< Disclaimer for the English Overview of the Delivery Prospectus of Listed Index Fund J-REIT (Tokyo Stock Exchange REIT Index) Odd Month Settlement Type>

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

While every effort has been made to ensure the accuracy or completeness of the content of this document, Amova Asset Management Co., Ltd. cannot guarantee the accuracy or completeness as differences of interpretation may arise between the English and Japanese languages. In the event of any inconsistency between this document in English 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. In addition, 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.

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.

This English overview of the Delivery Prospectus has been prepared by Amova 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 not a full translation of the original Delivery Prospectus. As this English document may differ from the Japanese Delivery 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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Explanatory Booklet on the Investment Trust
(English Overview of the Delivery Prospectus)

October 9, 2026

amova
Asset Management

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

Nickname: JoJo J-REIT Odd Month Settlement Type

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］
Amova Asset Management Co., Ltd.
Registration Number: Director of the Kanto Local Financial Bureau (Financial instruments firms) No. 368
Website www.amova-am.com
Tel +8150 5785 6302
(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

Established and managed by **Amova Asset Management Co., Ltd.** **Sumitomo Mitsui Trust Group, Inc.**

- 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) Odd Month Settlement Type, 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 October 8, 2026 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	REITs	6 times yearly (bimonthly)	Japan	Fund of Funds	Other (Tokyo Stock Exchange REIT Index)

Please refer to Investment Management Association of Japan website for definitions of product classification and segmentation by attribute at https://www.imaj.or.jp/.

Effective October 9, 2026, the Fund's name was changed from Listed Index Fund J-REIT (Tokyo Stock Exchange REIT Index) Bi-Monthly Dividend Payment Type (nickname: JoJo J-REIT) to Listed Index Fund J-REIT (Tokyo Stock Exchange REIT Index) Odd Month Settlement Type (nickname: JoJo J-REIT Odd Month Settlement Type).

Management Company Details

Name: Amova 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: 40,708.6 billion yen

(As of the end of July 2026)

Effective September 1, 2025, Nikko Asset Management Co., Ltd. changed its corporate name to Amova Asset Management Co., Ltd.

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 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 Amova Asset Management Co., Ltd. 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

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 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.

② The units are subscribed by delivering REIT securities.

The subscription unit is calculated by dividing the market value of the unit REIT securities by the NAV on the day when subscription is accepted, rounded up to the nearest 100 units, and subscription must be made in integer multiples of this unit.

*"Unit REIT securities" refers to all REIT securities of the constituents in the TSE REIT Index, in units designated by the management company, which are assumed to track the performance of the index.

* Application may be made through the clearing service offered by the financial instruments clearing institution.

③ Units may not be redeemed for cash before maturity with a request for 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.

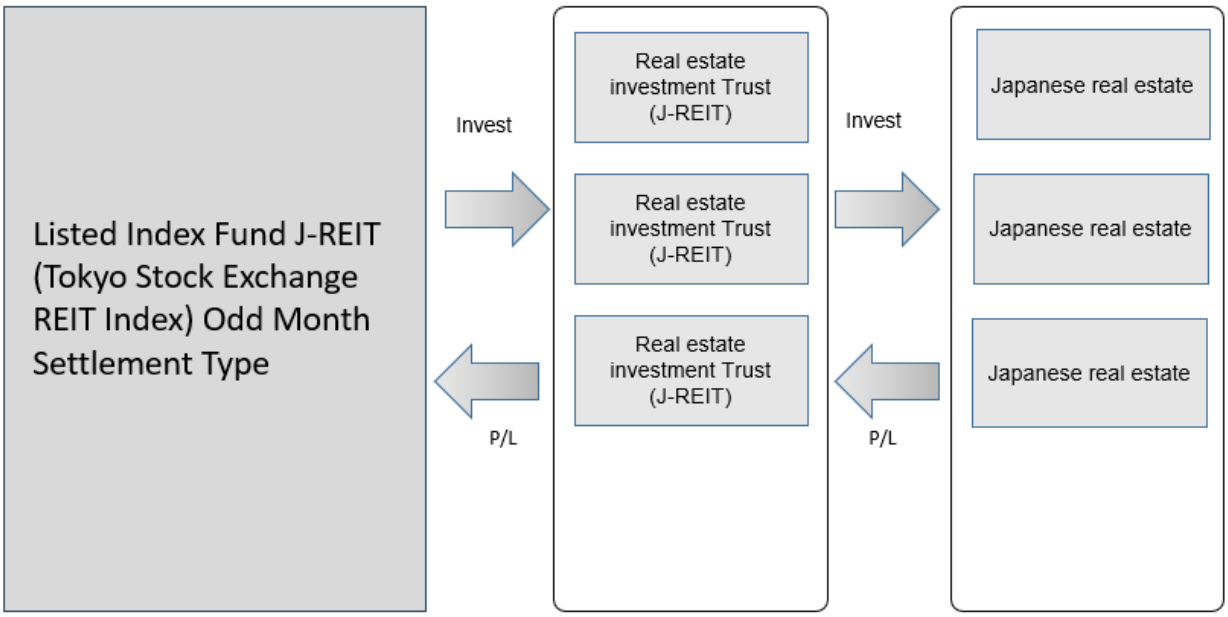
* The number of the units created upon subscription does not necessarily match the number of units required upon exchange.

* Exchange may be made through the clearing service offered by the financial instruments clearing institution.

*"Clearing service offered by the financial instruments clearing institution" is a scheme to guarantee the execution of settlements by the financial instruments clearing institution assuming obligation of securities pertaining to subscription and exchange of ETF.

Fund Structure

The fund is structured as 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.

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 “Important Information” on our website below for the related risk.

https://global.amova-am.com/general/etf/detail/1345-j-reit

Past Performance

Please refer to “Daily Fund Data (Excel)” available on our website, or to our Japanese website below for the past performance.

Daily Fund Data (Excel)

https://global.amova-am.com/general/etf/detail/1345-j-reit

The Japanese website

https://www.amova-am.com/products/etf/lineup/jreit

Procedures, Fees, and Other Items

■ Subscription Memorandum

Subscription Units	The subscription unit is calculated by dividing the market value of the unit REIT securities by the NAV on the day when subscription is accepted, rounded up to the nearest 100 units, and subscription must be made in integer multiples of this unit.
Subscription Price	The NAV as of the day on which the subscription is accepted.
Subscription Method	Subscription shall be made by delivering REIT securities in accordance with the procedures specified by the distributors. *Application may be made through the clearing service offered by the financial instruments clearing institution.
Request for Redemption	Requests for redemption will not be accepted.
Request for Exchange	The units may be exchanged for REIT securities. * Exchange may be made through the clearing service offered by the financial instruments clearing institution.
Exchange Units	In principle, an exchange will be accepted only in integer multiples of the minimum units designated by the management company. * The minimum number of units required for an exchange request shall be determined by the management company as the number of units equivalent to the total valuation of the component issues of the TSE REIT Index, which the company assumes to be linked to the TSE REIT Index on the exchange request date, based on the amount obtained by multiplying the requested number of units by the NAV on the exchange request date.
Exchange Price	The NAV on the day the exchange is accepted.
Exchange Proceeds	In principle, REIT securities that belong to trust assets will be delivered from the third business day after and including the day on which an application for an exchange is made.
Request for Buyback	If the number of units held is less than the minimum trading unit specified by the stock exchange, you can apply for buyback.
Business Hours for Subscription and Exchange	In principle, applications completed with the distributor’s specified procedure by 3:30 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.
Subscription Period	From October 9, 2026 to April 8, 2027 *The subscription period can be renewed by filing another securities registration statement prior to the expiration date shown above.

Non-acceptance Days for Subscription	Applications for subscription will not be accepted on the following days: 1) For a period of two business days, beginning the business day prior to the ex-right day (excluding the ex-dividend day) of any TSE REIT Index component issues. 2) For a period of three business days, beginning two business days prior to the date on which component issues or the number of units of the TSE REIT Index are changed. 3) For a 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.) 4) For a period of five business days immediately preceding the termination of the trust, in the event that the fund terminates the trust. 5) In addition to 1) through 4), if the management company determines unavoidable circumstances that may hinder operation in accordance with the basic policies stipulated in the trust deed. Even if 1) through 4) are applied, subscription applications may be accepted if it is determined that the impact on the trust assets is minimal, considering factors such as the status of trust assets, fund flows, and market conditions.
Non-acceptance Days for Exchange	Requests for exchanges will not be accepted on the following days: 1) For a period of three business days, beginning the business day prior to the ex-right day (excluding the ex-dividend day) of any TSE REIT Index component issues. 2) For a period of three business days, beginning two business days prior to the date on which component issues or the number of units of the TSE REIT Index are changed. 3) For a 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.) 4) For a period of five business days immediately preceding the termination of the trust, in the event that the fund terminates the trust. 5) In addition to 1) through 4), If the management company determines unavoidable circumstances that may hinder operation in accordance with the basic policies stipulated in the trust deed. Even if 1) through 4) are applied, exchange applications may be accepted if it is determined that the impact on the trust assets is minimal, considering factors such as the status of trust assets, fund flows, and market conditions.
Suspension or Cancellation of Subscription, Exchange or Buyback Applications	The management company may suspend or cancel applications for subscription, exchange or buyback due to unavoidable circumstances where 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 or settlement functions are suspended, or it determines that investments in accordance with the basic policies stipulated in the trust deed may be hindered.
Trust Term	Unlimited (launch date: October 20, 2008)

Early Termination	Early termination is possible in any of the following cases: • If the units are delisted from all the financial instruments exchanges on which they are listed. • If the TSE REIT Index is discontinued. • 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. Early termination may be carried out in any of the following cases: • If net assets of the fund fall below 1.0 billion yen. • If early termination is deemed advantageous for the beneficiaries • If unavoidable circumstances arise.
Closing of Account	On the 8th of January, March, May, July, September and November of each year
Income Distribution	Dividends are paid six times a year based on the distribution policy: *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.
Maximum Amount of Trust Money	Equivalent to 500 billion yen
Public Notification	Public notifications are posted on the website of the Management Company. URL: www.amova-am.com *In the event that a public notification cannot be posted online due to unavoidable circumstances, this will be published in *The Nikkei*.
Investment Reports	As defined in the Act on Investment Trust and Investment Corporations, investment reports are not prepared and offered.
Tax Treatment	For tax purposes, the fund is treated as an exchange-trade fund (ETF). •Publicly-offered Equity Investment Trusts are eligible for the Nippon Individual Savings Account (NISA) if certain conditions are met. •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. • The dividends deduction is not applicable. • The exclusion from gross revenue system is not applicable.

■ Fund Expenses and Taxes

Fund Expenses

<table>
<tr><th colspan="2">Expenses to be borne directly by investors</th></tr>
<tr><td>Subscription Fee</td><td><u>Independently set by Distributors</u>
* 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.</td></tr>
<tr><td>Exchange (Buyback) Fee</td><td><u>Independently set by Distributors</u>
* Please contact your Distributor for further information.
* Exchange Fee is compensation for clerical processing of the exchange.</td></tr>
<tr><td>Amount to be Retained in Trust Assets</td><td><u>None.</u></td></tr>
<tr><th colspan="2">Costs paid indirectly by the customer for the trust assets (paid from the fund)</th></tr>
<tr><td>Investment Management Expenses (Trust fee)</td><td><u>No more than 0.33%(0.3% excluding taxes) per annum of the daily total NAV of the Fund</u>

※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.

<Distribution of Investment Management Expenses(annual rate)>

When above is 0.3%, as of the date of filing of the securities registration statement:

<table>
<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>0.30%</td><td>0.25%</td><td>0.05%</td></tr>
</table>

<table>
<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>
*Figures are excluding tax. Consumption tax will be added.</td></tr>
</table>

	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. These fees are incorporated in the TER stated. * 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.

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) 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 capital losses from sale against capital gains from listed stocks, dividends etc. from listed stocks, and interest income from public and corporate bonds and (only if separated taxation is selected). In addition, capital gains from sale, 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 applies, 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.

(Reference Information) Total expense ratio of the fund----------

Target period : January 9, 2026 ～ July 8, 2026

Total expense ratio(①+②)	①Ratio of management expenses	②Ratio of other expenses
0.36%	0.32 %	0.04%

* The figure(annualized) is calculated by dividing the total expenses incurred for management and operation during the target period (in principle, excluding subscription fees, brokerage fees and securities transaction tax. Consumption tax etc. is included for items subject to consumption tax etc..) by the average number of beneficial interest units during the target period multiplied by the average NAV (per unit).

* If the fund (including substantial holdings) invests in REITs (real estate investment trusts), etc., the expenses associated with such holdings are not included in the above figures.

* When the fund engages in securities lending, the securities lending fee is considered income to the trust assets. However, a portion of this income is deducted as a securities lending-related fee. Any such fees are included in the '② Ratio of other expenses' stated above.
* These figures are for reference only and differ from the actual ratios of expenses incurred.

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