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# Japanese Real Estate Investment Trusts (J-REITs) addition to FTSE Global Equity Index Series (GEIS)

Implementation Plan

Commencing September 2020  
v1.3

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# FAQ

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## 1.0 When will the inclusion of Japanese Real Estate Investment Trust (J-REITs) into FTSE Global Equity Index Series (GEIS) be implemented?

The inclusion of J-REITs into FTSE GEIS will be implemented in four 25% tranches.

The inclusion will commence in conjunction with the September 2020 FTSE GEIS semi-annual review and be completed in conjunction with the June 2021 quarterly review.

J-REITs	Tranche One	Tranche Two	Tranche Three	Tranche Four
Review Schedule	September 2020	December 2020	March 2021	June 2021
Implementation Effective Date	Open Monday, 21 September	Open Monday, 21 December	Open Monday, 22 March	Open Monday, 21 June
Implementation Closing Price	Close Friday, 18 September	Close Friday, 18 December	Close Friday, 19 March	Close Friday, 18 June
Inclusion Factor	25%	25%	25%	25%
Total	25%	50%	75%	100%

## 2.0 How will J-REITs be screened for index eligibility i.e. treated as current index constituents or non-constituents?

J-REITs will be treated as non-constituents for index eligibility for all the eligibility screens such as liquidity and minimum size requirements.

## 3.0 What investability weight will be used to conduct the liquidity screen?

When testing liquidity, 100% of the investability weight will be used for the calculation. For example, if a security has an investability weight of 60% as at the last date in the testing period, it will be tested for liquidity at its 60% investability weight.

## 4.0 Within which regional universe will J-REITs be reviewed?

The full J-REITs universe will be reviewed as part of the Japan regional review.

## 5.0 What is the fast entry level applied to J-REIT securities?

J-REITs will be eligible for fast entry to FTSE GEIS if they meet the relevant fast entry thresholds for the Japan region. These fast entry levels are published on a quarterly basis on the FTSE Russell website.

## 6.0 When will indicative indexes reflecting the inclusion of J-REITs into FTSE GEIS and associated indexes be made available?

The following indicative indexes are available and reflect the full inclusion of J-REITs as of June 2021.

Indicative indexes available since 31 March 2020
• FTSE All-World Incl JREITs June 2021
• FTSE All-World ex US Incl JREITs June 2021
• FTSE Asia Pacific All Cap Incl JREITs June 2021
• FTSE Japan All Cap Incl JREITs June 2021
• FTSE Japan Incl JREITs June 2021
• FTSE Developed All Cap Incl JREITs June 2021
• FTSE Developed Asia Pacific All Cap Incl JREITs June 2021
• FTSE Developed Incl JREITs June 2021
• FTSE Developed Small Cap Incl JREITs June 2021
• FTSE Global All Cap ex US Inc JREITs June 2021
• FTSE Global All Cap Incl JREITs June 2021
• FTSE Global Small Cap ex US Incl JREITs June 2021
• FTSE Global Small Cap Incl JREITs June 2021

## 7.0 What is the cut-off date used for the indicative indexes?

Data as of close Tuesday, 31 March 2020 was used to conduct the indicative J-REITs reviews for the indicative indexes.

## 8.0 What is the cut-off date for the J-REITs to be added to FTSE GEIS commencing from September 2020?

Tuesday, 30 June 2020 will be the cut-off date used to conduct the September 2020 FTSE GEIS semi-annual review.

## 9.0 When will the final confirmed list of J-REITs being added to FTSE GEIS in conjunction with the September 2020 semi-annual review be published?

Indicative review files reflecting the final confirmed J-REITs being added to FTSE GEIS in conjunction with the September 2020 semi-annual review will be published on Friday, 21 August 2020. These stocks will be added to FTSE GEIS in four tranches (see Q1).

## 10.0 What will be the treatment of J-REITs which are added to FTSE GEIS from September 2020, but fail index eligibility at a subsequent review?

If a partially added J-REIT fails index eligibility, it will be deleted in accordance with the index methodology and subsequent quarterly additions of the security will not be implemented.

## 11.0 What is the indicative list of J-REITs that will be eligible for the FTSE Global All Cap Index?

The below table lists the 49 indicative J-REIT securities that met the FTSE Global All Cap index eligibility screens based on data as of close 31 March 2020. An additional 13 J-REITs met the Micro-Cap size segment eligibility screens.

Company Name	Sedol	Projected Size	Previous Projected Size
Nippon Building Fund Inc	6396800	Large	Large
Japan Real Estate Investment Corporation	6397580	Large	Large
Nomura Real Estate Master Fund	BYSJF4	Mid	Large
Nippon Prologis REIT	B98BC67	Mid	Mid
Japan Retail Fund Investment	6513342	Mid	Mid
United Urban Investment	6723839	Mid	Mid
Orix Jreit Inc	6527774	Mid	Mid
Daiwa House REIT Investment	B0Z6WY0	Mid	Mid
GLP J-REIT	B8RBZV7	Mid	Mid
Japan Prime Realty Investment	6528175	Mid	Mid
Advance Residence Investment	B62WZW2	Mid	Mid
Japan Hotel REIT Investment	B1530B1	Small	Mid
Daiwa Office Investment	B0LNTF5	Mid	Mid
Activia Properties	B8BSRY1	Mid	Mid
Sekisui House REIT	BSKRKL7	Mid	Mid
Kenedix Office Investment Corporation	B0C5Q59	Mid	Mid
Invincible Investment	B00STP1	Small	Mid
Nippon Accommodations Fund	B182BB2	Mid	Mid
Mori Hills REIT Investment	B1GF9P3	Mid	Mid
AEON REIT Investment	BFSSCF9	Small	Mid
Hulic REIT	BJ04C42	Small	Mid
Mori Trust Sogo REIT	6729558	Small	Mid
Frontier Real Estate Investment	B020QY3	Small	Mid
Industrial & Infrastructure Fund Investment	B24HH65	Mid	Mid
Japan Logistics Fund	B07NL19	Small	Mid
Japan Excellent	B15T1R2	Small	Small
Comforia Residential REIT	B8N6QD5	Small	Small
Nippon REIT Investment	BLC7414	Small	Small
Premier Investment Co	6543800	Small	Small
Tokyu REIT	6687203	Small	Small
Kenedix Residential Next Investment	B76BZX3	Small	Small
MCUBS MidCity Investment	B19PR78	Small	Small
Invesco Office J-REIT	BMBL9L9	Small	Small
Ichigo Office REIT Investment	B0LNCF6	Small	Small
Fukuoka REIT	B0B8154	Small	Small
LaSalle Logiport REIT	BDD1L29	Small	Small
Mitsui Fudosan Logistics Park	BYZWTW3	Small	Small
Japan Rental Housing Investment	B15T1S3	Small	Small
Kenedix Retail REIT	BTLX226	Small	Small
Heiwa Real Estate REIT	B064LV3	Small	Small
Global One Real Estate Investment	6693608	Small	Small
Hoshino Resorts REIT	BBH7G35	Small	Small
Hankyu Hanshin REIT	B0LLJ37	Small	Small
MIRAI	BZ1B0D9	Small	Small
MORI TRUST Hotel REIT	BDFT842	Micro	Small
Mitsubishi Estate Logistics REIT Investment	BF46Y06	Small	Small
One REIT	BDGTL31	Small	Small
Star Asia Investment	BYYJ8J5	Small	Small
Samty Residential Investment	BYRVCJ6	Small	Small
Starts Proceed Investment	B0NNX17	Small	Small

## 12.0 What are the projected weights of J-REITs in FTSE Global All Cap, FTSE All-World, FTSE Developed and FTSE Japan Indexes?

The below table illustrates the projected weight in index of the securities from the table in Q11 and number of J-REIT securities that would be eligible based on data as of 31 March 2020. The 'Projected Index Weight' is based on closing prices as of 31 March 2020 and reflects the full inclusion of Saudi Arabia and Phase 1 inclusion of China A Shares within FTSE Global All Cap and FTSE All-World as of June 2020.

Index	Projected Index Weight	Number of Securities
FTSE Global All Cap	0.222%	49
FTSE All-World (Large/Mid)	0.164%	18
FTSE Developed (Large/Mid)	0.184%	18
FTSE Developed ex US (Large/Mid)	0.484%	18
FTSE Developed Small Cap	0.847%	31
FTSE Developed Small Cap ex US	2.368%	31
FTSE Japan (Large/Mid)	1.989%	18

## 13.0 When will J-REITs be eligible for derived (including Partnership) and custom indexes which are based on a FTSE GEIS universe?

The list of FTSE GEIS derived indexes for which J-REITs will be eligible is available via the following link:

[FTSE GEIS derived indexes for which J-REITs will be eligible](#)

## 14.0 How will intra-quarter updates as a result of primary and secondary offerings be evaluated for J-REITs during the transition period?

For share and free float changes resulting from primary offerings of new shares or secondary offerings of existing shares occurring during the transition period, 100% of the investability weight will be used when evaluating whether the offering has triggered the intra-quarter change thresholds as stipulated within the [Corporate Actions and Events Guide](#) and [Shares and Free Float Maintenance FAQ](#).

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**For more information about our indexes, please visit [ftserussell.com](https://ftserussell.com).**

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