PASSIVE

UKPH

iShares UK Property UCITS ETF
Hedged Euro (Accumulating)
iShares II plc

iShares by BlackRock

October 2026

Performance, Portfolio Breakdowns and Net Asset information as at: 31-Oct-2026. All other data as at 04-Nov-2026.
This document is marketing material. For Investors in the UK. Investors should read the KIID/PRIIPs document and prospectus prior to investing, and should refer to the prospectus for the funds full list of risks.

FUND OVERVIEW

The Fund seeks to track the performance of an index composed of UK listed real estate companies and Real Estate Investment Trusts (REITS).

KEY BENEFITS

1. Diversified exposure to UK real estate companies
2. Direct investment into listed real estate companies and REITS
3. Single country exposure with a focus on growth

RISK INDICATOR

Lower Risk — Potentially Lower Rewards

Higher Risk — Potentially Higher Rewards



CAPITAL AT RISK: The value of investments and the income from them can fall as well as rise and are not guaranteed. Investors may not get back the amount originally invested.

KEY RISKS:

- Investment risk is concentrated in specific sectors, countries, currencies or companies. This means the Fund is more sensitive to any localised economic, market, political, sustainability-related or regulatory events.
- The value of equities and equity-related securities can be affected by daily stock market movements. Other influential factors include political, economic news, company earnings and significant corporate events.
- Investments in property securities can be affected by the general performance of stock markets and the property sector. In particular, changing interest rates can affect the value of properties in which a property company invests.
- Counterparty Risk: The insolvency of any institutions providing services such as safekeeping of assets or acting as counterparty to derivatives or other instruments, may expose the Share Class to financial loss.

PRODUCT INFORMATION

ISIN : IE000FI414K7
Share Class Launch Date : 18-May-2022
Share Class Currency : EUR
Total Expense Ratio : 0.42%
Use of Income : Accumulating
Net Assets of Share Class (M) : 13.19 EUR

KEY FACTS

Asset Class : Real Estate
Benchmark : FTSE EPRA Nareit UK Net of Tax Index (GBP)
Fund Launch Date : 16-Mar-2007
Fund Base Currency : GBP
Net Assets of Fund (M) : 387.62 GBP
SFDR Classification : Other
Domicile : Ireland
Methodology : Replicated
Issuing Company : iShares II plc
Product Structure : Physical
ISA Eligibility : Yes
SIPP Available : Yes
UK Reporting Status : Yes

PORTFOLIO CHARACTERISTICS

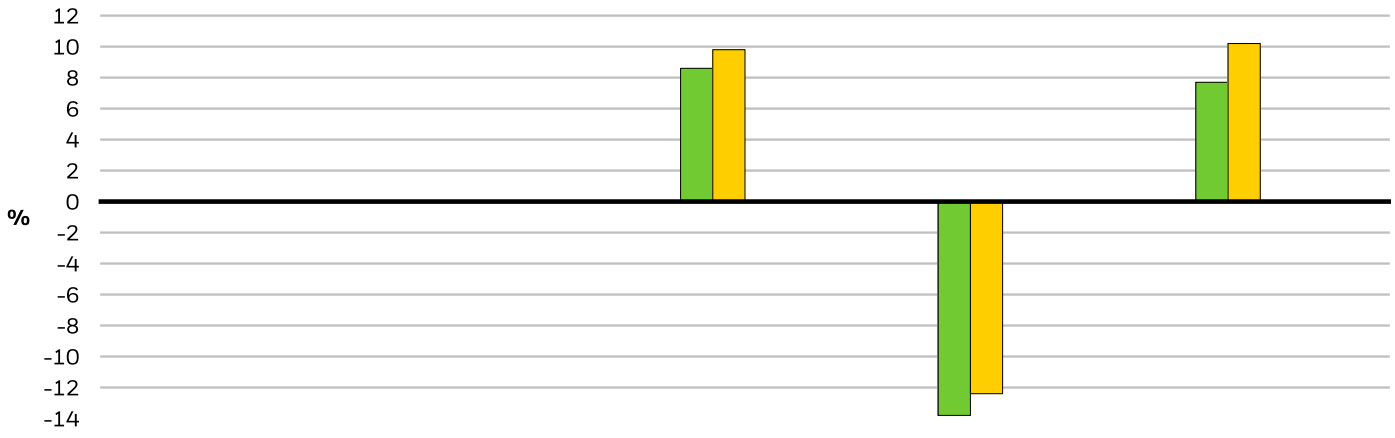
Price to Book Ratio : 0.78x
Price to Earnings Ratio : 12.67x
3y Beta : 1.00
Number of Holdings : 26

Please refer to the Glossary for more details.

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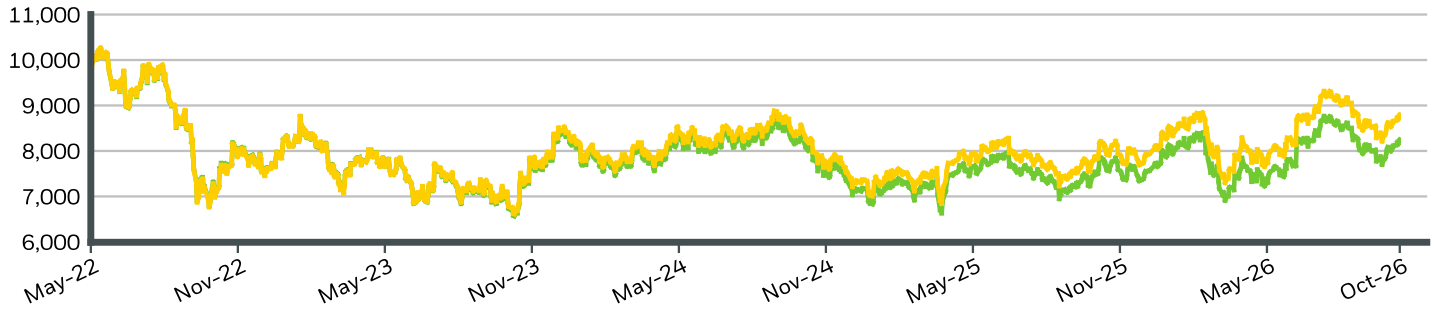
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CALENDAR YEAR PERFORMANCE



	2021	2022	2023	2024	2025
Share Class	-	-	8.61	-13.75	7.72
Benchmark	-	-	9.85	-12.37	10.18

GROWTH OF HYPOTHETICAL 10,000 EUR SINCE INCEPTION



CUMULATIVE & ANNUALISED PERFORMANCE

	CUMULATIVE (%)					ANNUALISED (% p.a.)		
	1m	3m	6m	YTD	1y	3y	5y	Since Inception
Share Class	2.87	-4.66	10.61	6.71	8.80	6.88	-	-4.24
Benchmark	2.93	-4.35	11.52	8.44	10.98	8.94	-	-2.84

The figures shown relate to past performance. **Past performance is not a reliable indicator of future performance. Markets could develop very differently in the future. It can help you to assess how the fund has been managed in the past** Performance is shown on a Net Asset Value (NAV) basis, with gross income reinvested where applicable. Performance data is based on the net asset value (NAV) of the ETF which may not be the same as the market price of the ETF. Individual shareholders may realize returns that are different to the NAV performance. The return of your investment may increase or decrease as a result of currency fluctuations if your investment is made in a currency other than that used in the past performance calculation. Source: Blackrock

Share Class (EUR) iShares UK Property UCITS ETF Hedged Euro (Accumulating)

Benchmark (GBP) FTSE EPRA Nareit UK Net of Tax Index (GBP)

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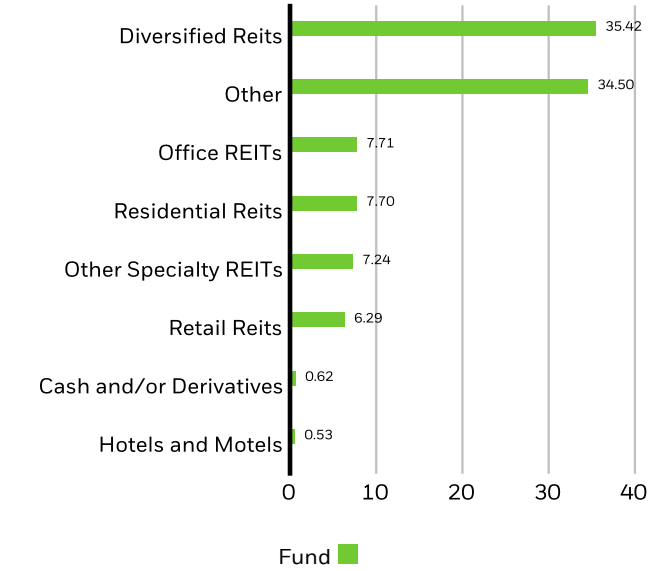
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Top 10 Holdings

SEGRO REIT PLC	23.26%
LAND SECURITIES GROUP REIT PLC	10.42%
BRITISH LAND REIT	8.23%
LONDONMETRIC PROPERTY REIT PLC	8.04%
TRITAX BIG BOX REIT PLC	7.24%
UNITE GROUP REIT PLC	4.59%
PRIMARY HEALTH PROPERTIES REIT PLC	4.32%
SHAFTESBURY CAPITAL REIT PLC	4.10%
DERWENT LONDON REIT PLC	3.81%
HAMMERSON REIT PLC	3.53%
Total of Portfolio	**77.54%**

Holdings are subject to change.

SECTOR BREAKDOWN (%)



Allocations are subject to change. **Source:** BlackRock

TRADING INFORMATION

Exchange	Xetra
Ticker	UKPH
Bloomberg Ticker	UKPH GY
RIC	UKPH.DE
SEDOL	BN7T538
Listing Currency	EUR

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GLOSSARY

SFDR Classification: Article 8: Products that promote environmental or social characteristics and promote good governance practices. **Article 9:** Products that have sustainable investments as an objective and follow good governance practices. **Other:** Products that do not meet the criteria to be classified as Article 8 or 9.

Price to Earnings: A valuation ratio of a company's current share price compared to its per-share earnings in the current forecast year, calculated as current share price divided by current earnings per share.

Price to Book Ratio: represents the ratio of the current closing price of the share to the latest quarter's book value per share.

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