miscalculation, incorrect publication, delayed or interrupted publication of the TSE REIT Index Value.
- There is a possibility that the net asset value of this Fund may substantially deviate from the TSE REIT Index although the investment objective of this Fund is to seek investment results that generally correspond to the TSE REIT Index Value.
- This Fund is not in any way sponsored, endorsed or promoted by the Tokyo Stock Exchange Group, Inc.
- The Tokyo Stock Exchange Group, Inc. 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.
- Including but not limited to the foregoing, the Tokyo Stock Exchange Group, Inc. shall not be responsible for any damage resulting from the issue and sale of this Fund.

Characteristics of the Fund

While the Fund is a contractual-type investment trust, it is structured differently from ordinary investment trusts with respect to the following points:

- ① Units are listed on Tokyo Stock Exchange and can be traded at any time during trading hours.
 - Units may be traded in blocks of 100 units (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.

- ② The units are subscribed by delivering REIT securities.

The integer multiple for subscription units are set by dividing the unit REIT securities excluding the NAV on the day the subscription is accepted (rounded up to the nearest 100 units).

*“Unit REIT securities” are all the stocks designated by the management companies for each name in the TSE REIT Index universe.

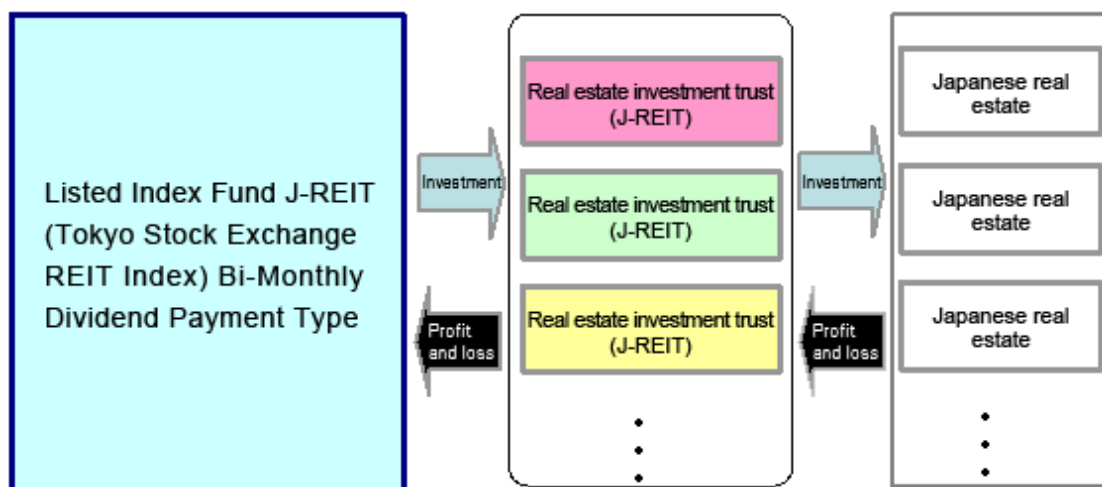
- ③ Units may not be redeemed for cash with a request for exchange prior to redemption.

- ④ The units may be exchanged for REIT securities.

- * The TSE REIT Index component issues selected upon subscription do not necessarily fully match the issues selected upon exchange.
- * The number of the units created upon subscription does not necessarily match the number of units required upon exchange.

Fund Structure

This fund is a fund of funds investing in investment trust securities.



Investment Restrictions

- There is no restriction on the investment ratio in REIT securities.
- The Fund invests mainly in shares of the component REIT securities of the TSE REIT Index. However, this does not apply to REIT securities that are acquired through shareholder allotments.
- The Fund does not invest in assets denominated in foreign currencies.

Investment Restrictions

- 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

The major risks associated with investment in the Fund are outlined below. Investors should ensure they carefully examine and understand fully these risks before deciding to subscribe to units of the Fund.

Factors that contribute to NAV volatility

Investors are not guaranteed the investment principal that they commit. Investors may incur a loss and the value of their investment principal may fall below par as the result of a decline in NAV. All profits and losses arising from investments in the Fund belong to the investors (beneficiaries). This fund is different from saving deposit.

The Fund invests primarily in REITs. The NAV of the Fund may fall and investors may suffer a loss due to a decline in stock prices or deterioration in the financial conditions and business performance of an equity issuer.

Major risks are as follows:

Price Fluctuation Risk

- Income and profits from the sale of real estate and real estate securitized products form the source of earnings for REITs, and REIT prices can fluctuate due to various factors including the circumstances surrounding the real estate, real estate market conditions, trends in long- and short-term interest rates and changes in the macroeconomic environment. Aging and changes in property conditions as well as the loss of or damage to properties from fire or natural disasters can also affect the price. Deterioration in dividends, financial conditions, earnings, and the market environment can cause a decline in the price of the REIT and a loss in the fund.

Liquidity Risk

- In a situation where the market or trading volume is small, the price at which a security can be purchased or sold can be greatly influenced by the size of the transaction, giving rise to the risk that a transaction cannot be completed at the price expected from the market conditions, that a security cannot be sold as appraised, or that the transaction volume is limited regardless of the price level. This could lead to an unexpected loss.

Credit Risk

- If Real Estate Investment Trusts become or are anticipated to become insolvent or to enter a state of holding excessive debt, there is a risk that the Fund will incur material losses.

Risk Contingent to the Lending of Real Estate Investment Trust Securities

- The engaging in security lending incurs counterparty risk (the risk that the lending agreement is not honored or the agreement is canceled due to reasons including a counterparty's bankruptcy) and could cause an unexpected loss as a result. Even when liquidating the position by offsetting it with the collateral upon the default of the lending agreement or cancellation of the agreement, there is the possibility that the acquisition cost of the security from the market may exceed the value of the collateral due to market price fluctuations. In such a case, the fund would need to make up for the price difference, and therefore incur a loss.

Risk of Discrepancies between TSE REIT Index and NAV

This Fund seeks to match with NAV volatility with that of the TSE REIT Index; however, we cannot guarantee that movements will be identical to those of the Index for the following reasons:

- The potential market impact from the trading, etc., of individual issues when portfolio adjustments are made due to changes in the selected issues on the TSE REIT Index or capital transfers, or the costs borne by the Fund such as trust fees, brokerage commission, and audit costs, etc.
- Dividends may be paid by stocks in the portfolio and fees may be earned for securities lent.
- When derivative transactions such as futures are made, there may be disparity between the price movements of all or some of such transactions and that of the TSE REIT Index.
- Discrepancy between the market prices at which stocks are traded on financial instruments exchange and the NAV

This Fund is listed on and will be publicly traded on the Tokyo Stock Exchange; however, the market price of units will depend mainly on the Fund's demand, its investment performance, and how attractive it is to investors in comparison to alternative investments, etc. We cannot predict whether the units of this Fund will be traded at the market value, below the NAV or above the NAV.

- * The prices of REIT securities targeted for investment of this Fund will fluctuate due to the effects of the aforementioned risks. Therefore, please note that this Fund itself has these risks as well.
- * The factors that contribute to fluctuations in the NAV are not limited to those listed above.

Additional Considerations

- The provisions stipulated in Article 37-6 of the Financial Instruments and Exchange Act (the “cooling-off period”) are not applicable to Fund transactions.
- This Fund differs from deposits or insurance policies in that it is not protected by the Deposit Insurance Corporation of Japan or the Policyholders Protection Corporation of Japan. Furthermore, units purchased from registered financial institutions, such as banks, are exempted from compensation by the Japan Investor Protection Fund.

Risk Management System

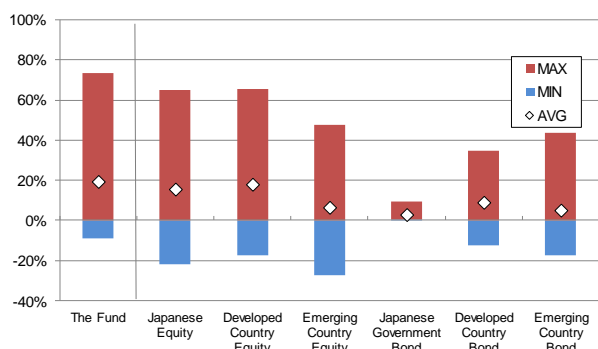
- The departments in charge of risk management and compliance, which are independent from fund management departments, evaluate and analyze risks and performance, risk management, and monitor the status of legal compliance.
- To maintain an appropriate management system, the departments in charge of risk management and compliance report and make proposals to the committees associated with risk management and compliance, and instruct fund management departments to take corrective actions as necessary.

- * The system described above is as of the end of January 2017, and may be subject to change in the future.

(Reference information)

Comparison of fluctuations the fund with other representative asset classes

February 2012~January 2017



< Average, annual Maximum, and Minimum fluctuations of this fund and other representative assets(%) >

	The Fund	Japanese Equity	Developed Country Equity	Emerging Country Equity	Japanese Government bond	Developed Country Bond	Emerging Country Bond
AVG	19.6%	15.8%	18.2%	6.7%	3.1%	9.2%	5.3%
MAX	73.2%	65.0%	65.7%	47.4%	9.3%	34.9%	43.7%
MIN	-9.0%	-22.0%	-17.5%	-27.4%	0.5%	-12.3%	-17.4%

※The above is compiled to compare the fund to representative asset classes quantitatively.

※All asset class may not be investments in the fund.

※The above is the Maximum, Minimum, and Average of the last year's fluctuations in the percentage at the end of each month for five years from February 2012 to January 2017 for the fund and other representative asset classes. This fund's fluctuations in the percentage are theoretical data calculated with dividends reinvested (before tax) and may differ from the data calculated based on NAV.

<Indices of each asset class>

Japanese Equity:
Tokyo Stock Price Index(TOPIX, Total return)

Developed Country Equity:
MSCI Kokusai Index(Total return, Yen based)

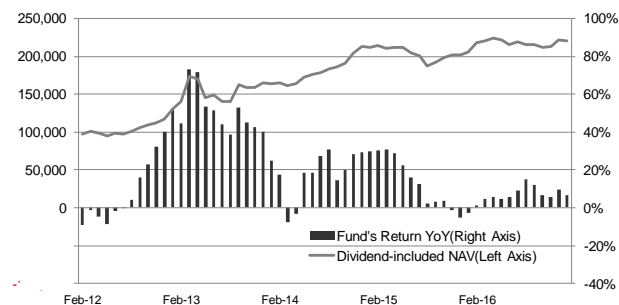
Emerging Country Equity:
MSCI Emerging Markets Index(Total return, Yen based)

※Indices of foreign assets are calculated in JPY with no currency hedge.

Changes in annual fluctuations and Dividend-included NAV of the fund

February 2012~January 2017

(Yen)



※NAV is the price per 100 units after management fees (trust fees) have been deducted.

※Dividend-included NAV is calculated based on the NAV as of the end of February, 2012.

※The fund's Dividend-included NAV and fluctuations in the percentage are theoretical data calculated with dividends reinvested (before tax) and may differ from the data calculated based on NAV.

Japanese Government bond:
Nomura BPI Government

Developed Country Bond:
Citi WGBI (ex Japan, Yen based)

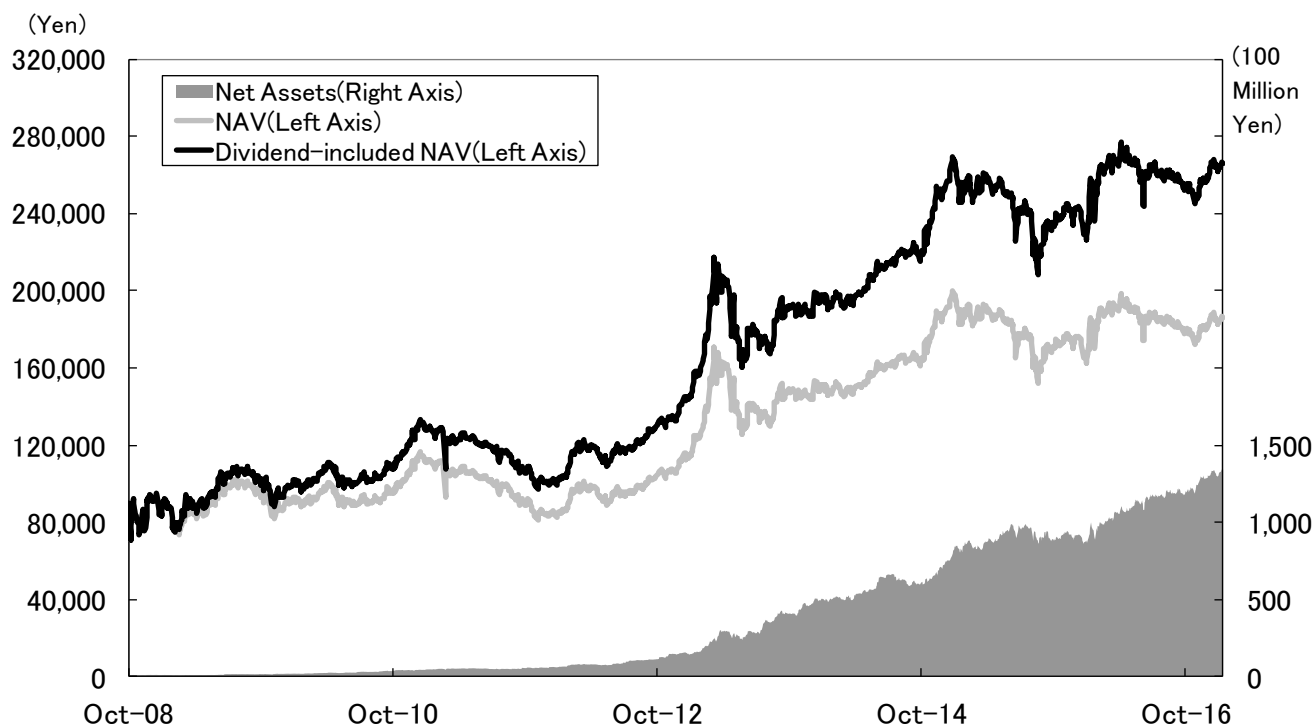
Emerging Country Bond:
JPM GBI-EM Global Diversified Index(Non-hedge, Yen based)

Past Performance

As of January 31, 2017

■ Changes in NAV/Net Assets

Launch Date(20 October 2008)~31 January 2017



NAV.....¥ 185,745

Net Assets.....¥ 133.756 billion

*NAV is the price per 100 units after management fees (trust fees) have been deducted.

*Please be aware that the dividend-included NAV is a theoretical value calculated with dividends reinvested (before tax).

■ Dividends Paid (before tax, per 100 units)

May-16	Jul-16	Sep-16	Nov-16	Jan-17	Cumulative
JPY 580	JPY 926	JPY 1,143	JPY 569	JPY 1,186	JPY 42,395

■ Status of Major Assets

<Component and Breakdown>

Asset Types	%
Investment Securities	98.77%
Cash and Others	1.23%

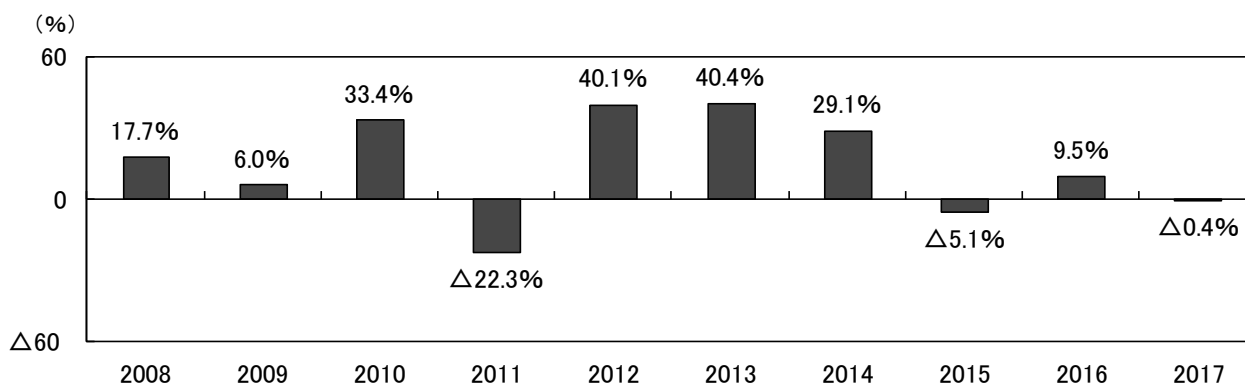
※As percentage of total assets

<Top10 Component Shares>

	Name	%
1	NIPPON BUILDING FUND INC.	7.54%
2	JAPAN REAL ESTATE INVESTMENT CORPORATION	7.00%
3	NOMURA REAL ESTATE MASTER FUND, INC.	6.06%
4	JAPAN RETAIL FUND INVESTMENT CORPORATION	5.13%
5	UNITED URBAN INVESTMENT CORPORATION	4.58%
6	ORIX JREIT INC.	3.88%
7	NIPPON PROLOGIS REIT, INC.	3.63%
8	DAIWA HOUSE REIT INVESTMENT CORPORATION	3.49%
9	JAPAN PRIME REALTY INVESTMENT CORPORATION	3.44%
10	ADVANCE RESIDENCE INVESTMENT CORPORATION	3.31%

*As percentage of net assets

■ Past Annual Returns



*The annual rates of return are calculated with dividends reinvested (before tax).

* The benchmark provides reference information only and does not indicate Fund performance.

*The figure for 2008 shows fluctuations in the percentage from the launch up until the end of 2008.

*The figure for 2017 shows fluctuations in the percentage up until the end of January 2017.

*The above graph represents past performance and does not guarantee future investment results.

*Investment performance of the Fund will be disclosed on the Management Company website.

Procedures, Fees, and Other Items

■ Subscription Memorandum

Subscription Units	The integer multiple for subscription units are set by dividing the unit REIT securities excluding the NAV on the day the subscription is accepted (rounded up to the nearest 100 units).
Subscription Price	The NAV as of the day on which the subscription is accepted.
Subscription Method	Subscriber may apply for the units by delivering REIT securities in accordance with the procedures specified by the respective Distributors.
Request for Redemption	Requests for redemption will not be accepted.
Request for Exchange	The units may be exchanged for REIT securities.
Exchange Units	In principle, an exchange will be accepted in a multiple of units which is equivalent to the minimum number of units as specified by the Management Company. *The minimum number of units for exchange will be a number of units the management company believes will correlate to the TSE REIT Index on the day of the exchange that is equivalent to the total market value of the component stocks of the TSE REIT Index on the day of the exchange equaling the total of the number of units in question multiplied by the NAV on the day of the exchange as specified by the management company.
Exchange Price	The NAV on the day the exchange is accepted.
Exchange Proceeds	As a rule, REIT securities that belong to trust assets will be delivered from the fourth business day after and including the day on which an application for an exchange is made.
Request for Buyback	A beneficiary may ask a Distributor to buyback his or her the units in cases where the total number of the units owned is less than the minimum-trading unit for the Units established by the financial instruments exchange.
Business Hours for Subscription and Exchange	As a rule, applications for subscriptions and exchanges that are completed by 3 p.m. on the days Distributors are open for business are deemed to have been accepted on that day. It must be pursuant to the procedures established by the Distributor.
Subscription Period	From October 8, 2016 to October 6, 2017 *The subscription period can be renewed by filing another securities registration statement prior to the expiration date shown above.

Non-acceptance Days for Subscription	<p>Applications for subscription will not be accepted on the following days:</p> <p>1) For a period of four business days, beginning one business day prior to the ex-right day (excluding the ex-dividend day) of any TSE REIT Index component issues.</p> <p>2) For a period of six business days, beginning three business days prior to the date on which TSE REIT Index component issues are changed or the total number of their shares changes due to a capital increase or decrease.</p> <p>3) For a period of three days, beginning three business days prior to the accounting date. (For a period of four days, beginning four days prior to the accounting date when the accounting date falls on non-business day.) 4) For a period of five business days immediately preceding the termination of the trust, in the event that the Fund terminates the trust.</p> <p>5) In addition to the days referred to in 1) through 4) above, any time the Management Company determines that unavoidable circumstances may prevent it from making investment in accordance with the basic policies set forth in the trust deed,</p> <p>* Notwithstanding the provisions of 1) through 4) above, applications for subscription may be accepted on or during the days referred to above if the Management Company determines that the impact of such a subscription on the trust assets is minimal in view of the condition of trust assets, fund movements, and market trends.</p>
Non-acceptance Days for Exchanges	<p>Requests for exchanges will not be accepted on the following days:</p> <p>1) For a period of four business days, beginning one business day prior to the ex-dividend, or ex-right day of any TSE REIT Index component issues.</p> <p>2) For a period of six business days, beginning three business days prior to the date on which TSE REIT Index component issues are changed, or the total number of their shares and units changes due to a capital increase or decrease.</p> <p>3) For a period of three days, beginning three business days prior to the accounting date. (For a period of four days, beginning four days prior to the accounting date when the accounting date falls on non-business day.) 4) For a period of five business days immediately preceding the termination of the trust, in the event that the Fund terminates the trust.</p> <p>5) In addition to the days referred to in 1) through 4) above, any time the Management Company determines that unavoidable circumstances have developed that may prevent it from investing in accordance with the basic policies set forth in the trust deed.</p> <p>* Notwithstanding the provisions of 1) through 4) above, requests for exchanges may be accepted on or during the days referred to above if the Management Company determines that the impact of such an exchange on the trust assets is minimal in view of the condition of the trust assets, fund movements, and market trends.</p>
Suspension or Cancellation of Subscription, Exchange or Buyback Applications	<p>The Management Company may suspend acceptance of applications for subscription or requests for exchanges, or cancel applications for subscription or requests for an exchange that have already been accepted in the event that the Fund is unable to invest in target investment trust securities, exchanges of the target investment trust securities are no longer possible, trading on a financial instruments exchange is suspended, settlement functions are halted, it determines that there is a possibility that investments in accordance with the basic investment policies set forth in the trust deed will be hindered, or circumstances beyond their control develops.</p>
Trust Term	<p>Unlimited (launch date: October 20, 2008)</p>

Early Termination	<p>Early termination is possible in any of the following cases:</p> <ul style="list-style-type: none"> • If the units are delisted from all the financial instruments exchanges on which they have been listed. • If the TSE REIT Index is discontinued. • If any amendment to the trust deed deemed necessary by the Management Company or Trustee because of a change in the calculation method or similar of the TSE REIT Index is not accepted by a written resolution. <p>Early termination may be carried out in any of the following cases:</p> <ul style="list-style-type: none"> • If net assets of the Fund fall below 1.0 billion yen. • If early termination is deemed advantageous for beneficiaries, or • If any unavoidable circumstances arise.
Closing of Account	On the 8 th of January, March, May, July, September and November of each year
Income Distribution	<p>Dividends are paid six times a year in accordance with the following income distribution policy:</p> <p>As a rule, the full amount of dividends and other income arising from the trust assets will be distributed after deducting expenses.</p> <p>*In general, the Trustee will pay to beneficiaries their income distribution by wire transfer on the day specified by the Management Company but within 40 days of the end of each calculation period in the bank account designated in advance by the beneficiary. When a beneficiary has signed a separate agreement with his or her broker in connection with the treatment of income distribution, payment will be made pursuant to the provisions of such agreement.</p>
Maximum Amount of Trust Money	Equivalent to 300.0 billion yen
Public Notification	<p>Public notifications are posted on the website of the Management Company. URL: http://www.nikkoam.com/</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>
Investment Reports	As defined in the Act on Investment Trust and Investment Corporations, investment reports are not prepared and published.
Tax Treatment	<p>For tax purposes, the Fund is treated as an exchange-trade fund (ETF).</p> <ul style="list-style-type: none"> • Publicly-offered Equity Investment Trusts can be held in Nippon Individual Savings Account. • The dividends received deduction will not apply. • As a general rule, the system excluding dividends from gross revenue will not apply.

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	<p><u>Independently set by Distributors</u></p> <p>* 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.</p>
Exchange Fee	<p><u>Independently set by Distributors</u></p> <p>* Please contact your Distributor for further information. * Exchange Fee is compensation for clerical processing of the exchange.</p>
Amount to be Retained in Trust Assets	<u>None.</u>

Costs paid indirectly by the customer for the trust assets (paid from the fund)

TER (Total Expense Ratio)	<p>0.3686% (TER includes Trust Fee, management fee and other costs below) ※ This represents the actual TER for the period of January 9, 2016-January 8, 2017</p>													
Investment Management Expenses (Trust fee)	<p><u>No more than 0.324%(0.3% excluding taxes) per annum of the daily total NAV of the Fund</u></p> <p>※Additionally, there are costs related to the management of the REITs in which the fund invests, and as the target REIT issues are not fixed, the rate or maximum amount cannot be shown.</p> <ul style="list-style-type: none"> The investment management fee is paid out of the trust assets at the end of each calculation period or at the time of termination of the Trust. <p style="text-align: center;"><Distribution of Investment Management Expenses(annual rate)></p> <p>When above is 0.3%, as of the date of filing of the securities registration statement:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td colspan="3" style="text-align: center;">Investment Management Expenses(Trust fee) =NAV of investment period X Trust fee rate</td> </tr> <tr> <td style="text-align: center;">Total</td> <td style="text-align: center;">Management Company</td> <td style="text-align: center;">Trustee</td> </tr> <tr> <td style="text-align: center;">0.30%</td> <td style="text-align: center;">0.25%</td> <td style="text-align: center;">0.05%</td> </tr> </table> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: center;">Management Company</td> <td>Compensation for investment management</td> </tr> <tr> <td style="text-align: center;">Trustee</td> <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	0.30%	0.25%	0.05%	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												
0.30%	0.25%	0.05%												
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><u>No more than 0.1% per annum of the daily total NAV of the Fund</u></p> <p>Expenses for the preparation and distribution of prospectuses, auditing fee, expenses for listing of the Fund, as well as royalties for the TSE REIT Index are paid out of the trust assets at the times specified 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, interest on advances, 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>
Securities lending		
Lending Fee	<p>Nikko Asset Management runs a securities lending program to enhance the net return of the fund for investors. Nikko Asset management receives the amount obtained by multiplying a lending fee on securities lent by a figure not exceeding 54% (50% excluding taxes) (54% (50% excluding taxes) as of the date of the filling of the securities registration statement) to cover all the operational costs of engaging in this activity for the fund.</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 have to be filed to declare for separate taxation at 20.315%. When a beneficiary has chosen a designated account with tax withholding (an account with tax withholding at the taxpayer's option), tax will be withheld at source at 20.315%. (As a rule, tax filing is not necessary.)

2) Taxation upon receipt of income distributions

- Income distributions are regarded as dividend income, and tax is withheld at source at 20.315%. (As a rule, tax filing is not necessary.) You can also file a tax return, and choose either separated taxation, based on declaration, or consolidated taxation (under which the dividends received deduction is available).

3) Exchanges between the units and REIT securities

- Exchanges of the units for REIT securities are treated as transfers of the units and are handled the same way as sale of units.
- By filing a tax return, you can offset losses upon sale (capital losses) against capital gains from listed stocks, dividends etc. from listed stocks, and interest income from public and corporate bonds and such like (as long as separated taxation has been chosen upon declaration). In addition, gains on sale (capital gains), income distributions, and interest income from public and corporate bonds etc. (if separated taxation has been chosen upon declaration) can be offset against capital losses from listed stocks and such like.
- When investing through a Nippon Individual Savings Account (NISA), income gains and capital gains from the investments in Publicly-offered Equity Investment Trusts will be tax-free for five years if the investments have been newly purchased within 1.2 million yen per year. Investors need to meet certain conditions, such as aged 20 or above, having opened a tax-free account at a Distributor. In addition, when investing through a Junior NISA, income gains and capital gains from the investments in Publicly-offered Equity Investment Trusts will be tax-free for the next five years for those under 20 years old as long as the newly purchased investment amount is less than 0.8 million yen every year. For further details, please contact a Distributor.
- The aforementioned descriptions do not apply to Japanese corporations.
- Above tax rates are as of April 7, 2017, so those may change in the event that tax laws are revised. We recommend that investors consult a tax or similar specialist for details of tax treatment.

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