October 2026

Listed Index Fund J-REIT (Tokyo Stock Exchange REIT Index) Odd Month Settlement Type (1345)

Product Description/Investment Objective

This Fund invests in Real Estate Investment Trust (REIT) with the aim of keeping the NAV of the fund closely linked to the movement of the Tokyo Stock Exchange REIT Index through structuring and maintaining its portfolio in accordance with the calculation method 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.

Product Performance

Cumulative Performance	Fund (NAV)	Index (Price)
YTD	-18.35%	-18.11%
1 Months	-3.11%	-3.41%
3 Months	-10.89%	-10.96%
6 Months	-12.27%	-12.31%
1 Year	-15.90%	-15.98%
Since Inception	102.44%	99.08%
Calendar Year Performance		
2025	21.81%	21.81%
2024	-8.36%	-8.52%
2023	-4.33%	-4.60%
2022	-8.25%	-8.34%
2021	15.82%	15.83%

Portfolio Holdings

Top 10 Holdings	Weight
Nippon Building Fund Inc.	7.35%
Japan Real Estate Investment Corporation	5.74%
Japan Metropolitan Fund Investment Corporation	5.56%
Glp J-Reit	4.53%
Nippon Prologis Reit,Inc.	4.23%
Nomura Real Estate Master Fund,Inc.	4.06%
Kdx Realty Investment Corporation	4.00%
Japan Hotel Reit Investment Corporation	3.64%
Orix Jreit Inc.	3.51%
Daiwa House Reit Investment Corporation	3.41%

*The above date are the infomation of the Fund.
*As percentage of total assets.
*The above data are not recomendations of individual stocks.
*The above holdings do not guarantee future holdings.

Key Facts

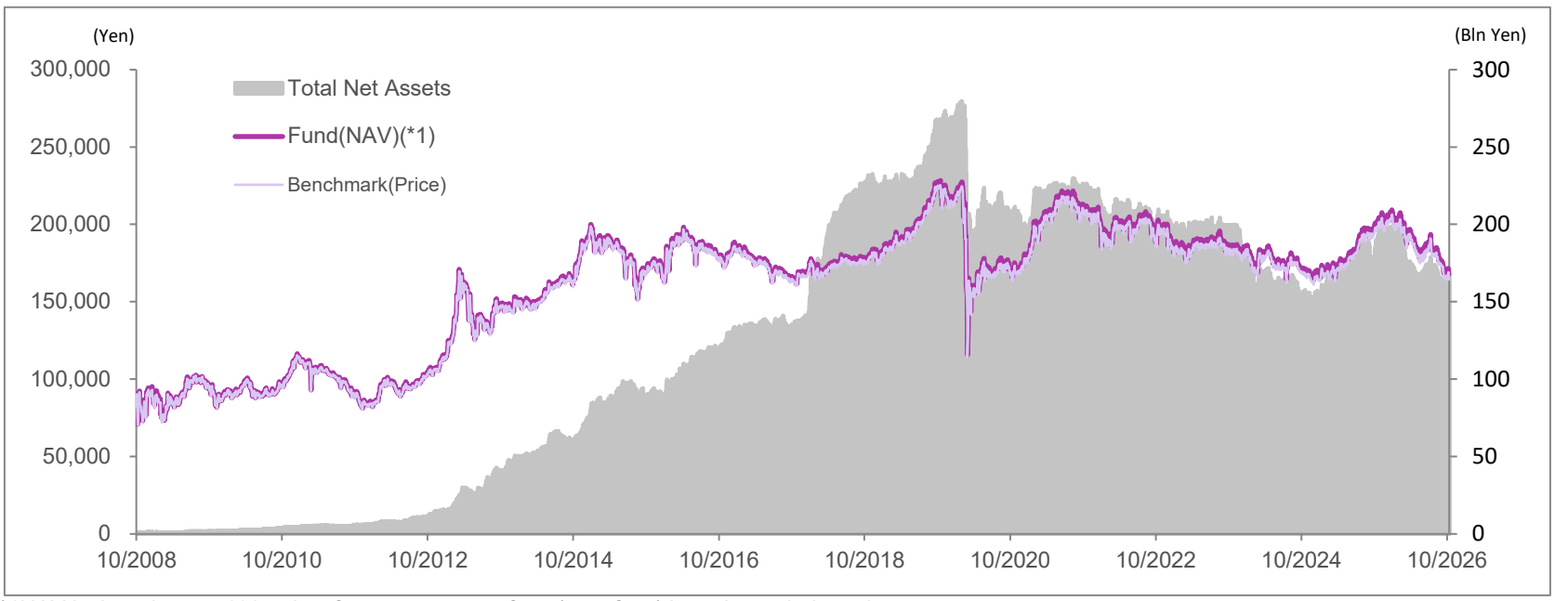
Domicile	Japan
Benchmark Index	TSE REIT Index
Number of Holdings	58
Product Methodology	Full Physical Replication
Rebalance Frequency	Annual
Date of Record	8th of the odd month
Total Net Assets (JPY)	166,068 million
NAV per 100 shares (JPY)	167,709
Use of Income	Dividend payment
Dividend Frequency	Bi-Monthly
Last dividend paid	08 September 2026
Management and Trustee Fee (bps)*	30.00
Inception Date	2008/10/20
Base Currency	JPY
Total Return Index Ticker	TPXDREIT
Price Index Ticker	TSEREIT
ISIN	JP3047030006
Bloomberg Ticker	1345 JP Equity
Trading Currency	JPY
Round Lot	1

*Excluding taxes

Dividends Paid

Dividends Paid	Dividends Paid per 1 unit
08 September 2026	21
08 July 2026	13
08 May 2026	7
08 March 2026	21.62
08 January 2026	15.27

Performance Chart （2008/10/20 - 2026/10/30）



*1NAV is the price per 100 units after management fees (trust fees) have been deducted.
*The above graph and data represent past performance and do not guarantee future investment results.
*The benchmark in the graph is set in accordance with the NAV as of the graph's starting point.

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Overview of Fees & Expenses

<Expenses to be borne directly by investors>

<Subscription Fee>

-Independently set by Distributors

* 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.

<Exchange Fee>

-Independently set by Distributors

* Please contact your Distributor for further information.
* Exchange Fee is compensation for clerical processing of the exchange.

-Amount to be Retained in Trust Assets

None

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

<Investment Management Expenses (Trust fee)>

No more than 0.33%(0.3% excluding taxes) per annum of the daily total NAV of the Fund

*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.

*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.

-Other Expenses and Fees

<Expenses (Expenses for preparation of prospectuses and other expenses)>

No more than 0.1% per annum of the daily total NAV of the Fund

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.

* Auditing fee is an expense paid to audit firm for auditing of the Fund

<Brokerage commissions and other fees>

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.

*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.

*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.

*Pease read the delivered pre-agreement document and other relevant materials in detail.

Investment Risk

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 Fun will incur material losses.

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<Security-lending Risk>

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 cancelation 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

-These materials are distribution materials created by Amova Management in order to increase investors' understanding of "Listed Index Fund J-REIT (Tokyo Stock Exchange REIT Index) Odd Month Settlement Type".
-The provisions stipulated in Article 37-6 of the Financial Instruments and Exchange Act ("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.
-When the Fund faces big redemption causing short term cash requirement or sudden change in the main trading market condition, there can be temporal decline in the liquidity of holding assets, resulting in the risks that Fund unable to trade securities at the expected market prices or appraised prices, or encounters limitation in trading volume. This may result in the negative influence on NAV, suspension of redemption applications, or delay in making payment of redemption.
-When applying to invest in the Fund, please make the decision to invest carefully after taking the time to read the delivered pre-agreement document and other relevant materials in detail.

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-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.

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