

**< Disclaimer for the English Translation of the Delivery Prospectus of Listed Index Fund Asian REIT >**

This document is an English translation of the Japanese “Summary Prospectus” (the “Delivery Prospectus”) of “Listed Index Fund Asian REIT” (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 April 21 2021. 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 21, 2021

# Listed Index Fund Asian REIT

## Nickname: JoJo Asian REIT

Open-end Investment Trust, Overseas, 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:** [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**

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 Asian REIT, 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 April 20, 2021 pursuant to the provisions of Article 5 of the Financial Instruments and Exchange Act. The filing took effect on April 21, 2021.

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	Currency Hedging	Index Followed
Open-end	Overseas	REITs	ETF	Index type	Other Assets: (Investment trust securities (REITs))	Quarterly	Asia	No hedge	Other (FTSE EPRA/NAREIT Asia ex Japan REITs 10% Capped 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/>.

\* "Currency Hedging" under segmentation by attribute shows whether or not hedging is performed on currency risk against the yen.

### 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: 24,590.1 billion yen  
(As of the end of January 2021)

# Objective and Characteristics of the Fund

## Objective of the Fund

The Fund invests primarily in SGD-denominated beneficiary certificates of the Singapore-domiciled offshore investment trust Nikko AM Straits Trading Asia ex Japan REIT. It is managed with the aim of matching the rate of change in the net assets per trust asset unit with the rate of change in the yen-converted FTSE EPRA/NAREIT Asia ex Japan REITS 10% Capped Index.

\* The FTSE EPRA/NAREIT Asia ex Japan REITS 10% Capped Index is published by the FTSE as an index of the weighted average of the market capitalization of investment income (and equivalent securities) of listed REITs in Asian countries except Japan. Weightings of individual names are limited to a maximum of 10% when rebalancing is performed.

Constituent names and weightings are reviewed in March, June, September and December every year.

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The FTSE EPRA/NAREIT Asia ex Japan REITS 10% Capped Index are not in any way sponsored, endorsed, sold or promoted by FTSE International Limited ("FTSE"), by the London Stock Exchange Group companies ("LSEG"), Euronext N.V. ("Euronext"), European Public Real Estate Association ("EPRA"), or the National Association of Real Estate Investment Trusts ("NAREIT") (together the "Licensor Parties") and none of the License Parties make any warranty or representation whatsoever, expressly or impliedly, either as to the results to be obtained from the use of the FTSE EPRA/NAREIT Asia ex Japan REITS 10% Capped Index ("the Index") and/or the figure at which the said Index stands at any particular time on any particular day or otherwise. The Index is compiled and calculated by FTSE. However, none of the Licensor Parties shall be liable (whether in negligence or otherwise) to any person for any error in the Index and none of the License Parties shall be under any obligation to advise any person of any error therein.

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## Characteristics of the Fund

- ① This fund aims to achieve investment returns that link with the movement of the yen-converted FTSE EPRA/NAREIT Asia ex Japan REITS 10% Capped Index.
- This fund seeks to match the rate of change in net assets per trust asset unit with the rate of change in yen-converted FTSE EPRA/NAREIT Asia ex Japan REITS 10% Capped Index. It invests primarily in SGD-denominated beneficiary certificates of the Singapore-domiciled offshore investment trust Nikko AM Straits Trading Asia ex Japan REIT, which is listed on the Singapore Securities Exchange.
  - If investment in the beneficiary certificates becomes impossible due to their delisting or other such circumstances, the Fund may invest directly in the composite names of the index.
  - \* The investment management described above may not be carried out due to market and financial conditions.
- 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 10 unit (as of the date when the securities registration statement was filed).
  - The brokers determine trading commissions.
  - The method of trading is generally the same as that for stocks.
  - \* Please contact your broker for further information.
- ③ Units are subscribed for with cash.
- Units are subscribed using the NAV on the business day after the subscription is accepted.
- ④ Units may be redeemed for cash before maturity with a request for exchange.
- Units may be redeemed by the NAV on the business day after redemption is accepted.
- ⑤ Units may not be exchanged for investment trust beneficiary certificates.

### Investment Restrictions

- There is no restriction on the investment ratio for stocks.
- There is no restriction on the investment ratio for assets denominated in foreign currencies.

### 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

The major risks associated with investment in the Fund are outlined below. As the Fund has high NAV volatility risk, 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, in essence, by investing in SGD-denominated beneficiary certificates of the Singapore-domiciled offshore investment trust Nikko AM Straits Trading Asia ex Japan REIT. Therefore, the NAV of the Fund may fall and you may suffer a loss for reasons such as a drop in the price of REITs or deterioration in the financial conditions and business performance of an issuer of REITs, deterioration in real estate market, etc. Losses may also be incurred due to exchange rate fluctuation when investing in assets denominated in foreign currencies.

Major risks are as follows:

### Price Fluctuation Risk

- The Singapore-domiciled offshore investment trust Nikko AM Straits Trading Asia ex Japan REIT, in which the Fund invests, is impacted by fluctuations in the FTSE EPRA/NAREIT Asia ex Japan REITS 10% Capped Index, which it tracks as its target index. There is a risk that, if the FTSE EPRA/NAREIT Asia ex Japan REITS 10% Capped Index falls, the price of the beneficiary certificates in which the Fund invests will also fall, causing losses in the Fund.
- The source of revenue in real estate investment trusts comes from income and capital gains by way of investment in real estate and real estate securitization products. Prices will fluctuate due to various factors, such as regulations on the real estate environment, rent levels, occupancy rates, trends in the real estate market and long and short-term interest rates, or changes in the macro economy. There is also the possibility that prices will be affected by losses and damage to real estate resulting from deterioration, changes in location's condition, fire or natural disaster. There is a risk that the Fund will incur losses due to a decrease in dividends and prices of real estate investment trusts if there is deterioration in their financial standing, or worsening performance and market conditions.

### Liquidity Risk

- Where the market size or trading volume is small, buying and selling prices for securities may be largely affected. This results in the risk that securities cannot be traded at the expected prices, sold at the appraised prices, or that trading volume is limited regardless of prices. This creates the risk of unexpected losses.
- There is a risk that, if SGD-denominated beneficiary certificates of the Singapore-domiciled offshore investment trust Nikko AM Straits Trading Asia ex Japan REIT are delisted from the Singapore Securities Exchange, or if there is concern that this may happen, management of the Fund will be obstructed.

### Credit Risk

- There is a risk that this Fund will incur material losses in the event that the real estate investment trusts are in a state of insolvency or excessive debt or if it is expected that such a situation will arise.

### Currency Fluctuation Risk

- For foreign-currency-denominated assets, in general, if the yen is stronger than the currencies of such assets, the Fund's NAV will decline.

### Country Risk

- There is the risk of significant losses in the Fund due to market trends or the flow of funds, including state of emergencies in invested countries (such as financial crises, government default due to financial reasons, significant policy changes or introductions of new regulations including asset freezes, natural disasters, coups or significant political changes, or war). In such cases, it is possible that the fund cannot be managed in accordance with the investment policy.
- Emerging countries in general tend to be insufficient or slow in information disclosure or in the dispatch of accurate information, when compared to advanced countries.

### Security-lending Risk

- Lending of securities is accompanied by counterparty risks, which are the risks of default or cancellation of lending agreements as result of bankruptcy, etc., by the counterparties. As a result, there is a risk that the Fund will suffer unanticipated losses. Following the default or cancellation of a lending agreement, when liquidation procedures are implemented by using the collateral that is set aside in the lending agreement, the procurement cost of buying back the securities can surpass the collateral value, due to price fluctuations in the market.

### **Factors Contributing to the discrepancies between yen-converted FTSE EPRA/NAREIT Asia ex Japan REITS 10% Capped Index and NAV**

This Fund seeks to ensure that its NAV has the same volatility as the yen-converted FTSE EPRA/NAREIT Asia ex Japan REITS 10% Capped Index; however, we cannot always guarantee that the Fund will have the same volatility as the Index due to the following factors attributable to this Fund and to the investment trust securities invested in by this Fund:

- Discrepancies between price fluctuations for the Singapore-domiciled offshore investment trust Nikko AM Straits Trading Asia ex Japan REIT, in which the Fund invests, and price fluctuations for the FTSE EPRA/NAREIT Asia ex Japan REITS 10% Capped Index caused by low trading volume on the Singapore Securities Exchange.
- Investment by the Singapore-domiciled offshore investment trust Nikko AM Straits Trading Asia ex Japan REIT, in which the Fund invests, in names other than those included in the FTSE EPRA/NAREIT Asia ex Japan REITS 10% Capped Index. The possibility of sustaining a market impact when trading individual names or engaging in other such action in the case of a portfolio adjustment due to changes such as an adjustment in the constituent names included in the FTSE EPRA/NAREIT Asia ex Japan REITS 10% Capped Index or capital changes. Also, bearing costs such as trust fees, brokerage commissions or audit costs.
- Discrepancies occurring between the execution price and valuation price (closing price) of Nikko AM Straits Trading Asia ex Japan REIT, in which the Fund invests, in line with daily additional subscriptions and redemptions in the Fund and other such factors.

◇ Discrepancies between the market prices at which the Fund are traded on the exchange and the NAV

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

\* 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”) is 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 evaluation and analysis of risks and performance, risk management, and monitoring of the status of compliance with laws are performed by the departments in charge of risk management and compliance, which is independent from fund management departments.
- To maintain an appropriate management system, the above-mentioned departments make report and proposals to the committee associated with risk management and compliance, and instruct fund management departments to take corrective actions as necessary.

\* The above described system is as of the end of January 2021 and may be subject to change in the future.

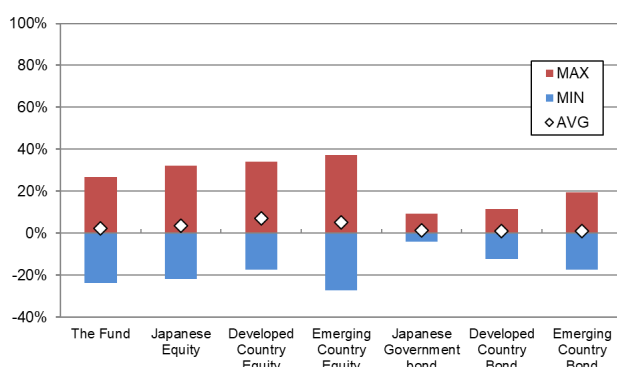


See also the previous page for details of investment risks.

## (Reference information)

### Comparison of fluctuations the fund with other representative asset classes

February 2016~January 2021



### < 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	2.4%	3.7%	7.1%	5.3%	1.4%	1.0%	1.1%
MAX	26.9%	32.2%	34.1%	37.2%	9.3%	11.4%	19.3%
MIN	-23.8%	-22.0%	-17.5%	-27.4%	-4.0%	-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 2016 to January 2021 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. Please note that the fund is using the data for the benchmark because there being not enough last year's fluctuations in the percentage available.

### <Indices of each asset class>

Japanese Equity:

Tokyo Stock Price Index(TOPIX, Total return)

Developed Country Equity:

MSCI Kokusai Index(Total return, Yen based)

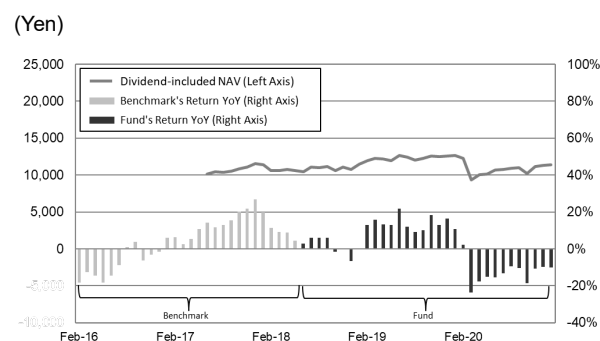
Emerging Country Equity:

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 2016~January 2021



※NAV is the price per 1 units after management fees(trust fees) have been deducted.

※Dividend-included NAV is calculated based on the NAV as of the end of June, 2017.

※The fund's Dividend-included NAV and fluctuations in the percentage are theoretical data calculated with dividends reinvested and may differ from the data calculated based on NAV. Please note that the fund is using the date for the benchmark in case there is no annual fluctuation in the percentage.

Japanese Government bond:

Nomura BPI Government

Developed Country Bond:

FTSE WGBI (ex Japan, Yen based)

Emerging Country Bond:

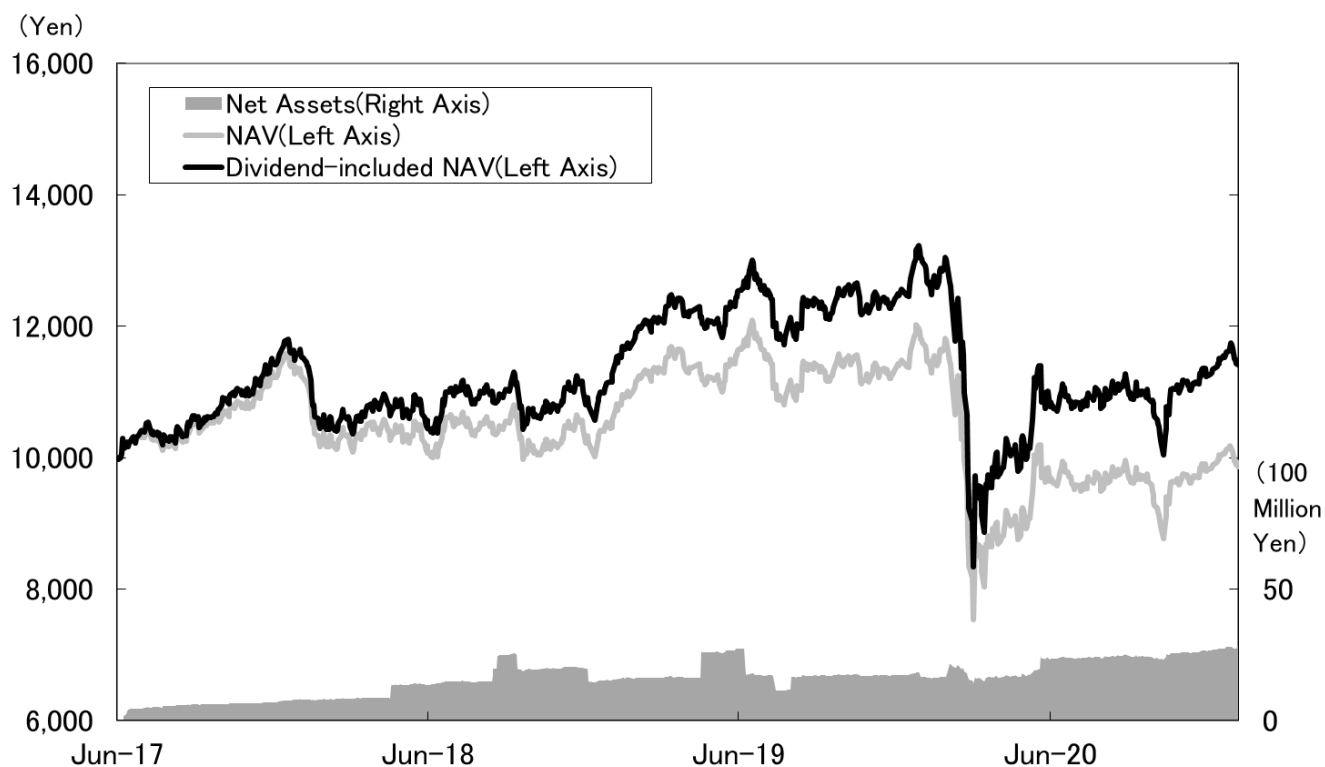
JPM GBI-EM Global Diversified Index(Non-hedge, Yen based)

# Past Performance

January 29, 2021

## ■ Changes in NAV/Net Assets

Launch Date (June 22 2017)~January 29 2021



NAV ----- ¥ 9,866

AUM ----- ¥ 2.821 billion yen

\* NAV is the price per unit 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 1 units)

Jan-20	Apr-20	Jul-20	Oct-20	Jan-21	Cumulative
JPY 116.1	JPY 107.1	JPY 118.8	JPY 119.6	JPY 90.2	JPY 1,527.1

## ■ Status of Major Assets

### <Component and Breakdown>

Asset Types	%
Investment Trust Beneficiary certificates	100.58%
Cash and Others	-0.58

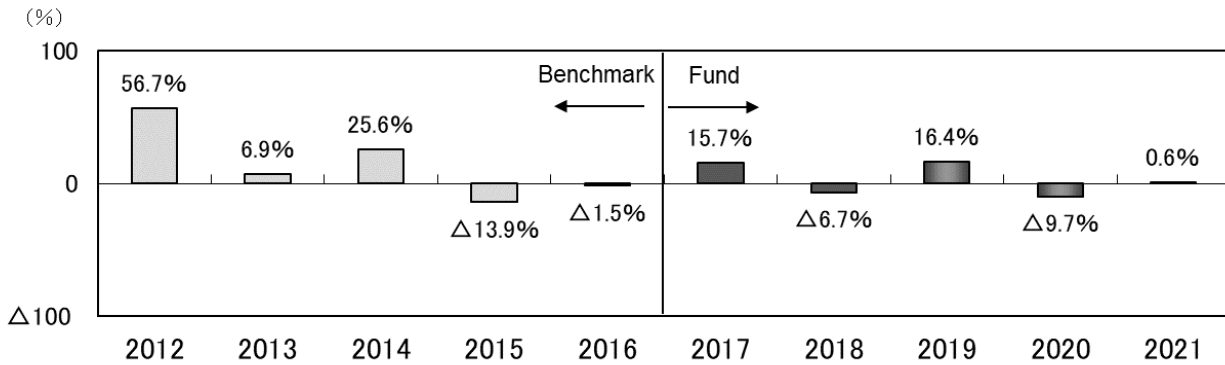
\*As percentatge of total assets

<Top Component Shares>

	Name	Country/Region	%
1	NIKKOAM-STRAITSTRADING ASIA-ETF	Singapore	100.58%

\*As percentatge of total assets

■ Annual Returns



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

\* Figures before 2016 shows the annual rates of return of the benchmark (yen-converted FTSE EPRA/NAREIT Asia ex Japan REITS 10% Capped Index).

\*The benchmark is a reference only and does not indicate Fund performance.

\*The figure for 2017 shows fluctuations in the percentage from the inception up until the end of the year 2017.

\* The figure for 2021 shows the percentage up until the end of January 2021.

\*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

<b>Subscription Units</b>	Units to be determined by the distributors starting at no less than 1,000 *Please contact the distributor.
<b>Subscription Price</b>	The NAV as of the next business day on which the subscription is accepted.
<b>Subscription Payment</b>	To be paid by the day indicated by the distributor.
<b>Redemption Units</b>	One unit of at least 1,000 units * Units to be determined by the distributor. *A beneficiary may ask a Distributor to buyback his or her Units where the total number of Units owned is less than the minimum-trading unit for the Units established by the stock exchange. Please contact the distributors for details.
<b>Redemption Price</b>	The NAV as of the next business day on which the redemption is accepted.
<b>Redemption Proceeds</b>	As a rule, payment will be made from the fifth business day after and including the day on which a request for a redemption is made.
<b>Business Hours for Subscription and Redemption</b>	As a rule, applications for subscriptions and redemptions that are completed by 11a.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.
<b>Subscription Period</b>	From April 21, 2021 to October 20, 2021 * Extended by submission of a securities registration statement before the end of the above period.
<b>Non-acceptance Days for Subscriptions</b>	On the days Distributors are open for business, applications for subscriptions will still not be accepted on the days below. Please contact the distributors for details. 1) When the application day for subscriptions is two business days prior to the accounting date. (For a period of two business days, beginning three business days prior to the accounting date when the accounting date falls on non-business day.) 2) When the application day for subscriptions is non-business day for the Singapore Stock Exchange or banks in Singapore. 3) In addition to the days referred to in 1) and 2) 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.
<b>Non-acceptance Days for Redemptions</b>	On the days Distributors are open for business, applications for redemptions will still not be accepted on the days below. Please contact the distributors for details. 1) When the application day for redemptions is for a period of two business days, beginning three business days prior to the accounting date. (For a period of three business days, beginning four business days prior to the accounting date when the accounting date falls on a non-business day.) 2) When the application day for redemptions is non-business day for the Singapore Stock Exchange or banks in Singapore. 3) In addition to the days referred to in 1) and 2) 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.

<b>Restrictions on Redemption</b>	Based on the size or product characteristics of the fund, restrictions may be placed on the timing or volume of large redemption exchange units to avoid adverse effects on the fund's management.
<b>Suspension or Cancellation of Subscription, Redemption Applications</b>	The Management Company may suspend acceptance of applications for subscription or requests for redemption, or cancel applications for subscription or requests for a redemption 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 stock exchange is suspended, trading of foreign exchange is suspended, settlement functions are halted, emergencies in invested countries (such as financial crises, government default due to financial reasons, significant policy changes or introductions of new regulations including asset freezes, natural disasters, coups or significant political changes, or war) results in market suspension or substantial decrease in liquidity or it determines that there is a possibility that investments in accordance with the basic investment policies set forth in the trust deeds will be hindered or circumstances beyond their control develops.
<b>Trust Term</b>	Unlimited (launch date: June 22, 2017)
<b>Early Termination</b>	<p>Early termination may 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 have been listed.</li> <li>• If the FTSE EPRA/NAREIT Asia ex Japan REITS 10% Capped Index is discontinued.</li> <li>• 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 FTSE EPRA/NAREIT Asia ex Japan REITS 10% Capped 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 the total net asset value falls below 500,000,000 yen on or after July 21, 2020;</li> <li>• If early termination is deemed advantageous for beneficiaries</li> <li>• If any unavoidable circumstances arise.</li> </ul>
<b>Closing of Account</b>	20th of January, April, July and October every year
<b>Income Distribution</b>	<p>Dividends are paid four times a year in accordance with the following income distribution policy:</p> <p>* In general, the Trustee will pay to each beneficiary 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. Where 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>
<b>Maximum Amount of Trust Money</b>	100 billion yen
<b>Public Notification</b>	<p>Electronic notifications are posted on the Management Company website.  URL: <a href="http://www.nikkoam.com/">http://www.nikkoam.com/</a></p> <p>* In the event that the 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-traded fund (ETF).</p> <ul style="list-style-type: none"> <li>• Publicly-offered Equity Investment Trusts can be held in Nippon Individual Savings Account.</li> <li>• The dividends-received deduction will not apply.</li> <li>• As a rule, the system excluding dividends from gross revenue will not apply.</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	<p><b><u>Independently set by Distributors</u></b></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>													
Redemption Fee	<p><b><u>Independently set by Distributors</u></b></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	<b><u>None</u></b>													
Costs paid indirectly by the customer for the trust assets (paid from the fund)														
TER (Total Expense Ratio)	<p>0.8175% (TER includes Trust Fee, management fee and other costs below)</p> <p>※ This represents the actual TER for the period of January 21 2020 – January 20 2021</p>													
Investment Management Expenses (Trust fee)	<p><b>No more than 0.11%(0.1% excluding taxes) per annum of the daily total NAV of the Fund</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul> <p><b>&lt;Distribution of Investment Management Expenses(annual rate)&gt;</b></p> <p>When above is 0.1%, as of the date of filing of the securities registration statement:</p> <table border="1"> <tr> <td colspan="3">Investment Management Expenses(Trust fee) =NAV of investment period X Trust fee rate</td> </tr> <tr> <td>Total</td> <td>Management Company</td> <td>Trustee</td> </tr> <tr> <td>0.1%</td> <td>0.07%</td> <td>0.03%</td> </tr> </table> <table border="1"> <tr> <td>Management Company</td> <td>Compensation for investment management</td> </tr> <tr> <td>Trustee</td> <td>Compensation for administration of assets under management and execution of orders from Management Company</td> </tr> </table>	Investment Management Expenses(Trust fee) =NAV of investment period X Trust fee rate			Total	Management Company	Trustee	0.1%	0.07%	0.03%	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												
0.1%	0.07%	0.03%												
Management Company	Compensation for investment management													
Trustee	Compensation for administration of assets under management and execution of orders from Management Company													

		*Figures are excluding tax. Consumption tax will be added.
	Actual Cost	<p><b><u>Approximately 0.71%(0.7% excluding taxes) per annum of net assets.</u></b></p> <p>※ If investing in SGD-denominated beneficiary certificates of the Singapore-domiciled offshore investment trust Nikko AM Straits Trading Asia ex Japan REIT, a separate cost of about 0.6% per annum of net assets is also incurred in addition to the trust fee above.</p> <p>※Subject to change based on changes in the constituents' weighting or changes of the target investment trust securities.</p>
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 for the preparation and distribution of prospectuses, 2. Accounting and other administrative costs, 3. Preparation for the financial summary (includes outsourcing costs for 1. to 3. where applicable), 4. Auditing fee, 5. Expenses for listing of the Fund, as well as 6. Royalties for the FTSE EPRA/NAREIT Asia ex Japan REITS 10% Capped Index are paid out of the trust assets at the times specified by the Management Company. *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 borrowings, 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.</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 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 general 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 general 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 not available)

#### 3) Taxation upon cancellation or termination

- Gains upon cancellation or termination (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 general rule, tax filing is not necessary.)
- 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.
- In cases of being applied to the foreign tax deduction, tax on distributions may differ from the aforementioned descriptions.
- The aforementioned descriptions do not apply to Japanese corporations.
- Above tax rates are as of April 20, 2021, 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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