# State Street® SPDR® Dow Jones Global Real Estate UCITS ETF (Acc)

Fact Sheet

**Alternative**

★★★★

**Morningstar Rating™**

30 September 2026

Bronze™

**31 October 2026**

## Fund Objective

The objective of the Fund is to track the performance of the global listed real estate securities market.

## Index Description

The Dow Jones Global Select Real Estate Securities Index is comprised of equity real estate investment trusts ("REITs") and real estate operating companies ("REOCs") traded globally. The Index measures the performance of publicly traded real estate securities, and intends to serve as a proxy for direct real estate investment. To be included in the Index, a company must be both an equity owner and operator of commercial and/or residential real estate.

## Tax Status

As standard, State Street Investment Management aims to meet all applicable tax reporting requirements for all of the SPDR ETFs in the following countries. Applications are made throughout the year depending on the time scale required by each local tax authority: UK, Germany, Austria, Switzerland.

## Countries of Registration

United Kingdom, Switzerland, Sweden, Spain, Norway, Netherlands, Luxembourg, Italy, Ireland, Germany, France, Finland, Denmark, Austria

| Fund Information | |
|---|---|
| ISIN | IE00BH4GR342 |
| Index Name | Dow Jones Global Select Real Estate Securities Index |
| Index Ticker | DWGRSN |
| Index Type | Net Total Return |
| Number of Constituents | 222 |

| Key Facts | |
|---|---|
| Inception Date | 16-Oct-2019 |
| Share Class Currency | USD |
| Fund — Base Currency | USD |
| TER | 0.40% |
| Income Treatment | Accumulation |
| Replication Method | Replicated |
| UCITS Compliant | Yes |
| Domicile | Ireland |
| Investment Manager | State Street Global Advisors Europe Limited |
| Sub-Investment Manager(s) | State Street Global Advisors Limited |
| Fund Umbrella | SSGA SPDR ETFs Europe I plc |
| Share Class Assets (millions) | US$56.56 |
| Total Fund Assets (millions) | US$407.24 |
| ISA Eligible | Yes |
| SIPP Eligible | Yes |
| PEA Eligible | No |

Prior to 19th February 2026, the Fund was known as SPDR® Dow Jones Global Real Estate UCITS ETF (Acc).

**Listings**

| Exchange | Exchange Ticker | Trading Currency | iNAV Ticker | Bloomberg Code | Reuters Code | SEDOL Code |
|---|---|---|---|---|---|---|
| Deutsche Börse* | SPY2 | EUR | INSPY2E | SPY2 GY | SPY2.DE | BKF2SZ1 |
| London Stock Exchange | GLRA | USD | INSPY2 | GLRA LN | GLRA.L | BH4GR34 |
| SIX Swiss Exchange | GLRA | CHF | INSPY2C | GLRA SE | GLRA.S | BKF2T03 |

*Denotes Primary Listing

**Performance**

| | Index | Fund Gross | Difference | Fund Net | Difference |
|---|---|---|---|---|---|
| **Annualised Returns (%)** | | | | | |
| 1 Year | 9.01 | 9.17 | 0.15 | 8.73 | -0.28 |
| 3 Year | 12.90 | 13.06 | 0.16 | 12.61 | -0.29 |
| 5 Year | 0.66 | 0.80 | 0.13 | 0.39 | -0.27 |
| 10 Year | - | - | - | - | - |
| Since Inception | 1.85 | 2.03 | 0.18 | 1.63 | -0.22 |
| **Cumulative Performance (%)** | | | | | |
| 1 Month | 2.55 | 2.57 | 0.02 | 2.53 | -0.02 |
| 3 Month | -5.82 | -5.78 | 0.04 | -5.87 | -0.05 |
| 1 Year | 9.01 | 9.17 | 0.15 | 8.73 | -0.28 |
| 2 Year | 12.22 | 12.56 | 0.34 | 11.66 | -0.56 |
| 3 Year | 43.92 | 44.55 | 0.63 | 42.83 | -1.09 |
| 5 Year | 3.36 | 4.04 | 0.68 | 1.98 | -1.37 |
| 10 Year | - | - | - | - | - |
| Since Inception | 13.79 | 15.24 | 1.45 | 12.04 | -1.74 |
| **Calendar Performance (%)** | | | | | |
| 2026 | 7.81 | 7.97 | 0.16 | 7.61 | -0.20 |
| 2025 | 8.79 | 8.98 | 0.19 | 8.55 | -0.25 |
| 2024 | 1.18 | 1.31 | 0.13 | 0.91 | -0.27 |
| 2023 | 10.68 | 10.78 | 0.10 | 10.34 | -0.34 |
| 2022 | -25.30 | -25.20 | 0.11 | -25.50 | -0.19 |
| 2021 | 30.21 | 30.52 | 0.32 | 30.01 | -0.20 |

| | Fund (%) |
|---|---|
| **Standard Deviation (3 Years)** | 15.28 |
| **Annualised Tracking Error (3 Years)** | 0.09 |

Past performance is not an indicator of future performance. The Gross of fees do not reflect and net of fees do reflect commissions and costs incurred on the issue and redemption, or purchases and sale, of units. If the performance is calculated on the basis of Gross/net asset values that are not denominated in the accounting currency of the collective investment scheme, its value may rise or fall as a result of currency fluctuations.
When the Fund is closed according to its official Net Asset Value (NAV) calendar but, nonetheless, a significant portion of the underlying security prices can be determined, a Technical NAV is calculated. Past Performance indicated herein has therefore been calculated using a Technical NAV when required, as well as the official NAV of the Fund as at each other business day for the relevant period.
Calendar year inception performance returns will be partial for the year where the inception date for either the Fund in question or the historic performance-linked Fund (whichever is the earliest) falls within that period.

**Characteristics**

| | |
|---|---|
| Number of Holdings | 224 |
| †Distribution Yield | - |
| Price/Earnings Ratio FY1 | 25.40 |
| Average Price/Book | 1.64 |
| Average Market Cap (M) | US$48,468.09 |
| Index Dividend Yield | 3.96% |

† This measures the 12 month historical dividend pay-out per share divided by the NAV.

Source: State Street Investment Management Characteristics, holdings, country allocations and sectors shown are as of date indicated at the top of this factsheet and are subject to change. Any reference to a specific company or security does not constitute a recommendation to buy, sell, hold or invest directly in such company or securities.

| Top 10 Holdings | Weight (%) |
|---|---|
| WELLTOWER INC | 10.29 |
| PROLOGIS INC | 7.41 |
| EQUINIX INC | 6.08 |
| SIMON PROPERTY GROUP INC | 4.28 |
| DIGITAL REALTY TRUST INC | 3.86 |
| PUBLIC STORAGE | 3.32 |
| REALTY INCOME CORP | 3.28 |
| VIVMARK RESIDENTIAL | 2.71 |
| VENTAS INC | 2.65 |
| EXTRA SPACE STORAGE INC | 1.94 |

| Sector Breakdown | Weight (%) |
|---|---|
| REIT | 91.91 |
| REOC | 8.09 |

**Capital Risk: Investing involves risk including the risk of loss of capital.**
**The performance data quoted represents past performance. Past performance does not guarantee future results.**

| Top Country Weights | Weight (%) |
|---|---|
| United States | 73.79 |
| Japan | 6.93 |
| United Kingdom | 3.79 |
| Singapore | 2.50 |
| Australia | 2.25 |
| Hong Kong | 1.68 |
| France | 1.65 |
| Switzerland | 1.27 |
| Sweden | 0.90 |
| Mexico | 0.80 |
| Israel | 0.75 |
| Canada | 0.72 |
| South Africa | 0.68 |
| Belgium | 0.67 |
| Spain | 0.42 |
| Germany | 0.32 |
| Chile | 0.32 |
| Brazil | 0.22 |
| Thailand | 0.16 |
| Finland | 0.10 |
| Saudi Arabia | 0.05 |
| Turkey | 0.02 |

## Contact Us

Visit our website at ssga.com/etfs or contact your local SPDR ETF representative. Alternatively contact our SPDR ETF Sales and Support team at spdrseurope@ssga.com.

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**Glossary**

**Price/Earnings Ratio FY1** The average of the price of each underlying security divided by the mean EPS estimate of the security for the next unreported fiscal year, as of the report date.
**Average Price/Book** The average of the price of each underlying security divided by the Book value per share of the security, as of the report date.
**Index Dividend Yield** The average of the Annual dividends per share (DPS) of each underlying security in the index as of the report date divided by the price of the security as of the report date.
**TER** Total Expense Ratio is a fee charged to the fund, as a percentage of the Net Asset Value, to cover costs associated with operation and management of the portfolio of assets.

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