

[Disclaimer]

1. This document is an English translation of the Japanese language Summary Prospectus of the NEXT FUNDS Tokyo Stock Exchange REIT Index Exchange Traded Fund (hereinafter referred to as “the Fund”).

This document is based on the Summary Prospectus of the Fund as of May 1, 2025, except as otherwise indicated herein. There is no guarantee that this document is or will be updated or modified even if an update or modification to the corresponding Japanese language Summary Prospectus occurs.

2. This English translation is not required by law or any regulation.
3. This document is offered for information purpose only and shall not be considered an offer or solicitation for any investment, whether in securities, the Fund, or otherwise.
4. This English translation is not an official translation. In the event of any inconsistencies between this English translation and the official Japanese text of the Summary Prospectus, the Japanese version shall prevail.
5. The accuracy, reliability and timeliness of this translation are not guaranteed. Should any error in translation of this document occur, neither Nomura Asset Management Co., Ltd nor its translator shall be liable for the error.
6. The Fund is not registered with any applicable administrative organization other than those applicable to Japan. The Fund is not listed on any exchanges other than those in Japan.
7. A Japanese securities registration statement for the Fund, which is required by Japanese law, is filed with the proper Japanese authorities. The statement should be referred to for the detailed information of the Fund.
8. Neither this document nor any part hereof may be (a) copied or reproduced in any form by any means or (b) redistributed without the prior written consent of Nomura Asset Management Co., Ltd.

Commencement date:

May 1, 2025

Code: 1343

NEXT FUNDS

Tokyo Stock Exchange REIT Index Exchange Traded Fund

NF TSE REIT ETF (Nickname)

Open-ended Investment Trust, Domestic, REITs, ETF, Index Type

[Explanatory Booklet on the Investment Trust (Summary Prospectus)]

Product Classification					Segmentation by Attribute				
Unit Type / Open-ended 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-ended Investment Trust	Domestic	REITs	ETF	Index Type	REITs	4 times yearly	Japan	Fund of Funds	Others (Tokyo Stock Exchange REIT Total Return Index)

Please refer to The Investment Trusts Association, Japan website (<https://www.toushin.or.jp/>) for definitions of product classification and segmentation by attribute above.

<Management Company>

Nomura Asset Management Co., Ltd. [the party issuing investment instructions for the Fund]

- Registration Number (Financial Instruments Business Operators): Director of the Kanto Local Financial Bureau (Financial instruments firms) No.373
- Date of establishment : December 1, 1959
- Capital : 17.1 billion yen (as of the end of March 2025)
- Total net asset value of investment trust assets under management : 62,248.9 billion yen (as of February 28, 2025)

<Trustee>

Nomura Trust and Banking Co., Ltd. [the party responsible for custody and management of Fund assets]

-----Please read this document carefully before deciding to subscribe to Tokyo Stock Exchange REIT
Index Exchange Traded Fund (“the Fund”) -----

This summary prospectus is published pursuant to the provisions of Article 13 of the Financial Instruments and Exchange Act (No.25 of 1948).

In connection with public offering for subscription to the Fund, which is made by way of this summary prospectus, Nomura Asset Management Co., Ltd. (the Management Company), the Issuer of beneficiary certificates of the Fund, filed a securities registration statement with the Director of the Kanto Local Finance Bureau on October 30, 2024, pursuant to the provisions of Article 5 of the Financial Instruments and Exchange Act. The filing took effect on October 31, 2024.

- The prospectus for the Fund provided for in Article 15, Paragraph 3 of the Financial Instruments and Exchange Act (hereinafter referred to as the “Prospectus”) is published on the website of the Nomura Asset Management Co., Ltd. The complete text of the basic terms and conditions of the investment trust of the Fund is provided in the Prospectus.
- When a significant amendment is made to the content of the Fund, we will confirm the intention of beneficiaries of the Fund in advance under the Act on Investment Trust and Investment Corporations (No.198 of 1951).
- Investment trust assets are separately managed by the Trustee under the Trust Act.
- You can obtain a copy of the Prospectus from a distributing company. If you request this document, please make a personal record to that effect.
- For information on distributing companies and the net asset value (“NAV”) of the Fund, etc., please contact us as follows:

Reference	: Nomura Asset Management Co., Ltd.
Homepage	: https://www.nomura-am.co.jp/

Objective and Features of the Fund

1. Objective of the Fund

The Tokyo Stock Exchange REIT Total Return Index[※] (hereinafter referred to as the “Benchmark Index”) is used as a benchmark. The Fund aims at investment performance tracking the Tokyo Stock Exchange REIT Total Return Index, which means NAV volatility is to correspond with that of the Benchmark Index.

※Tokyo Stock Exchange REIT Index is a free-float adjusted market capitalization-weighted index based on all REITs listed on the TSE.

2. Features of the Fund

■ Main Subject of Investment

- REIT securities that are included or are due to be included in the Benchmark Index.

■ Investment Policy

(i) The Fund is investing only in REIT securities that are included or are due to be included in the Benchmark Index. The goal of the Fund is to be managed so that the proportion of units of certain REIT securities in the trust assets is held in a proportion that corresponds to the proportion of units of such REIT securities in the Benchmark Index, and such proportion of units is calculated in terms of component proportion against the total market capitalization of the Benchmark Index, and the Fund aims at investment performance tracking the Benchmark Index.

(ii) The Management Company may issue investment instructions to adjust the components of the trust asset to meet policy (i) above:

- If the calculation method of the Benchmark Index is changed or announced to be changed;
- If adjustments to the component proportion of individual REIT securities against the total market capitalization of the Benchmark Index are made or announced to be made due to causes such as interchanges of the selected REIT securities, capital transfers of any of selected REIT securities in the Benchmark Index, or other similar events;
- If an addition or exchange of this trust is made; or
- In other cases, if necessary to ensure linkage to the Benchmark Index.

(iii) REIT securities that are indicated to be invested are REIT securities which are listed (or due to be listed) in the financial instruments exchanges and which are issued by the investment corporations whose issued REIT securities are included or are due to be included in the Benchmark Index. However, this indication is not necessary for REIT securities that are acquired through allotments to investors. The individual REIT securities which are excluded from the Benchmark Index shall be sold promptly, taking market conditions into consideration, though individual REIT securities may in certain cases not be sold promptly because of the liquidity, etc., of the securities.

(iv) Notwithstanding provision (i) above, the Fund may make complementary purchases of REIT index futures (a) until the Fund begins investing in REIT securities or (b) with the aim of keeping investment performance tracking the Benchmark Index. Furthermore, the Fund makes the purchases of the REIT index futures to realize the same profits and losses equivalent to those that arise as a result of holding assets that are subjects of the investment.

Management described above may not be achieved depending on funding trends, market trends, etc.

■ Copyright, etc., for the Index

The Tokyo Stock Exchange REIT Total Return Index Value and the Tokyo Stock Exchange REIT Total Return Index Marks are subject to the proprietary rights owned by JPX Market Innovation & Research, Inc. or affiliates of JPX Market Innovation & Research, Inc. (hereinafter collectively referred to as “JPX”) and JPX owns all rights and know-how relating to the Tokyo Stock Exchange REIT Total Return Index such as calculation, publication and use of the Tokyo Stock Exchange REIT Total Return Index Value and relating to the Tokyo Stock Exchange REIT Total Return Index Marks. JPX shall not be liable for the miscalculation, incorrect publication, delayed or interrupted publication of the Tokyo Stock Exchange REIT Total Return Index Value. No Licensed Product is in any way sponsored, endorsed or promoted by JPX, and JPX shall not be responsible for any damage resulting from the issue and sale of the Licensed Product.

■ Investment Restrictions

Investment ratio of REIT securities	There is no restriction on the investment ratio of REIT securities.
Investment ratio of assets denominated in foreign currencies	The Fund does not invest in assets denominated in foreign currencies.
Use of derivatives	The Fund may make complementary purchases of REIT index futures (a) until the Fund begins investing in REIT securities or (b) with the aim of keeping investment performance tracking the Benchmark Index. Furthermore, the Fund makes the purchases of the REIT index futures to realize the same profits and losses equivalent to those that arise as a result of holding assets that are subjects of the investment.

■ Distribution Policy

- Dividends are paid on the 10th of February, May, August and November of each year.

- As a general rule, the full amount of dividends and other income arising from the trust assets are distributed after deduction of expenses. However, the amount of dividends that are payable may in some circumstances amount to zero. Even if any profits are realized from the sale and purchase of individual REIT securities, no dividends shall be paid.

* There is no suggestion or guarantee regarding the payment or the amount of future dividends.

Investment Risks

1. Factors that contribute to NAV volatility

The NAV of the Fund is subject to fluctuations in the prices of the securities, etc., in which the Fund invests. ~~All profits and losses arising from fund management are borne by the investors. Any principal invested in the Fund by investors is therefore not guaranteed. Investors may incur a loss and the value of their investment principal may fall below par as the result of a decline in the NAV. The investment trust differs from a savings deposit.~~

REIT Price Fluctuation Risk	REIT prices can fluctuate due to various factors, including the condition of the real estate owned by investment corporations, fluctuations in the market interest rates, trends in the real estate market and the stock market, etc. NAV of the Fund may be influenced by those factors since the Fund invests in REIT securities.
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* The factors that contribute to fluctuations in the NAV are not limited to those mentioned above.

<<Primary Factors for Discrepancies between the Benchmark Index and NAV>>

The Fund intends to achieve investment performance where the NAV corresponds to the fluctuations of the Benchmark Index; however, in managing the investment assets, we cannot guarantee that movements will be identical to those of the Benchmark Index primarily for the following reasons:

- (i) As the Benchmark Index is the weighted average of the aggregate market price, we cannot make the component proportion of certain REIT securities in the Fund completely the same as the component proportion of such REIT securities in the Benchmark Index against the total market capitalization of the Benchmark Index.
- (ii) The Fund may incur market impact and bear costs such as brokerage commission, etc., by the trading of individual REIT securities, when portfolio adjustments are made due to changes of the component REIT securities in the Benchmark Index, capital transfers of any individual REIT securities in the Benchmark Index, a partial exchange, or any other causes.
- (iii) Cash may remain as part of the trust assets as a result of dividends obtained from individual REIT securities/rights handling, etc.
- (iv) When futures transactions are made, there may be disparity between the prices of the forwards and the Benchmark Index.
- (v) The Fund bears certain costs, such as trust fees.

* The factors that contribute to the discrepancy between the Benchmark Index and NAV are not limited to those listed above.

2. Additional Considerations

The provisions stipulated in Article 37-6 of the Financial Instruments and Exchange Act (so-called

“cooling off”) are not applicable to the subscription to the Fund.

- In the event that a large number of redemptions occur and it becomes necessary to raise funds for the large number of redemptions within a short period of time or that a sudden change in the market environment in the primary trading market occurs etc., there is a risk that the Fund may not be able to trade at an expected price (based on prevailing market prices) or the trading volume may be limited due to a temporary decline in the liquidity of the assets incorporated in the Fund. As a result of these risks, there is the possibility that the net asset value will be negatively affected, that acceptance of applications for redemption will be cancelled, or that the payment of redemption proceeds will be delayed.
- Management based upon the investment policy may not be achieved depending on funding trends, market trends, etc., or unexpected circumstances.
- The interest/redemption payment from the issuers of the securities which are incorporated into the Fund may be delayed.
- Transactions pertaining to the Fund, such as an investment in securities and contracts related to such Fund, may default because of bankruptcy, or other similar event, occurring to the counterparty.
- NAV of the Fund and the Benchmark Index may differ because of costs and other factors. It is not guaranteed that the Fund’s investment performance will track or exceed the Benchmark Index.
- The market price of the Fund is based upon supply and demand, as calculated through competitive buying and selling on the exchange. Therefore, market price may differ from the NAV itself.

3. Risk Management System

The Management Company examines Fund performance and oversees management risks by having established a committee to take charge of these matters.

- Examination of the Fund performance
The committee reports and deliberates on the results of periodic examinations (analysis/evaluation) of the investment trust’s trust asset performance results.
- Administration of management risk
The committee identifies and manages management risk and, based on its findings, provides guidance to the appropriate divisional management and any other relevant sections regarding rectification measures for appropriate administration.

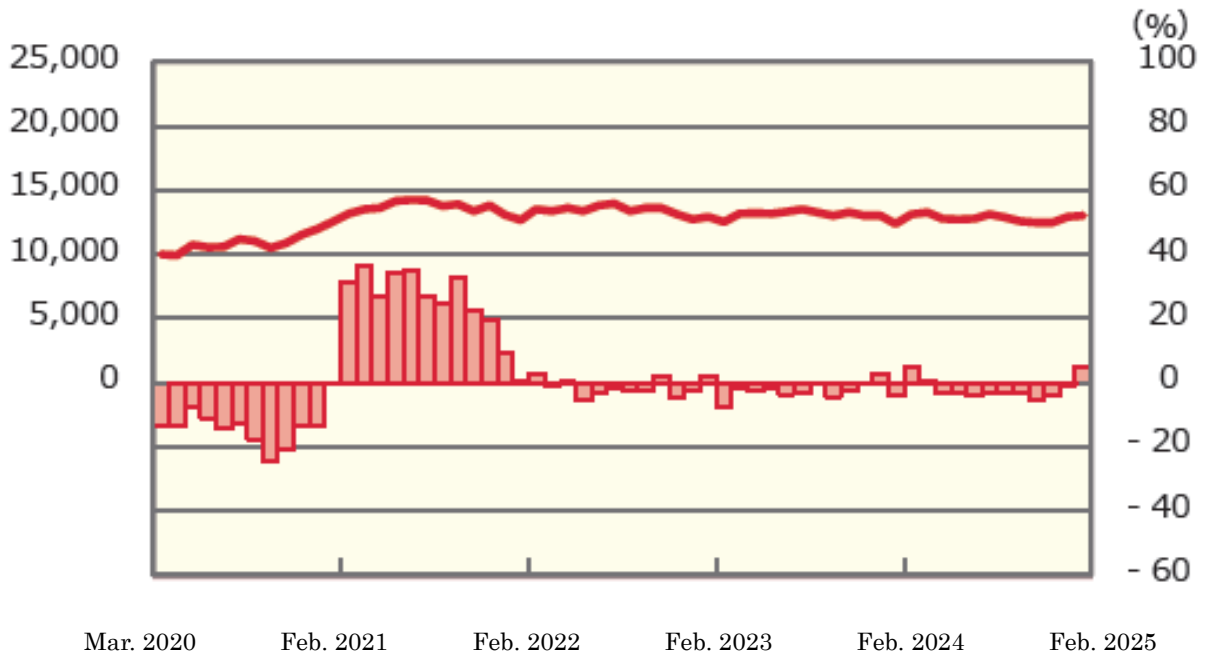
※Administration of Liquidity Risk

The committee establishes rules for the administration of liquidity risk, monitors the liquidity risk of assets incorporated in the Fund, and formulates/verifies emergency measures. The committee oversees the appropriate implementation of liquidity risk administration and oversees the liquidity risk administration system.

4. Risk Quantitative Comparison (from the end of March 2020 to the end of February 2025, per month)

<The Fund's annual return and the change of dividend re-investment net asset value>

- The Fund's annual return (Right Axis)
- Dividend re-investment net asset value (Left Axis)

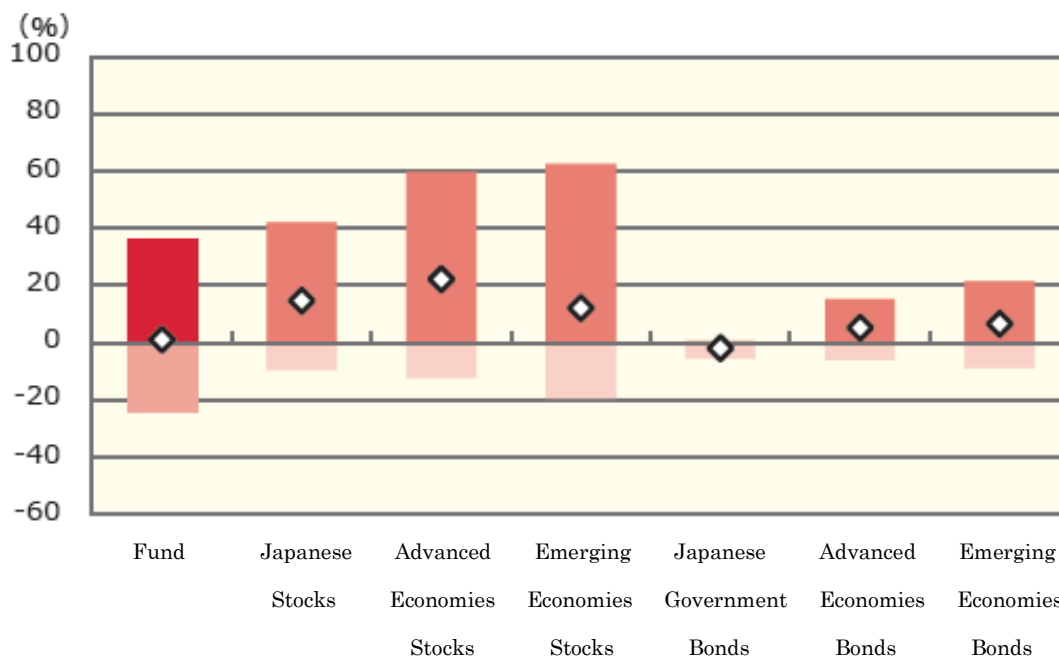


* The dividend re-investment net asset value is calculated by deeming that the dividend before income taxes is re-invested. The dividend re-investment net asset value is set by indexing the net asset value as of the end of March 2020 as 10,000.

* The annual return displays the return in a single year at the end of each month for the five years from March 2020 to February 2025.

<Comparison of return between the Fund and the major asset class>

Maximum Value (Fund)
 Maximum Value
 Minimum Value (Fund)
 Minimum Value
 Average



	The Fund	Japanese Stocks	Advanced Economies Stocks	Emerging Economies Stocks	Japanese Government Bonds	Advanced Economies Bonds	Emerging Economies Bonds
Maximum Value (%)	36.2	42.1	59.8	62.7	0.6	15.3	21.5
Minimum Value (%)	△24.2	△9.5	△12.4	△19.4	△5.5	△6.1	△8.8
Average (%)	1.1	14.8	22.2	12.2	△1.9	5.3	6.7

* Not all asset classes are the subject of Fund investment.

* The above graph displays the Maximum Value, the Minimum Value and the Average of the annual return at the end of each month for the five years from March 2020 to February 2025.

* The above numbers may not apply as of the accounting date.

* The Fund uses the return of the dividend re-investment net asset value.

The dividend re-investment net asset value may occasionally differ from the actual net asset value due to the dividend being deemed re-invested before the application of income taxes.

<The Index of the Major Asset Class>

○Japanese Stocks: TOPIX Total Return Index

○Advanced Economies Stocks: MSCI-KOKUSAI Index (including dividend, based on Japanese Yen)

○Emerging Economies Stocks: MSCI Emerging Markets Index (including dividend, based on Japanese Yen)

○Japanese Government Bonds: NOMURA-BPI JGB

○Advanced Economies Bonds: FTSE World Government Bond Index (excluding Japan, unhedged, based on Japanese Yen)

○Emerging Economies Bonds: JP Morgan Government Bond Index - Emerging Markets Global Diversified (based on Japanese Yen)

■ Copyright, etc., for the Index of the Major Asset Class ■

○TOPIX Total Return Index···The TOPIX Total Return Index Value and the TOPIX Total Return Index Marks are subject to the proprietary rights owned by JPX Market Innovation & Research, Inc. or affiliates of JPX Market Innovation & Research, Inc. (hereinafter collectively referred to as “JPX”) and JPX owns all rights and know-how relating to the TOPIX Total Return Index such as calculation, publication, and use of the TOPIX Total Return Index Value and relating to the TOPIX Total Return Index Marks. JPX shall not be liable for the miscalculation, incorrect publication, delayed or interrupted publication of the TOPIX Total Return Index Value. No Licensed Product is in any way sponsored, endorsed, or promoted by JPX, and JPX shall not be responsible for any damage resulting from the issue and sale of the Licensed Product.

○MSCI-KOKUSAI Index (including dividend, based on Japanese Yen), MSCI Emerging Markets Index (including dividend, based on Japanese Yen)···MSCI-KOKUSAI Index (including dividend, based on Japanese Yen) and MSCI Emerging Markets Index (including dividend, based on Japanese Yen) are the indexes developed by MSCI. Copyright, intellectual property rights, and all other rights to these indexes belong to MSCI. In addition, MSCI also retains the right to change the contents and to suspend the disclosure of these indexes.

○NOMURA-BPI JGB···The intellectual property rights concerning NOMURA-BPI JGB belong to Nomura Fiduciary Research & Consulting Co., Ltd. Furthermore, Nomura Fiduciary Research & Consulting Co., Ltd. does not guarantee the accuracy, integrity, credibility, or usefulness of the Nomura-BPI JGB, and takes no responsibility for the business activities and services provided by Nomura Asset Management Co., Ltd. when using the NOMURA-BPI JGB.

○FTSE World Government Bond Index (excluding Japan, unhedged, based on Japanese Yen)···“FTSE World Government Bond Index (excluding Japan, unhedged, based on Japanese Yen)” is the bond index operated by FTSE Fixed Income LLC for the bond index comprised of the total investment profits of the government bonds of the major countries in the world, excluding Japan, as weight-averaged by the market capitalization in each market, and FTSE World Government Bond Index (excluding Japan, unhedged, based on Japanese Yen) is the intellectual property of FTSE Fixed Income LLC, and all rights regarding the index are retained by FTSE Fixed Income LLC.

○JP Morgan Government Bond Index - Emerging Markets Global Diversified (based on Japanese Yen)···The information provided here regarding the “JP Morgan Government Bond Index - Emerging Markets Global Diversified (based on Japanese Yen)” (here, for the sake of convenience, referred to as the “Index”.) (the said information includes the Index level but is not limited thereto) is used only for informative purposes and is not intended as a solicitation for the sale and purchase of financial instruments, nor does it officially confirm certain sales and purchase, nor does it define the value and price of certain products related to the Index. Also, the Index does not legally constitute accounting advice regarding investment strategy and tax. The market price, data and other information included here are considered accurate, but JPMorgan Chase & Co. and its subsidiary company (hereinafter referred to as “JPM”) do not guarantee completeness and accuracy. The information included here may sometimes be changed without notice. Past performance does not suggest future return. With respect to the financial instruments of the issuers included in this document, JPM and its employees may possess both long and short positions, may perform sales and purchases, may perform market-making, and may also possibly be a subscriber of issuers, placement agencies, advisers, and lenders. The United States J.P. Morgan Securities LLC (here referred to as “JPMSLLC” and “Index sponsors” for the sake of convenience) does not support, warrant, or promote the sale of securities, financial instruments, and transactions concerning the Index (here, referred to as the “Products” for the sake of convenience). The Index sponsors do not make any representation, warranty, conveyance or suggestion regarding the promotion of an investment in securities, any financial commodity, or, especially, the Products, or regarding whether or not interlocking with the Index in investment opportunities in the financial market, or intention to do so, can be promoted. The Index sponsors are not liable for any management, marketing, or trading regarding the Products. The Index is calculated based on information which is considered to be trustworthy, but the completeness, accuracy, and information accompanying the Index is not guaranteed. The Index is property of the Index sponsors, and any property rights to the Index shall belong exclusively to the Index sponsors.

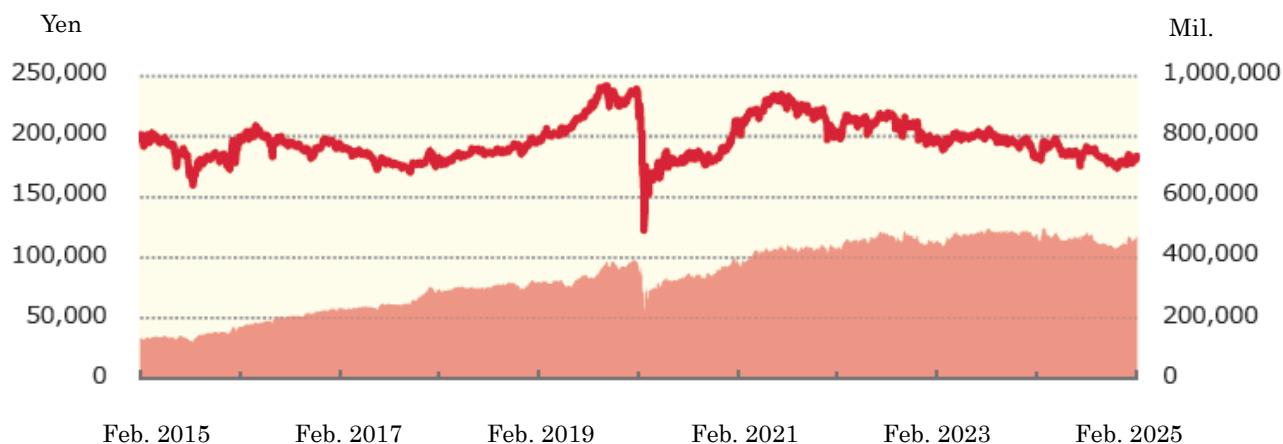
JPMSLLC is an NASD, NYSE and SIPC member. JP Morgan is name that is used when JP Morgan Chase Bank, NA, JPSI, J.P. Morgan Securities PLC., or companies affiliated with these companies conduct investment banking business.

(Source: Nomura Research Institute, Ltd., FTSE Fixed Income LLC, etc.)

Historical Performance (As of February 28, 2025)

1. Changes in NAV/Net Assets (per day)

— NAV (price per 100 units of the beneficial interests after dividend) [Left Axis]
 Total net asset value [Right Axis]



2. Dividends Paid (per 100 units, before tax)

February 2025	2,130 Yen
November 2024	2,190 Yen
August 2024	1,890 Yen
May 2024	2,190 Yen
February 2024	2,020 Yen
Cumulative since inception	97,790 Yen

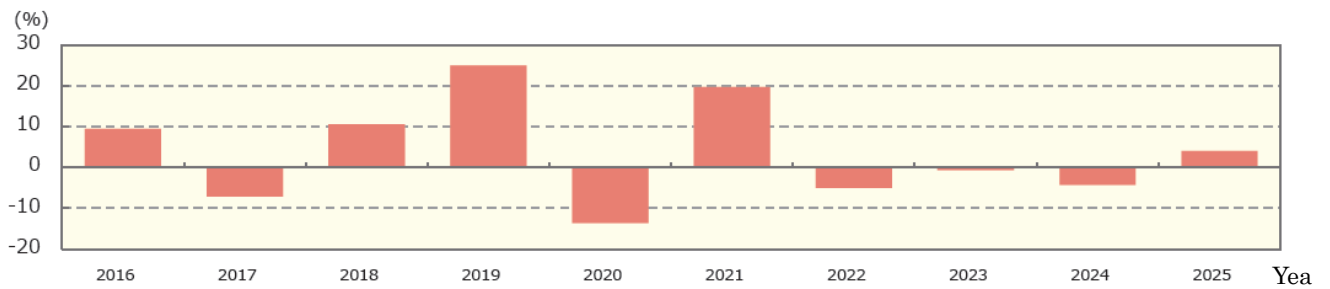
3. Status of Major Assets

Top 10 component REITS

	REIT	% of NAV
1	NIPPON BUILDING FUND INC. Investment Securities	7.2
2	JAPAN REAL ESTATE INVESTMENT CORPORATION Investment Securities	5.5
3	JAPAN METROPOLITAN FUND INVESTMENT CORPORATION Investment Securities	4.8
4	KDX REALTY INVESTMENT CORPORATION Investment Securities	4.4
5	NOMURA REAL ESTATE MASTER FUND, INC. Investment Securities	4.4
6	NIPPON PROLOGIS REIT, INC. Investment Securities	4.3
7	GLP J-REIT Investment Securities	4.3
8	DAIWA HOUSE REIT INVESTMENT CORPORATION Investment Securities	3.7
9	INVINCIBLE INVESTMENT CORPORATION Investment Securities	3.5
10	ORIX JREIT INC. Investment Securities	3.4

4. Past Annual Returns

(based on the calendar year)



- The annual rates of return are calculated with dividends re-invested (before tax).
- The figure for 2025 shows the return rate from the beginning of the year to the base date.
- The performance data shown above represents historical performance, which is not a guarantee of future investment performance.
- The Fund's investment performance may be disclosed on the Management Company's website.

Procedures, Fees, and Other Items

1. Subscription Memorandum

Subscription of beneficial interests	Subscription of beneficial interests (an additional issue of beneficial certificates) is principally limited to issuance corresponding to the actual REIT securities in the portfolio (hereinafter referred to as the “Designated Securities Portfolio”). The Designated Securities Portfolio is presented by the Management Company in advance.
Subscription units	1 UNIT or more, in increments of 1 UNIT. A “UNIT” is comprised of units of the beneficial interests that, when combined together in a UNIT, correspond to 1 unit of the REIT securities portfolio which the Management Company deems will correlate to the Benchmark Index. 1 UNIT is comprised of integer multiples of 10 units of the beneficial interests, with the multiplier for the 10 units of the beneficial interests to be specified by the Management Company on the day a subscription application is accepted.
Presentation of the Designated Securities Portfolio	Designated Securities Portfolios, made in response to the number of UNITS applied for, shall be presented to the distributing company no later than two business days prior to the day a subscription application is accepted.
Subscription Price	The NAV as of the day a subscription application is accepted. (The NAV of the Fund is indicated per 100 units)
Delivery of the Designated Securities Portfolio	The subscription applicant shall make a deposit to the safe custody of the distributing company within a period of two business days from the day a subscription application is accepted. *The distributing company may determine the details separately. Please contact the distributing company for details.
Initial Principal	1,178 yen per 1 unit
Exchange of Beneficial Interests	Beneficiaries may request an exchange of their own beneficial interests in the Fund for the REIT securities corresponding to their share of the beneficial interests in the trust assets.
Exchange Units	25,000 units or more, in increments of 25,000 units (The number of units in Exchange Units may be changed depending upon a rise in the Benchmark Index, etc.)
Exchange Price	The NAV as of the day the exchange request is accepted.
Delivery of the Exchanged Securities	In principle, the increased number of REIT securities that the beneficiary who requested the exchange shall be credited to the account of a book-entry transfer institution, etc., from the third

	business day from the day the exchange request is accepted.
Business Hours for Subscription/Exchange	In principle, applications for subscription and exchange that are completed by 3:30 p.m. are deemed accepted on the same day. (Business hours for subscription/exchange mentioned above may vary according to a distributing company. Please contact the distributing company for details.)
Subscription Period	From October 31, 2024, to October 29, 2025 * The subscription period can be renewed by filing another securities registration statement prior to the expiration date shown above.
Non-acceptance Days for Subscription/Exchange	In principle, applications for subscription/exchange will be suspended on the following days/period: <Subscription> -For a period of two business days, beginning from one business day prior to the ex-dividend or ex-right day of any component issues in the Benchmark Index. -For a period of four business days, beginning from three business days prior to the date on which a change of component issues in the Benchmark Index becomes effective or a change in the number of component issues becomes effective. -For a period of three business days, beginning from three business days prior to the last day of any calculation period of the Fund (the accounting date). However, if the accounting date is a holiday (meaning not a business day), the period shall be four business days, beginning from four business days prior to the accounting date. -For a period which the Management Company deems necessary in order to make investments in accordance with the investment policies in the event of consolidation or division, etc., of the investment equity of the component issues in the Benchmark Index. -In additions to the period above, any time the Management Company determines that unavoidable circumstances occur that prevent it from making investments in accordance with the investment policies. <Exchange> -One business day prior to the ex-dividend or ex-right day of any component issues in the Benchmark Index. -For a period of three business days, beginning from three business days prior to the date on which a change of component issues in the Benchmark Index becomes effective or a change in the number of

	<p>component issues becomes effective.</p> <p>-For a period of three business days, beginning from three business days prior to the last day of any calculation period of the Fund (the accounting date). However, if the accounting date is a holiday (meaning not a business day), the period shall be four business days, beginning from four business days prior to the accounting date.</p> <p>-For a period which the Management Company deems necessary in order to make investments in accordance with the investment policies in the event of consolidation or division, etc., of the investment equity of the component issues in the Benchmark Index.</p> <p>-In addition to the period above, any time the Management Company determines that unavoidable circumstances occur that prevent it from making investment in accordance with the investment policies.</p> <p>*Notwithstanding the provisions above, applications for subscription may be accepted on or during the days referred to above if the Management Company determines that the impact of such subscription/exchange on the trust assets is minimal in view of the condition of the trust assets, funding trends, market trends, etc.</p>
Suspension or Cancellation of Subscription/Exchange	In the event that trading on the financial instruments exchanges is suspended or any other circumstances beyond the Management Company's control occur, the Management Company may suspend acceptance of applications for subscription/exchange or cancel applications for subscription/exchange that have already been accepted.
Trust Term	Unlimited (inception date: September 17, 2008)
Listed Market	Tokyo Stock Exchange
Early Termination	<p>Early termination may be carried out if the number of units of the beneficial interests falls below 200,000 or another similar condition occurs.</p> <p>Early termination shall be carried out if the Fund is delisted from all the financial instruments exchanges on which the Fund has been listed or if the Benchmark Index is discontinued.</p>
Accounting date	On the 10 th of February, May, August and November of each year
Income Distribution	Dividends are due four times a year on the date of each closing of account.
Maximum Amount of Additional Trust	Equivalent to 1 trillion yen

Public Notification	Public notifications shall principally be posted online on the website below: URL: https://www.nomura-am.co.jp/
Investment Reports	No investment report is made.

2. Fund Expense and Taxes

■ Fund Expenses

Expenses to be borne directly by investors								
Subscription Commission	Set independently by the distributing company (Please contact the distributing company for further information.) The Subscription Commission is received in consideration of the office procedures related to Fund subscription, etc., at the time of the subscription of the Fund.							
Amount to be Retained in Trust Assets	None							
Exchange Commission	Set independently by the distributing company (Please contact the distributing company for further information.) The Exchange Commission is received in consideration of the office procedures related to Fund exchange, etc., at the time of the exchange of the Fund.							
Expenses to be borne indirectly by investors from trust assets								
Management Fee (Trust Fee)	<p>Total amount of the Trust Fee is <u>the sum of the following two items:</u></p> <p>(i) The amount calculated by multiplying the daily total net assets of the Fund by Annual Trust Fee Rate</p> <p>The distribution of the Trust Fee Rate is as follows:</p> <table border="1"> <tr> <td>Annual Trust Fee Rate</td> <td colspan="2">No larger than 0.1705% (0.155% exclusive of taxes) <u>(0.1705% (0.155% exclusive of taxes)</u> as of April 30, 2025)</td> </tr> <tr> <td>The payee distribution (exclusive of taxes) and the service details</td> <td><Management Company> Fund operations, investigations related to Fund operations, instructions to trustees, preparation of legal documents, etc., calculating NAV, etc.</td> <td>0.125%</td> </tr> </table>		Annual Trust Fee Rate	No larger than 0.1705% (0.155% exclusive of taxes) <u>(0.1705% (0.155% exclusive of taxes)</u> as of April 30, 2025)		The payee distribution (exclusive of taxes) and the service details	<Management Company> Fund operations, investigations related to Fund operations, instructions to trustees, preparation of legal documents, etc., calculating NAV, etc.	0.125%
Annual Trust Fee Rate	No larger than 0.1705% (0.155% exclusive of taxes) <u>(0.1705% (0.155% exclusive of taxes)</u> as of April 30, 2025)							
The payee distribution (exclusive of taxes) and the service details	<Management Company> Fund operations, investigations related to Fund operations, instructions to trustees, preparation of legal documents, etc., calculating NAV, etc.	0.125%						

		<p style="text-align: center;"><Trustee> The storage/management of property of the Fund, execution of instructions from the Management Company, etc.</p>	<p style="text-align: center;">0.03%</p>
<p>* The distribution above is calculated using the annual Trust Fee Rate as of April 30, 2025.</p> <p>(ii) When the Fund lends REIT securities, the amount within 44% (40% exclusive of taxes) of the lending fee, which accrues on a daily basis.</p> <p>The distribution of the above amount shall be 80% for the Management Company and 20% for the Trustee.</p> <p>* The Trust Fee of the Fund is summed up daily and reflected within the NAV of the Fund. Also, the total amount of the Trust Fee is paid from the Fund on every last day of any accounting period and the termination date of the trust.</p> <p>* The fee amount of REIT securities in which the Fund invests, however, is not indicated here because the securities are determined through supply and demand in the market.</p>			
<p>Other Expenses and Fees</p>	<ul style="list-style-type: none"> ◆ Annual fees for use of trademarks pertaining to the Benchmark Index (as of April 30, 2025) No more than 0.033% per year (0.03% exclusive of taxes) of the Fund's total net assets (however, if this amount is less than 1,500,000 yen exclusive of taxes, then the fee will be set at 1,650,000 yen (1,500,000 yen exclusive of taxes)). ◆ Expenses pertaining to listing of the Fund (as of April 30, 2025) - Additional listing fee: 0.00825% (0.0075% exclusive of taxes) of the amount of increase in value of the total net asset value at the time of the additional listing as compared with the larger of i) the total net asset value at the time of the initial listing; or ii) the largest of the total net asset values at the end of each year from the year of the initial listing up to the year immediately prior to the fee payment year. 		

	<p>- Annual listing fee: Maximum of 0.00825% (0.0075% exclusive of taxes) of the total net assets at year-end.</p> <p>The amount of equivalent to the expenses and fees listed above and the consumption tax etc. is incurred by investors and can be paid out of the Fund. The amount that is not paid out of the Fund is responsible for the Management Company.</p> <p>Other expenses and fees are as follows:</p> <ul style="list-style-type: none">- Brokerage commission on transactions in portfolio securities- Costs paid to auditors for Fund audits- Tax related to the Fund, etc. <p>These expenses and fees above are paid out of the trust assets when they are incurred. These expenses and fees vary according to management conditions, so details of rates and upper limits cannot be provided ahead of time.</p>
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■ Tax Treatment

- Tax Treatment is applied at the times listed below.
- The following chart represents tax rates on individual investors at the time of tax withholding. The tax rate may differ according to the taxation method, etc.

Time	Items	Tax
Receipt of distribution	Income tax, special reconstruction income tax and local tax	Taxed as dividend income 20.315% of income distributions
Sales and exchanges	Income tax, special reconstruction income tax and local tax	Taxed as capital gains 20.315% of the profit on sales and exchanges

* The foregoing descriptions are as of the end of February 2025. Therefore, in the event that tax laws are revised, the tax rates may change.

* If you choose the Japanese version of the Individual Savings Account (known as “NISA”):

“NISA” is the (Nippon) Individual Savings Account, a tax exemption structure pertaining to a listed stock or a publicly offered stock investment trust etc. If you choose to use the NISA structure, income gains and capital gains from newly purchased ETFs etc., for investments of up to a specified amount each year, will be tax exempt for an indefinite term. In order to be eligible for NISA, certain conditions must be met, such as requirements that the NISA account be opened at an eligible distributing company, and financial products that fulfill requirements under tax laws be purchased at the company. Investors should make sure whether or not tax exemptions can be available as this may depend on the method of receiving dividends.

Please confirm this with the distributing company for further details.

* The aforementioned descriptions do not apply to Japanese corporations.

* We recommend that investors consult a tax or similar specialist for details of tax treatment.