

Japan Retail Fund Investment (Japan): Stock Acquisition of MCUBS MidCity Investment (Japan) FTSE EPRA Nareit Global Real Estate Index Series

09 February 2021

Japan Retail Fund Investment (Japan, REIT, Rental constituent) has proposed to acquire MCUBS MidCity Investment (Japan, REIT, Rental constituent) through a stock transfer. According to the timetable, MCUBS MidCity Investment will be delisted on 25 February 2021.

Japan Retail Fund Investment and MCUBS MidCity Investment will pay cash dividends ex 25 February 2021.

In order to apply index changes in a manner that can be closely replicated, please see details of affected indexes and effective dates below:

Index	Effective From Start of Trading
FTSE EPRA Nareit Global Index	26 February 2021
FTSE EPRA Nareit Developed Index	26 February 2021
FTSE EPRA Nareit Developed ex Europe Index	26 February 2021
FTSE EPRA Nareit Developed ex North America Index	26 February 2021
FTSE EPRA Nareit Asia Pacific Index	26 February 2021
FTSE EPRA Nareit Developed Pure Asia Index	26 February 2021
FTSE EPRA Nareit Japan Index	26 February 2021
FTSE EPRA Nareit Global ex US Index	26 February 2021

Please note:

- 1) The last trading day of MCUBS MidCity Investment is expected to be 24 February 2021.
- 2) Dividend for Japan Retail Fund Investment and MCUBS MidCity Investment will be applied accordingly in the index ex 25 February 2021.
- 3) MCUBS MidCity Investment will be deleted from index at a synthetic price based on the share transfer terms effective 26 February 2021.
- 4) Japan Retail Fund Investment will conduct 2 for 1 stock split effective 25 February 2021. The share number of 7,006,103 reflects share transfer terms of 1 Japan Retail Fund Investment share (post split)

for every MCUBS MidCity Investment share held.

For index related enquiries or further information about FTSE EPRA Nareit please contact:

Australia	+1800 653 680
Hong Kong	+852 2164 3333
Japan	+81 3 4563 6346
London	+44 (0) 20 7866 1810
New York	+1866 551 0617
EPRA	+32 2739 1010
Nareit	+1 202 739 9400 or +1 800 3 Nareit

Or, email your enquiries to info@ftserussell.com, info@epra.com, info@nareit.com or visit our website at www.ftserussell.com

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