WisdomTree.eu
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WNER WisdomTree New Economy Real Estate UCITS ETF - USD

Investment Objective

The WisdomTree New Economy Real Estate UCITS ETF (the "Fund") seeks to track the price and yield performance, before fees and expenses, of the WisdomTree New Economy Real Estate UCITS Index (the "Index"). The Index is designed to track the performance of global companies from developed markets involved in the real estate infrastructure that underpins many megatrends such as AI, Digitalisation or HealthTech. It delivers exposure to technology-driven growth, focusing on alternative real estate sectors poised for expansion.

Index Description

The Index is designed to measure the performance of companies from global developed markets and have exposure to new economy real estate such as technology, science and/or e-commerce-related business activities.
To be eligible for inclusion in the Index, companies from global developed markets need to engage in new economy real estate activities. Such activities are categorised as:
"Digital and Industrial Economy Infrastructure" – Covering sectors including, but not limited to, telecommunication towers, data centres, modern logistics and e-commerce facilities, and other industrial and specialized infrastructures.
"Next-Generation Digital Infrastructure" – Encompassing companies including but not limited to those that are blockchain-enabled or that provide high-performance computing (HPC) facilities and other advanced digital infrastructure.
Selected companies must also meet WisdomTree's ESG (environmental, social and governance) criteria, as well as other criteria such as minimum market capitalisation and liquidity as outlined in the Index methodology.
A minimum of 50 stocks that meet the Index's activity exposure and selection criteria are included. The Index maintains a target allocation of 90% to Digital and Industrial Economy Infrastructure and 10% to Next-Generation Digital Infrastructure. Within each category, companies are weighted by market capitalisation and subject to capping rules that cap a single stock's weight at 7.5% and floor it at 0.05%, along with volume factor adjustments and other criteria outlined in the Index methodology.
The Index is rebalanced on a semi-annual basis in March and September.
Before April 10, 2025, the benchmark for the WisdomTree New Economy Real Estate UCITS ETF was the CenterSquare New Economy Real Estate UCITS Index. Index performance data reflects this index for all periods before that date and the WisdomTree New Economy Real Estate UCITS Index from April 10, 2025, onward.

Performance (Net of fees) (USD)

Name	QTR	YTD	1-Year	3-Year	Inception Date
WNER NAV	-10.26%	11.75%	17.76%	15.16%	4.93%
CenterSquare New Economy Real Estate UCITS Index	-10.43%	11.87%	18.00%	15.24%	5.12%

Source: WisdomTree UK, Bloomberg, as of 31/08/2026. Performance for the fund and the Index is shown in the listing currency. Past performance is not a reliable indicator of future results. Performance of less than one year is cumulative.

Product Information

Asset Class	Equities
Benchmark	CenterSquare New Economy Real Estate UCITS Index
Replication Method	Physical, Fully Replicated
Total Expense Ratio	0.45%
Base Currency	USD
Use of Income	Distributing
Distribution Frequency	Semi-Annually
Inception Date	08/02/2022
Financial Year End	31 December
UCITS Compliant	Yes
ISA Eligible	Yes
SIPP Eligible	Yes
PEA Eligible	No
Registration	AT, DE, DK, ES, FI, FR, GB, IE, IT, LU, NL, NO, SE
Manager	WisdomTree Management Ltd.
Investment Manager	Keyridge Asset Management Limited
Administrator	BNY Mellon Fund Services (Ireland) Designated Activity Company
Custodian	The Bank of New York Mellon SA/NV, Dublin Branch

Index Information

Index	CenterSquare New Economy Real Estate UCITS Index
Index Provider	Centersquare
Index Currency	
Index Bloomberg Code	CSNEREUN

ESG Characteristics

SFDR Disclosure	SFDR Article 8

This document is marketing material. Investors should read the prospectus of the Issuer ("Prospectus") and the key information document ("KID") before investing and should refer to the section of the Prospectus titled 'Risk Factors' for further details of risks associated with an investment in this product.

Calendar Year Performance (Net of fees)

Name	2023	2024	2025
WisdomTree New Economy Real Estate UCITS ETF - USD	13.42%	-3.93%	31.15%
CenterSquare New Economy Real Estate UCITS Index	14.10%	-3.51%	30.36%

Source: WisdomTree UK, Bloomberg, as of 31/08/2026. Performance for the fund and the Index is shown in the listing currency. Past performance is not a reliable indicator of future results. Performance of less than one year is cumulative.

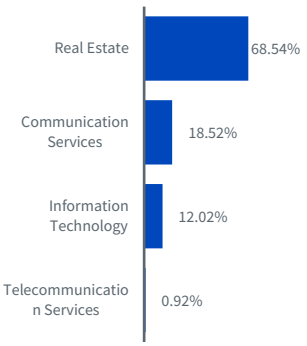
Rolling 12-month performance (Net of fees)

Name	Aug'2022-Aug'2023	Aug'2023-Aug'2024	Aug'2024-Aug'2025	Aug'2025-Aug'2026
WisdomTree New Economy Real Estate UCITS ETF - USD	-6.41%	14.94%	12.82%	17.76%
CenterSquare New Economy Real Estate UCITS Index	-6.05%	15.61%	12.18%	18.00%

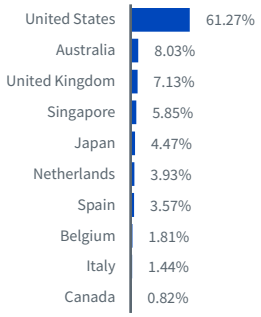
Source: WisdomTree UK, Bloomberg, as of 31/08/2026. Performance for the fund and the Index is shown in the listing currency. Past performance is not a reliable indicator of future results. Performance of less than one year is cumulative.

Top 10 Holdings (% Weight)	
Equinix Inc	5.72%
ProLogis Inc	5.63%
Digital Realty Trust Inc	5.46%
American Tower Corp	5.18%
Goodman Group	4.81%
Crown Castle Corp	4.00%
Iron Mountain Inc	3.95%
Nebius Group N.V. Class A	3.93%
Cellnex Telecom Sau	3.57%
SBA Communications Corp	3.46%

Fund Sector Exposure (% Weight)



Top 10 Countries (% Weight)



NB: Sources for all tables/charts on these pages: WisdomTree UK, Bloomberg. All data as of 31/08/2026

Listing Information

Exchange	Trading Currency	Exchange Ticker	Bloomberg Code	RIC	SEDOL	ISIN	WKN	Listing Date
LSE	USD	WNER	WNER LN	WNER.L	BMF0M46	IE000X9TLGN8	A3C6JU	10/02/2022
Borsa Italiana	EUR	WNER	WNER IM	WNER.MI	BMF0M68	IE000X9TLGN8	A3C6JU	10/02/2022
LSE	GBx	WNEW	WNEW LN	WNEW.L	BMF0M57	IE000X9TLGN8	A3C6JU	10/02/2022
Xetra	EUR	WTER	WTER GY	WTERG.DE	BMF0M79	IE000X9TLGN8	A3C6JU	10/02/2022

Potential Benefits

Real Estate is integral to the evolution of technologies which underpin many megatrends.

The fund delivers thematic exposure to the infrastructure powering the new economy, granting investors access to an alternative approach to megatrends and offering an exciting opportunity at the intersection of technology-driven megatrends and real estate.

The ETF provides exposure to the Digital and Industrial Economy Infrastructure, which includes telecommunication towers, data centres, healthcare and life sciences facilities, modern logistics, e-commerce, and other specialised industrial infrastructure.

It also provides exposure to Next-Generation Digital Infrastructure like blockchain-enabled platforms, digital infrastructure for cryptocurrency mining, and high-performance computing (HPC) facilities.

The ETF is physically backed and UCITS compliant.

Potential Risks

Although the Index was created to select companies with a relatively higher exposure to real estate companies, there is no guarantee this objective will be achieved.

An investment in equities may experience high volatility and should be considered as a longer-term investment.

Higher growth companies such as those that play a part in megatrends tend to trade at higher valuations. The investor should consider the risk that comes with higher valuations as part of any investment decision.

Investment risk may be concentrated in specific sectors, countries, companies or currencies.

This list does not cover all risks - further risks are disclosed in the relevant key information document and Prospectus.

Glossary

Dividend Weighted Index: an index that determines the weight of its constituents using the dividends paid by the security rather than another variable (the most common is Market Cap weighted indices).

Fully Replicated: assets are invested in securities that match the constituents of the relevant index, in the same proportion.

Fundamentally Weighted Index: an index that weights securities on the basis of factors such as dividends or earnings.

Large Cap, Mid Cap and Small Cap: refers to market capitalisation and is calculated by multiplying the price of a stock by the number of shares outstanding.

Listing currency: the trading currency on the exchange.

Physical (Optimised): assets are predominantly invested in securities that are constituents of the index, but may also hold securities whose characteristics closely resemble the characteristics of the index.

Physically Backed: securities held by the fund are the actual securities not a derivative.

Rebalance: An index is created by applying a certain set of selection and weighting rules of countries, sectors and stocks at a certain frequency. A Rebalance is when WisdomTree re-applies its rules based selection and weighting process.

Rebalance Frequency: The frequency by which the constituents of the index are screened and their weights changed.

Replication Method: the method by which the fund gets exposure to the benchmark index.

Share class currency or the "NAV currency": The currency that the fund's NAV is issued in.

Total Expense Ratio (TER): A measure of the total costs associated with managing and operating a fund. The TER consists primarily of management fees plus other expenses such as trustee, custody and operating expenses. It does not cover the swap fee. The TER is expressed as a percentage of the fund's total net asset value.

Disclaimer

IMPORTANT INFORMATION

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An investment in exchange-traded products ("ETPs") is dependent on the performance of the underlying index, less costs, but it is not expected to match that performance precisely. ETPs involve numerous risks including among others, general market risks relating to the relevant underlying index, credit risks on the provider of index swaps utilised in the ETP, exchange rate risks, interest rate risks, inflationary risks, liquidity risks and legal and regulatory risks.

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Certain funds referred to in this document are issued by WisdomTree Issuer ICAV ("WT Issuer"). WT Issuer is an open-ended, umbrella-type Irish Collective Asset-management Vehicle with segregated liability between sub-funds and is authorised by the Central Bank of Ireland ("CBI") as an Undertaking for Collective Investment in Transferable Securities ("UCITS") under Irish law. Each fund is represented by a separate class of shares (the "Shares") issued by WT Issuer.

The Fund is described in a Key Information Document (KID) or Key Investor Information Document (KIID) for UK investors, and the prospectus of WT Issuer ("WT Prospectus"). A copy of the WT Prospectus and the KID / KIID is available, for EEA/UK only, in English at www.wisdomtree.eu. Where required under national rules, the KID will also be available in the local language of the relevant EEA Member State. Investors should read the WT Prospectus before investing and should refer to the section of the WT Prospectus entitled 'Risk Factors' for further details of risks associated with an investment in the Shares.

The summary of investor rights (https://www.wisdomtree.eu/-/media/eu-media-files/other-documents/regulatory/summary-of-investor-rights---wisdomtree-issuer-icav.pdf) associated with an investment in the fund is available in English on WisdomTree Europe's website. WisdomTree Management Limited may decide to terminate the arrangements made for the marketing of its collective investment undertakings. In such circumstances, shareholders in the affected EEA Member State will be notified of this decision and will be provided with the opportunity to redeem their shareholding in the fund free of any charges or deductions for at least 30 working days from the date of such notification.

French Investors should note that, relative to the expectations of the Autorité des Marchés Financiers, this Fund presents disproportionate communication on the consideration of non-financial criteria in its investment policy.

This product is based overseas and is not subject to UK sustainable investment labelling and disclosure requirements. Please refer to the FCA website which details further information in relation to sustainability disclosure requirements (https://www.fca.org.uk/consumers/sustainable-investment-labels-greenwashing).

Additional Information

For Investors in Switzerland: This document constitutes an advertisement of the financial product(s) mentioned herein.
In Switzerland, this communication is only targeted at Qualified Investors.
The prospectus (in English only) and the key investor information documents (KID) (in German, French and Italian) are available from WisdomTree's website: https://www.wisdomtree.eu/en-ch/resource-library/prospectus-and-regulatory-reports

For Investors in France:
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