



FUND OBJECTIVE

The Global X Office J-REIT ETF seeks to provide investment results that correspond generally to the price and yield performance, before fees and expenses, of the Tokyo Stock Exchange REIT Office Focus Total Return Index.

KEY FEATURES



Targeted Exposure
The Global X Office J-REIT ETF enables investors to invest in J-REITs with focus on office properties.



ETF Efficiency
The Global X Office J-REIT ETF enables investors to access multiple thematic J-REITs in a single transaction.



Bimonthly Distributions
The Global X Office J-REIT ETF makes distributions on a bimonthly basis.

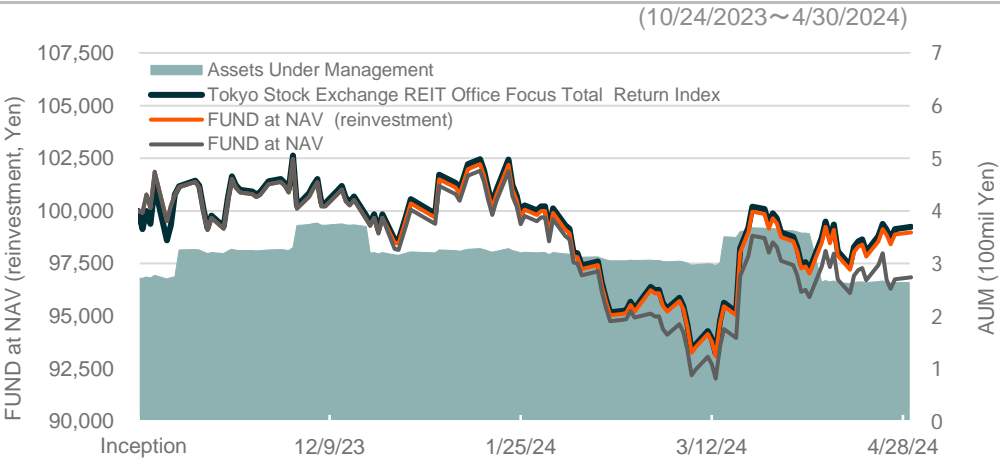
FUND DETAILS

Inception Date	10/24/23
Underlying Index	Tokyo Stock Exchange REIT Office Focus Total Return Index
Number of Holdings	15
Assets Under Management	¥ 2.63(100mil)
NAV (per 100 units)	¥ 96,844
Management Fee	0.3025%per annum (0.275% before tax)
Distribution Frequency	Bimonthly
Closing date	2/24,4/24,6/24, 8/24,10/24,12/24

TRADING DETAILS

Securities code	2096
ISIN	JP3050140007
Exchange	Tokyo Stock Exchange
Bloomberg INAV Ticker	DE000SL0KWV3
Index Ticker	TSEROFTR

ASSETS UNDER MANAGEMENT / FUND PERFORMANCE CHART



PREVIOUS 12-PERIODS DISTRIBUTIONS

per 100 units, before taxes (Yen)	
12/24/23	300
2/24/24	800
4/24/24	1,000
Total Distribution Since Inception	
2,100	

PERFORMANCE

	One Month	Year to Date	One Year	Three Year	Since Inception
FUND at NAV	-0.80 %	-3.21 %	-----	-----	-3.16 %
FUND at NAV (reinvestment)	+0.22 %	-1.38 %	-----	-----	-1.03 %
Tokyo Stock Exchange REIT Office Focus Total Return Index	+0.27 %	-1.31 %	-----	-----	+0.03 %

TOP 10 HOLDINGS

		% of AUM
		Total : 82.86%
NIPPON BUILDING FUND INC	21.03%	KDX REALTY INVESTMENT CORP 5.44%
JAPAN REAL ESTATE INVESTMENT	16.46%	MORI HILLS REIT INVESTMENT C 4.84%
ORIX JREIT INC	9.97%	HULIC REIT INC 4.23%
JAPAN PRIME REALTY INVESTMEN	7.00%	MORI TRUST REIT INC 4.08%
ACTIVIA PROPERTIES INC	6.25%	JAPAN EXCELLENT INC 3.57%

Fund performance assumes that dividends (before taxes) are reinvested in the fund. NAV value is calculated after deducting trust fees. In the graph, the value of (Tokyo Stock Exchange REIT Office Focus Total Return Index) is modified to match the fund NAV at the time of inception.The performance data quoted represents past performance and does not guarantee future results. Investment return and principal value of an investment will fluctuate so that an investor's shares, when sold or redeemed, may be worth more or less than their original cost. High short term performance of the fund is unusual and investors should not expect such performance to be repeated.



INDUSTRY BREAKDOWN

% of AUM



● Office	98.98%
● ---	---
● ---	---
● ---	---
● ---	---
● ---	---
● ---	---
● ---	---
● ---	---
● ---	---
● Others*	1.02%

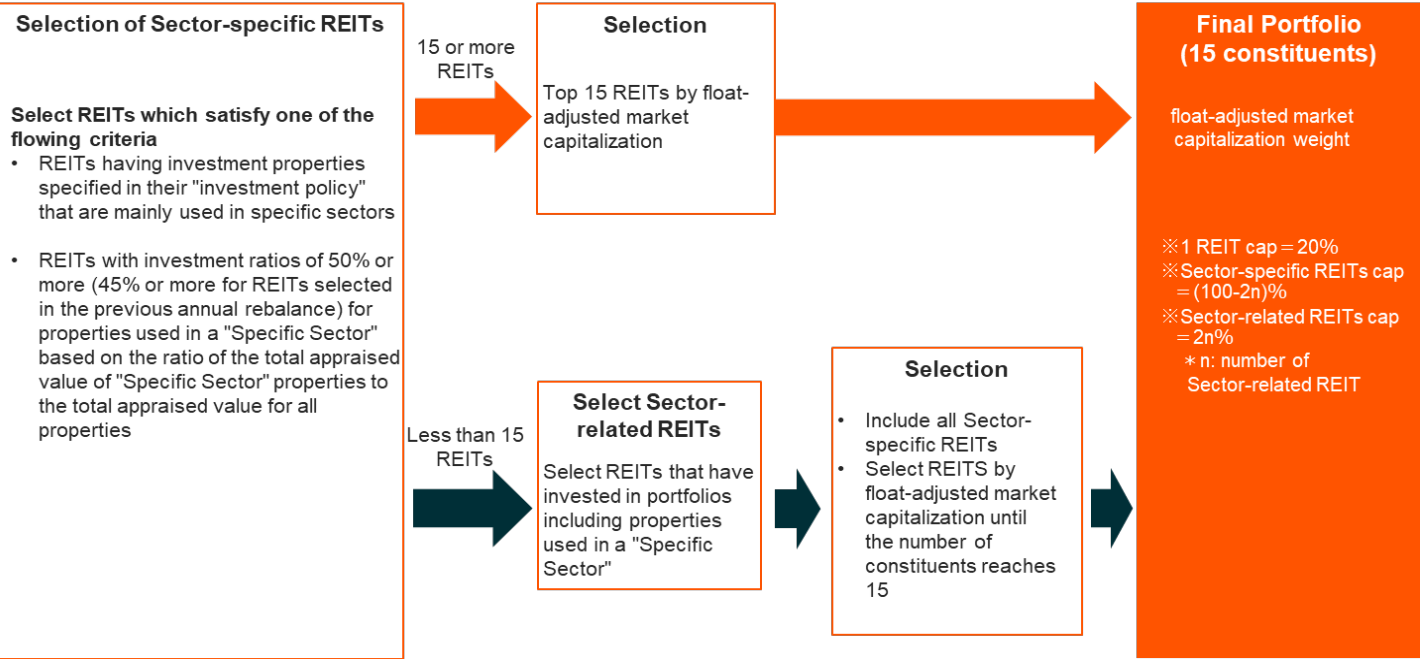
*Others include cash and cash equivalents.

Concept & Key Points

- 1. Focus on Japanese office REIT
- 2. Free-float weighted market capitalization weights
- 3. Reconstitution and rebalancing once a year in July
- 4. Distribution of dividend in every 2 months (6 times a year)

Index construction process

Universe : TSE REIT Index



Investment Risks

The Fund will invest in financial instruments whose prices fluctuate and as a result the NAV per unit of the Fund will also fluctuate. Therefore the invested amount will not be guaranteed and a loss of principal may be caused. All the gains and losses accrued to the trust assets will be attributable to the investors. Investment trusts are not deposits.

Major factors to cause fluctuation of NAV per unit:

Price Volatility risks / Credit risks (REIT Price Volatility), Other risks

The performance of the NAV may not completely match that of the index. The factors to cause fluctuation of NAV per unit are not limited to those mentioned above. Please read "Investment Risks" in the fund's Prospectus describing in detail.

Fee Structure

<Fees directly charged to customers>

Subscription commission: Determined by the Distributor. (Subscription Commission is a consideration for explanation of products, provision of product information and investment information, and execution of application at the time of the subscription of the Fund)

Redemption Fee: Nil

Exchange commission: Determined by the Distributor.

(Exchange Commission is a consideration for administrative procedures for exchange of units of the Fund.)

<Fees indirectly charged during holding period>

Management Fee (Trust Fee):

Trust fee is calculated daily as sum of 1 and 2 as shown below during the holding period.

1. The amount obtained by multiplying the total net assets of the trust assets by the ratio up to 0.3025% per annum (0.275% before tax).

2. The amount obtained by multiplying lending charges due to lending of securities held in the trust assets by up to 55% (50% before tax).

Other Expenses and Brokerage Commissions

Fund Listing Expenses and Annual Fees for Use of Trademarks of the Index with tax levied on them can be borne by the unitholders, and can be paid from the trust assets.

Commissions associated with securities transactions (including brokerage commissions on trade of securities, fees for future transactions and option transactions) and auditing fees shall be charged to the trust assets.

※As expenses for brokerage commissions on trade of securities, etc. shall vary depending on circumstances, specific rate of fees or the maximum amounts thereof cannot be disclosed in advance.

※As REITs are traded on market prices, their expenses can not be displayed.

※Please see further details described under "Expenses and Taxes of the Fund" in the Prospectus.

About the copyright of the index

The Index Value of Tokyo Stock Exchange REIT Logistics Focus Total Return Index, Tokyo Stock Exchange REIT Office Focus Total Return Index, Tokyo Stock Exchange REIT Residential Focus Total Return Index and Tokyo Stock Exchange REIT Hotel & Retail Focus Total Return Index (hereinafter collectively referred to as "TSE REIT Sector Focus Index Series") and the TSE REIT Sector Focus Index Series 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 TSE REIT Sector Focus Index Series such as calculation, publication and use of the TSE REIT Sector Focus Index Series Index Value and relating to the TSE REIT Sector Focus Index Series Marks. JPX shall not be liable for the miscalculation, incorrect publication, delayed or interrupted publication of the TSE REIT Sector Focus Index Series 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.

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