



**iShares European Property Yield UCITS
ETF
Euro (Accumulating)
iShares plc**



January 2025

Performance, Portfolio Breakdowns and Net Asset information as at: 31-Jan-2025. All other data as at 06-Feb-2025.

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 listed real estate companies and Real Estate Investment Trusts (REITS) of developed European countries, excluding the UK, which also comply with dividend yield criteria.

KEY BENEFITS

1. Exposure to European real estate companies and REITS.
2. Direct investment into listed real estate companies and REITS
3. Regional exposure with a focus on income

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 : IE00BGDQQL74

Share Class Launch Date : 12-Dec-2018

Share Class Currency : EUR

Total Expense Ratio : 0.40%

Use of Income : Accumulating

Net Assets of Share Class (M) : 556.93 EUR

KEY FACTS

Asset Class : Real Estate

Benchmark : FTSE EPRA/NAREIT Developed Europe ex UK Dividend+ Index

Fund Launch Date : 04-Nov-2005

Net Assets of Fund (M) : 1,575.90 EUR

SFDR Classification : Other

Domicile : Ireland

Methodology : Replicated

Issuing Company : iShares plc

Product Structure : Physical

ISA Eligibility : Yes

SIPP Available : Yes

UK Reporting Status : Yes

PORTFOLIO CHARACTERISTICS

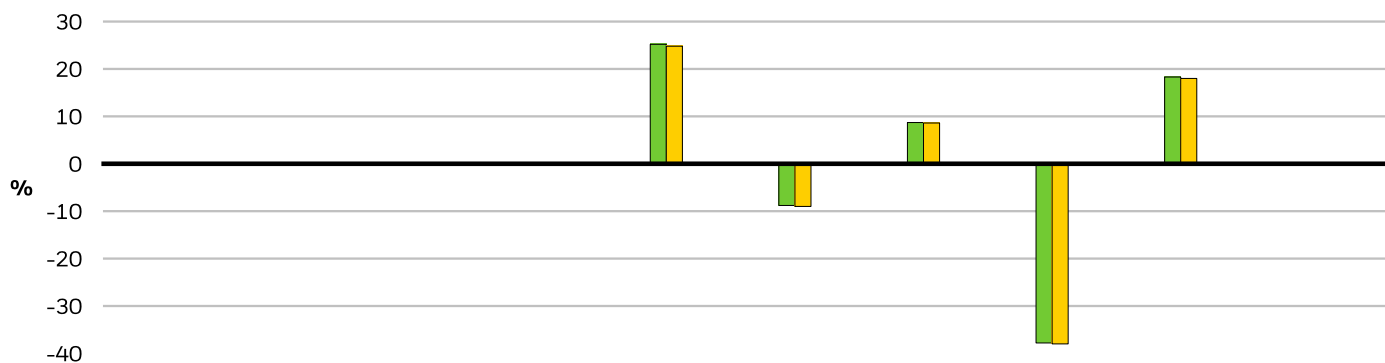
Price to Book Ratio : 0.86x

Price to Earnings Ratio : 25.16x

3y Beta : 1.00

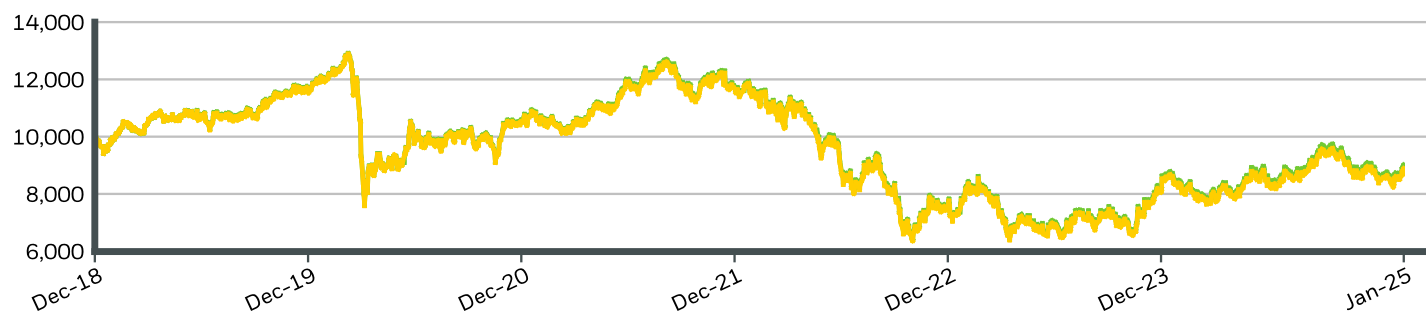
Number of Holdings : 50

CALENDAR YEAR PERFORMANCE



	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Share Class	-	-	-	-	25.21	-8.79	8.72	-37.81	18.28	-0.05
Benchmark	-	-	-	-	24.81	-8.98	8.61	-37.99	17.96	-0.30

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	3.56	0.86	3.48	3.56	6.98	-7.97	-6.00	-1.67
Benchmark	3.56	0.94	3.64	3.56	6.73	-8.23	-6.22	-1.90

The figures shown relate to past performance. Past performance is not a reliable indicator of current or future performance and should not be the sole factor of consideration when selecting a product or strategy. Share Class and Benchmark performance displayed in EUR, hedged share class benchmark performance is displayed in EUR. Performance is shown on a Net Asset Value (NAV) basis, with gross income reinvested where applicable. 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 iShares European Property Yield UCITS ETF Euro (Accumulating)
■ Benchmark FTSE EPRA/NAREIT Developed Europe ex UK Dividend+ Index

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iShares European Property Yield UCITS ETF

Euro (Accumulating)

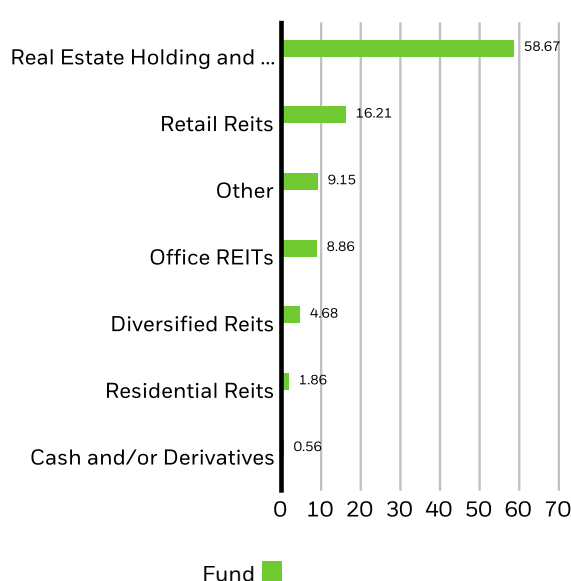
iShares plc

TOP 10 HOLDINGS (%)

VONOVIA SE	17.34%
SWISS PRIME SITE AG	7.04%
UNIBAIL RODAMCO WE STAPLED UNITS	6.95%
PSP SWISS PROPERTY AG	5.38%
KLEPIERRE REIT SA	4.93%
LEG IMMOBILIEN N	4.92%
GECINA SA	4.07%
MERLIN PROPERTIES REIT SA	4.07%
CASTELLUM	3.72%
WAREHOUSES DE PAUW NV	2.98%
Total of Portfolio	61.40%

Holdings are subject to change.

SECTOR BREAKDOWN (%)

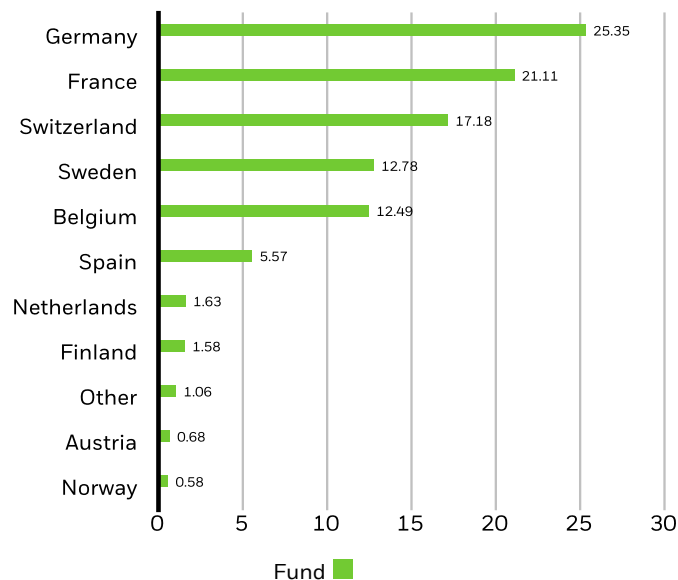


Allocations are subject to change. **Source:** BlackRock

TRADING INFORMATION

Exchange	Xetra
Ticker	IPRE
Bloomberg Ticker	IPRE GY
RIC	IPRE.DE
SEDOL	BGDQQL7
Listing Currency	EUR

GEOGRAPHIC BREAKDOWN (%)



Geographic exposure relates principally to the domicile of the issuers of the securities held in the product, added together and then expressed as a percentage of the product's total holdings. However, in some instances it can reflect the location where the issuer of the securities carries out much of their business.

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iShares plc

iShares
by BlackRock

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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