Key Information Document

Purpose

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products. Terms not defined herein are as defined in the Prospectus.

Product

State Street SPDR FTSE EPRA Europe ex UK Real Estate UCITS ETF ("Fund")

a sub-fund of **SSGA SPDR ETFs Europe I plc**

Share Class: State Street SPDR FTSE EPRA Europe ex UK Real Estate UCITS ETF (Acc) (ISIN IE00BSJCQV56)

State Street SPDR FTSE EPRA Europe ex UK Real Estate UCITS ETF is authorised in Ireland and regulated by the Central Bank of Ireland.

This Fund is managed by State Street Global Advisors Europe Limited ("Fund Manager"), which is authorised in Ireland and supervised by the Central Bank of Ireland. For more information on this product, please refer to www.ssga.com

Accurate as of: 19 February 2026

What is this product?

Type

This Fund is an open-ended investment company with variable capital which was incorporated in Ireland on 5 January 2011 under registration number 493329 and is authorised by the Central Bank of Ireland as a UCITS.

Term

The Company is an open-ended public limited company incorporated for an unlimited period. However, it may be dissolved at any time by a resolution passed at a general meeting of Shareholders adopted in compliance with applicable laws.
This Fund has no maturity date. However, it may be terminated and liquidated by the decision of the Board under specific conditions set forth in the Prospectus.

Objectives

Investment objective The objective of the Fund is to track the performance of the listed real estate market in Europe.

The Fund seeks to track the performance of the FTSE EPRA Nareit Developed Europe ex UK Index (the "Index") as closely as possible.

The Fund is an index tracking fund (also known as a passively managed fund).

Investment policies The Fund invests primarily in securities included in the Index. These securities include listed real estate companies and equity real estate investment trusts ("REITS") operating in Europe but excluding the UK whose relevant activities are defined as the ownership, disposal and development of income-producing real estate.

Although the Index is generally well diversified, to enable the Fund to track the Index accurately, the Fund will make use of the increased diversification limits available under the UCITS Regulations, which permit it to hold positions in individual constituents of the Index issued by the same body of up to 20% and a position of up to 35% of the Fund's net asset value in constituents of the Index issued by the same body due to exceptional market conditions (i.e. the issuer represents an unusually large portion of this market measured by the Index).

The Fund seeks to hold all the securities of the Index with the approximate weightings as in that Index. The Fund will use a replication strategy to create a near mirror-image of the Index. In limited circumstances the Fund may purchase securities that are not included in the Index.

The Fund may use financial derivative instruments (that is, financial contracts whose prices are dependent on one or more underlying assets) in order to manage the portfolio efficiently.

Save in exceptional circumstances, the Fund will generally only issue and redeem shares to certain institutional investors. However, shares of the Fund may be purchased or sold through brokers on one or more stock exchanges. The Fund trades on these stock exchanges at market prices which may fluctuate throughout the day. Market prices may be greater or less than the daily net asset value of the Fund.

The Fund's maximum exposure to securities lending as a percentage of its Net Asset Value will not exceed 40%.

Shareholders may redeem shares on any UK business day (other than days on which relevant financial markets are closed for business and/or the day preceding any such day provided that a list of such closed market days will be published for the Fund on www.ssga.com); and any other day at the Directors' discretion (acting reasonably) provided Shareholders are notified in advance of any such days.

Any income earned by the Fund will be retained and reflected in an increase in the value of the shares.

The Shares of the EUR Class are issued in Euro.

Index Source: The Index is the intellectual property of the Index provider. The Fund is not sponsored or endorsed by the Index provider. The Index provider does not provide any warranty or accept any liability in relation to any error relating to the Index, including any error in respect of the quality, accuracy or completeness of Index data, and does not guarantee that the Index will be in line with the described Index methodology. Please see the Prospectus for the full index disclaimer.

Intended retail investor

This Fund is intended for investors who plan to stay invested for at least 5 years and are prepared to take on a medium-high level of risk of loss to their original capital in order to get a higher potential return. It is designed to form part of a portfolio of investments.

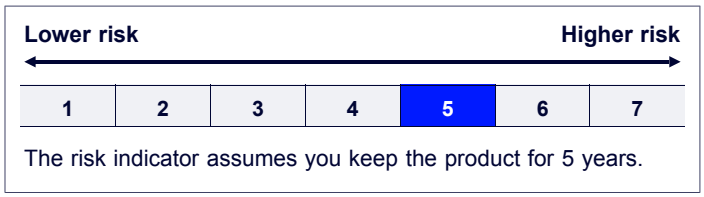
Practical information

Depositary The Fund depositary is State Street Custodial Services (Ireland) Limited.

Further information A copy of the Prospectus and latest annual and semi-annual financial report in English and the latest Net Asset Value per Share are available free of charge upon request from www.ssga.com or by writing to the Fund Manager, State Street Global Advisors Europe Limited, 78 Sir John Rogerson's Quay, Dublin 2, Ireland.

What are the risks and what could I get in return?

Risks



The risk indicator assumes you keep the product for 5 years.

The risk category above shows how likely the fund is to lose money because of movements in the markets or because we are not able to pay you. The Fund's risk category is not guaranteed and may change in the future.

We have classified this product as 5 out of 7, which is a medium-high risk category.

This rates the potential losses from future performance at a medium-high level, and poor market conditions will likely impact the capacity of State Street Global Advisors Europe Limited to pay you.

Be aware of currency risk. You may receive payments in a different currency, so the performance of your investment will be impacted by the exchange rate between the two currencies. This risk is not considered in the indicator shown above.

Besides the risks included in the risk indicator, other risks may affect the fund performance. Please refer to the Fund Prospectus, available free of charge at www.ssga.com.

Performance scenarios

The figures shown include all the costs of the Fund other than the costs that you may need to pay to your advisor, distributor or other intermediary. The figures do not take into account your personal tax situation, which may also affect your return.

What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted.

The unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of the product over the last 10 years. Markets could develop very differently in the future.

The stress scenario shows what you might get back in extreme market circumstances.

Unfavourable: this type of scenario occurred for an investment between May 2018 and May 2023.

Moderate: this type of scenario occurred for an investment between August 2017 and August 2022.

Favourable: this type of scenario occurred for an investment between November 2016 and November 2021.

Recommended holding period		**5 years**	
Example Investment		**10,000 EUR**	
Scenarios		**if you exit after 1 year**	**if you exit after 5 years** (recommended holding period)
Minimum	**There is no minimum guaranteed return. You could lose some or all of your investment.**		
Stress	**What you might get back after costs** Average return each year	**3,700 EUR** -63.0%	**2,320 EUR** -25.3%
Unfavourable	**What you might get back after costs** Average return each year	**6,150 EUR** -38.5%	**6,830 EUR** -7.3%
Moderate	**What you might get back after costs** Average return each year	**10,510 EUR** 5.1%	**9,240 EUR** -1.6%
Favourable	**What you might get back after costs** Average return each year	**13,550 EUR** 35.5%	**14,840 EUR** 8.2%

What happens if the Fund Manager is unable to pay out?

The Manager is responsible for administration and management of the Company, and does not typically hold assets of the Company (assets that can be held by a depositary are, in line with applicable regulations, held with a depositary in its custody network). The Manager, as the manufacturer of this product has no obligation to pay out since the product design does not contemplate any such payment being made. However, investors may suffer loss if the Company or the depositary is unable to pay out.

What are the costs?

The person advising on or selling you this product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

Costs over time

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest and how long you hold the Fund. The amounts shown here are illustrations based on a specific investment amount, taking into consideration different holding periods.

We have assumed:

- in the first year you would get back the amount that you invested (0% annual return). For the other holding periods we have assumed the product performs as shown in the moderate scenario,
- 10,000 EUR is invested.

Example Investment 10,000 EUR	if you exit after 1 year	if you exit after 5 years (recommended holding period)
Total Costs	**31 EUR**	**157 EUR**
Annual cost impact*	**0.3%**	**0.3% each year**

(*) This illustrates how costs reduce your return each year over the holding period. For example it shows that if you exit at the recommended holding period your average return per year is projected to be -1.3% before costs and -1.6% after costs.

Composition of costs

One-off costs upon entry or exit		Annual cost impact if you exit after 1 year
Entry costs	**0.00%** The impact of the costs you pay when entering your investment. This is the most you will pay, and you could pay less. The impact of costs are already included in the price. This includes the costs of distribution of your product.	**0 EUR**
Exit costs	**0.00%** The Impact of the costs of exiting your investment when it matures.	**0 EUR**
Ongoing costs taken each year		**Annual cost impact if you exit after 1 year**
Management fees and other administrative or operating costs	**0.30%** of the value of your investment per year. This is based on a combination of estimated and actual costs.	**30 EUR**
Transaction costs	**0.01%** The impact of the costs of us buying and selling underlying investments for the product.	**1 EUR**
Incidental costs taken under specific conditions		**Annual cost impact if you exit after 1 year**
Performance fees	There is no performance fee for this Fund.	**0 EUR**

How long should I hold it and can I take money out early?

Recommended holding period: 5 years

This Fund is designed for longer term investments; you should be prepared to stay invested for at least 5 years. However, you can redeem your investment without penalty at any time during this period, or hold the investment longer.

Redemptions are possible on every working day; with a payments timeline as outlined in the Fund Supplement and/or Prospectus. The price for the day, reflecting the actual value of the Fund, is set each day after the valuation point, and published on our website www.ssga.com.

How can I complain?

If you have a complaint about the Fund or the Manager, you can find more details about how to complain and the Manager's complaint handling policy in the "Contact Us" section of the website at: www.ssga.com.

Other relevant information

Cost, performance and risk The cost, performance and risk calculations included in this key information document follow the methodology prescribed by EU rules. Note that the performance scenarios calculated above are derived exclusively from the past performance of the Fund's share price and that past performance is not a guide to future returns. Therefore, your investment may be at risk and you may not get back the returns illustrated.

Investors should not base their investment decisions solely upon the scenarios shown.

Performance scenarios You can request previous performance scenarios updated on a monthly basis by emailing Fund_data_services@ssga.com.

Past performance You can download the past performance over the last 10 years from our website at www.ssga.com.
ETF Information: As the shares are listed on the stock exchange, you may buy or sell shares in the product, without penalty, on any normal business day. Please contact your broker, financial adviser or distributor for information on any costs and charges relating to the sale of the shares.
ETF Shares purchased on the secondary market cannot usually be sold directly back to the Company. In exceptional circumstances, whether as a result of disruptions in the secondary market or otherwise, investors who have acquired ETF Shares on the secondary market are entitled to apply to the Company in writing to have the ETF Shares in question registered in their own name, to enable them to access the redemption facilities described in the Prospectus.