

# 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 CenterSquare New Economy Real Estate UCITS Index (the “Index”).

## Index Description

The Index is designed to measure the performance of global real estate companies that have exposure to technology, science and/or e-commerce related business activities. To be eligible for inclusion in the Index, a security needs to be issued by either a publicly listed real estate company or a real estate investment trust (REIT) a which is primarily exposed, directly or indirectly to the technology and science sectors including but not limited to the following sub-sectors: information technology, data centres, new media, life sciences and e-commerce. Selected companies must also meet WisdomTree’s ESG (environmental, social and governance) criteria and other criteria such as minimum market capitalisation and liquidity. The Index utilises a technology score, which captures the perceived degree of a company’s overall exposure to technology and science sectors (“Technology Score”). The weight of each security in the Index is calculated based on the free float market capitalisation, adjusted by a formula that reweights securities based on the Technology Score, growth and value metrics respectively. The Index is rebalanced on a semi-annual basis in March and September.

## Average Return Each Year (USD)

Name	QTR	YTD	1-Year	3-Year	Inception Date
WNER NAV	-1.41%	-1.41%	7.89%	N/A	-6.19%
CenterSquare New Economy Real Estate UCITS Index	-1.30%	-1.30%	8.55%	N/A	-5.95%

**Source: WisdomTree UK, Bloomberg, as of 28/03/2024. Performance for the fund and the index is shown in the listing currency. The fund performance is given net of fees. Investors should be aware that fees have a detrimental impact on the performance of an ETF. Please note this data refers to past performance and is not an indicator for future results and should not be the sole factor of consideration when selecting a product. 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	07/02/2022
Financial Year End	31 December
UCITS Compliant	Yes
ISA Eligible	Yes
SIPP Eligible	Yes
EU Savings Directive	Out of Scope
Registration	AT, DE, DK, ES, FI, FR, GB, IE, IT, LU, NL, SE
Manager	WisdomTree Management Ltd.
Investment Manager	Irish Life Investment Managers
Administrator	State Street Fund Services (Ireland) Limited
Custodian	State Street Custodial Services (Ireland) Limited

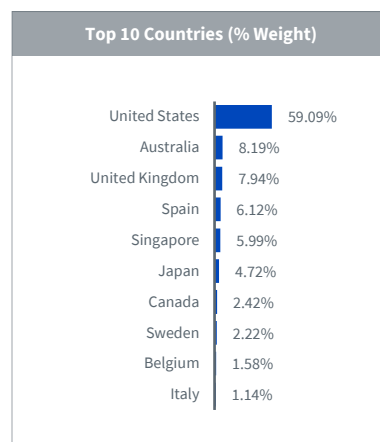
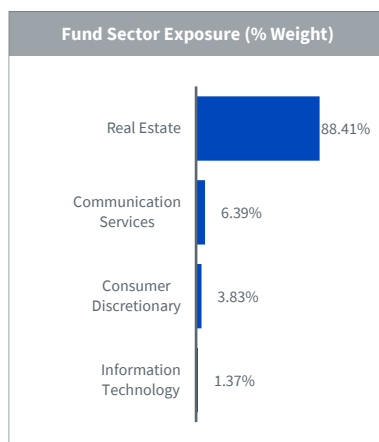
## Index Information

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

## ESG Characteristics

SFDR Disclosure	SFDR Article 8
MSCI ESG Fund Rating	A

Top 10 Holdings (% Weight)	
Goodman Group	5.57%
Cellnex Telecom Sau	5.25%
Ventas Inc	5.00%
Segro PLC	4.85%
SBA Communications Corp	4.39%
Iron Mountain Inc	3.97%
Alexandria Real Estate Equities	3.84%
Airbnb Inc-Class A	3.83%
Prologis Inc	3.69%
Digital Realty Trust Inc	3.68%



NB: Sources for all tables/charts on these pages: WisdomTree UK, Bloomberg. All data as of 28/03/2024

## Potential Benefits

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

The Fund offers access to infrastructure powering the new economy allows investors to take an alternative approach to megatrend investing and represents an exciting opportunity at the verge of thematic investing and real estate.

Focused exposure to global real estate companies that have exposure to technology, science and/or e-commerce related business activities and which meet WisdomTree's ESG (environmental, social and governance) criteria.

The research for the selection of companies in the Index and, subsequently, the Fund, is conducted by experts in the real estate space, ensuring the portfolio remains focused and relevant.

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 KID/KIID and Prospectus.

## 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

## 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

**Marketing communications issued in the European Economic Area (“EEA”):** This document has been issued and approved by WisdomTree Ireland Limited, which is authorised and regulated by the Central Bank of Ireland.

**Marketing communications issued in jurisdictions outside of the EEA:** This document has been issued and approved by WisdomTree UK Limited, which is authorised and regulated by the United Kingdom Financial Conduct Authority.

WisdomTree Ireland Limited and WisdomTree UK Limited are each referred to as “WisdomTree” (as applicable). Our Conflicts of Interest Policy and Inventory are available on request.

**For professional clients only. Past performance is not a reliable indicator of future performance. Any historical performance included in this document may be based on back testing. Back testing is the process of evaluating an investment strategy by applying it to historical data to simulate what the performance of such strategy would have been. Back tested performance is purely hypothetical and is provided in this document solely for informational purposes. Back tested data does not represent actual performance and should not be interpreted as an indication of actual or future performance. The value of any investment may be affected by exchange rate movements. Any decision to invest should be based on the information contained in the appropriate prospectus and after seeking independent investment, tax and legal advice. These products may not be available in your market or suitable for you. The content of this document does not constitute investment advice nor an offer for sale nor a solicitation of an offer to buy any product or make any investment.**

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.

The information contained in this document is not, and under no circumstances is to be construed as, an advertisement or any other step in furtherance of a public offering of shares in the United States or any province or territory thereof, where none of the issuers or their products are authorised or registered for distribution and where no prospectus of any of the issuers has been filed with any securities commission or regulatory authority. No document or information in this document should be taken, transmitted or distributed (directly or indirectly) into the United States. None of the issuers, nor any securities issued by them, have been or will be registered under the United States Securities Act of 1933 or the Investment Company Act of 1940 or qualified under any applicable state securities statutes.

This document may contain independent market commentary prepared by WisdomTree based on publicly available information. Although WisdomTree endeavours to ensure the accuracy of the content in this document, WisdomTree does not warrant or guarantee its accuracy or correctness. Any third party data providers used to source the information in this document make no warranties or representation of any kind relating to such data. Where WisdomTree has expressed its own opinions related to product or market activity, these views may change. Neither WisdomTree, nor any affiliate, nor any of their respective officers, directors, partners, or employees accepts any liability whatsoever for any direct or consequential loss arising from any use of this document or its contents.

This document may contain forward looking statements including statements regarding our belief or current expectations with regards to the performance of certain assets classes and/or sectors. Forward looking statements are subject to certain risks, uncertainties and assumptions. There can be no assurance that such statements will be accurate and actual results could differ materially from those anticipated in such statements. WisdomTree strongly recommends that you do not place undue reliance on these forward-looking statements.

The products discussed in this document are issued by WisdomTree Issuer ICAV (“WT Issuer”). WT Issuer is an umbrella investment company with variable capital having segregated liability between its funds organised under the laws of Ireland as an Irish Collective Asset-management Vehicle and authorised by the Central Bank of Ireland (“CBI”). WT Issuer is organised as an Undertaking for Collective Investment in Transferable Securities (“UCITS”) under the laws of Ireland and shall issue a separate class of shares (“Shares”) representing each fund. Investors should read the prospectus of WT Issuer (“WT Prospectus”) before investing and should refer to the section of the WT prospectus titled ‘Risk Factors’ for further details of risks associated with an investment in the Shares.

The Fund is not sponsored, endorsed, sold or promoted by CenterSquare Investment Management LLC (“CenterSquare”), any of its affiliates or any other third party involved in, or related to, calculating, compiling or creating the Index (collectively, the “CenterSquare Parties”). The Index is the exclusive property of CenterSquare and has been licensed for use for certain purposes by WisdomTree. CenterSquare and the Index’s name are trademarks of CenterSquare. None of the CenterSquare Parties makes any representation or warranty, express or implied, to the issuer or owners of shares of the Fund, or any other person or entity, regarding the advisability of investing in funds generally, or in the Fund particularly, or the ability of the Index to track its corresponding market performance. None of the CenterSquare Parties has any obligation to take the needs of the issuer or owners of shares of the Fund, or any other person or entity, into consideration in determining, composing or calculating the Index. None of the CenterSquare Parties is responsible for, or has participated in, the determination of the timing of, prices at, or quantities of the Fund to be issued or in the determination or calculation of the equation by, or the consideration into which, the Fund is redeemable. Further, none of the CenterSquare Parties has any obligation or liability to the issuer or owners of shares of the Fund, or any other person or entity, in connection with the administration, marketing or offering of the Fund, whether as a result of statements included in the Fund’s public offering documents or otherwise. None of the CenterSquare Parties guarantees the accuracy and/or the completeness of the Index or any data included therein, and none of the CenterSquare Parties shall have any liability for any errors, omissions or interruptions therein. None of the CenterSquare Parties makes any warranty, express or implied, as to results to be obtained by the Fund, owners of the shares of the Fund or any other person or entity from the use of the Index, trading based on the Index, or any data included therein, either in connection with the Fund or for any other use. None of the CenterSquare Parties makes any express or implied warranties, and each expressly disclaims all warranties of merchantability or fitness for a particular purpose or use, with respect to the Index or any data included therein. Without limiting any of the foregoing, in no event shall any of the CenterSquare Parties have any liability for any special, punitive, direct, indirect or consequential damages (including lost profits) arising out of matters relating to the use of the Index, even if notified of the possibility of such damages.

## Additional Information

### Notice to Investors in Switzerland – Qualified Investors

This document constitutes an advertisement of the financial product(s) mentioned herein. In Switzerland, this communication is only targeted at Qualified Investors.

The prospectus and the key investor information documents (KIID) are available from WisdomTree's website: <https://www.wisdomtree.eu/en-ch/resource-library/prospectus-and-regulatory-reports>

**For Investors in France:** The information in this document is intended exclusively for professional investors (as defined under the MiFID) investing for their own account and this material may not in any way be distributed to the public. The distribution of the Prospectus and the offering, sale and delivery of Shares in other jurisdictions may be restricted by law. WT Issuer is a UCITS governed by Irish legislation, and approved by the Central Bank of Ireland as UCITS compliant with European regulations although may not have to comply with the same rules as those applicable to a similar product approved in France. The Fund has been registered for marketing in France by the Financial Markets Authority (Autorité des Marchés Financiers) and may be distributed to investors in France. Copies of all documents (i.e. the Prospectus, the Key Investor Information Document, any supplements or addenda thereto, the latest annual reports and the memorandum of incorporation and articles of association) are available in France, free of charge at the French centralizing agent, Societe Generale at 29, Boulevard Haussmann, 75009, Paris, France. Any subscription for Shares of the Fund will be made on the basis of the terms of the prospectus and any supplements or addenda thereto.