This marketing communication is for consumer use in the UK only. Investors should read the legal documents prior to investing.

As of 30 September 2026

Invesco Real Estate S&P US Select Sector UCITS ETF Acc

XRES

Fund objective

The Invesco Real Estate S&P US Select Sector UCITS ETF Acc aims to track the net total return performance of the S&P Select Sector Capped 20% Real Estate Index, less fees.

An investment in this fund is an acquisition of units in a passively managed, index tracking fund rather than in the underlying assets owned by the fund.

ETF information

Fund launch date	17 February 2016
Share class launch date	17 February 2016
Ongoing charge [1]	0.14% p.a.
Swap fee [1]	0.00% p.a.
Fund base currency	USD
Share class currency	USD
Currency hedged	No
Index	S&P Select Sector Capped 20% Real Estate Index (USD)
Index currency	USD
Index Bloomberg ticker	SPSUREN
Replication method	Synthetic
UCITS compliant	Yes
Umbrella fund	Invesco Markets plc
Investment manager	Assenagon Asset Management S.A.
Custodian	Northern Trust Fiduciary Services (Ireland) Limited
Domicile	Ireland
UK reporting status	Yes
ISA eligible	Yes
SIPP eligible	Yes
Dividend treatment	Accumulating
ISIN code	IE00BYM8JD58
SEDOL	BYXDT62
Bloomberg ticker	XRES LN
Fund size	USD 133.83m
NAV per share	USD 25.61
Shares in issue	5,225,503
SFDR classification	Article 6

[1] Ongoing charge includes management fee, custody and administration costs but excludes transaction costs. The swap fee reflects the cost of providing the Fund's index exposure. This cost is charged directly to the Fund. Costs may increase or decrease as a result of currency and exchange rate fluctuations. Consult the legal documents for further information on costs.

Investment risks

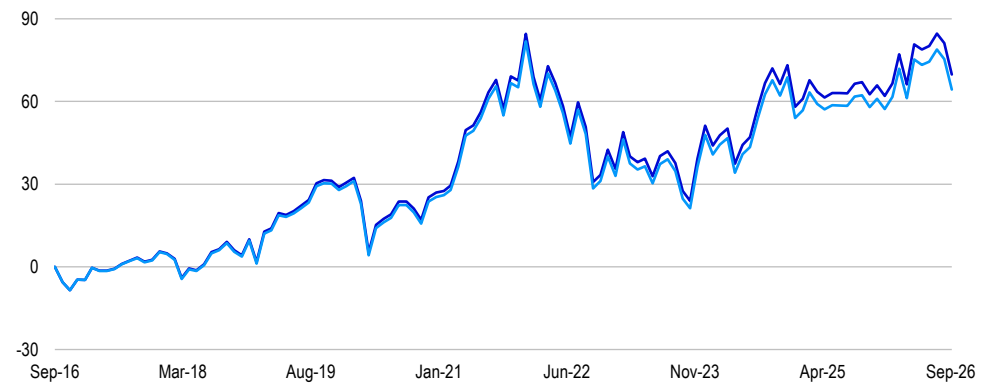
For complete information on risks, refer to the legal documents. The value of investments, and any income from them, will fluctuate. This may partly be the result of changes in exchange rates. Investors may not get back the full amount invested. The Fund's ability to track the benchmark's performance is reliant on the counterparties to continuously deliver the performance of the benchmark in line with the swap agreements and would also be affected by any spread between the pricing of the swaps and the pricing of the benchmark. The insolvency of any institutions providing services such as safekeeping of assets or acting as counterparty to derivatives or other instruments, may expose the Fund to financial loss. The Fund might be concentrated in a specific region or sector or be exposed to a limited number of positions, which might result in greater fluctuations in the value of the Fund than for a fund that is more diversified. The value of equities and equity-related securities can be affected by a number of factors including the activities and results of the issuer and general and regional economic and market conditions. This may result in fluctuations in the value of the Fund. The fund might purchase securities that are not contained in the reference index and will enter into swap agreements to exchange the performance of those securities for the performance of the reference index.

About the index

The S&P Select Sector Capped 20% Real Estate Index is a financial index providing exposure to the real estate sector of the S&P 500 Index. Constituents are weighted by free float market capitalisation, subject to a maximum of 19%.

Past performance does not predict future returns.

Indexed performance, % growth over the last 10 years



Cumulative performance as at 30 September 2026 (%)

	1Y	3Y	5Y	10Y	Fund inception
ETF	1.66	33.21	8.01	69.84	100.56
Index	1.29	31.71	6.03	64.33	93.80

Calendar year performance (%)

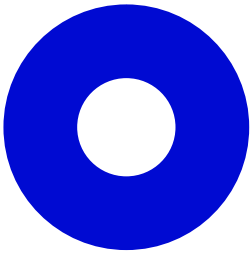
	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
ETF	2.48	4.55	11.59	-26.58	45.43	-2.76	28.22	-2.95	9.96	-
Index	2.09	4.17	11.11	-26.83	45.08	-3.08	27.78	-3.26	9.73	-

Standardised rolling 12 month performance (%)

	09.25 09.26	09.24 09.25	09.23 09.24	09.22 09.23	09.21 09.22	09.20 09.21	09.19 09.20	09.18 09.19	09.17 09.18	09.16 09.17
ETF	1.66	-2.88	34.93	-2.50	-16.84	29.82	-7.84	23.95	4.13	1.83
Index	1.29	-3.26	34.41	-2.91	-17.09	29.46	-8.14	23.51	3.85	1.61

Source: Invesco, Bloomberg L.P., FactSet. Index/Benchmark performance is shown in the index/benchmark currency. ETF performance shown is calculated with reference to the Net Asset Value, inclusive of net reinvested income and net of ongoing charges and portfolio transaction costs, in USD. The figures do not reflect the actual share price, the impact of the bid/offer spread or broker commissions. Returns may increase or decrease as a result of currency fluctuations. ETF NAV performance differs from that of the index due to the ongoing charges and portfolio transaction costs and due to the fact that the ETF does not necessarily always hold all the securities in the index in their respective weighting. This ETF does not charge an entry fee.

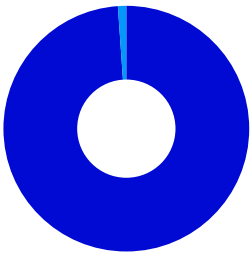
Geographic allocation (%)



United States	100.0

Source: Invesco, as at **31 Aug 2026**

Sector allocation (%)



Real estate	98.9
Industrials	1.1

Source: Invesco, as at **31 Aug 2026**

Index components data is delayed and/or limited due to licensing restrictions applied by the index provider.

Top exposures (%)

Name	Weight
WELLTOWER ORD	14.80
PROLOGIS REIT	11.00
EQUINIX REIT ORD	8.90
AMERICAN TOWER REIT	6.80
SIMON PROP GRP REIT ORD	5.80
DIGITAL REALTY REIT ORD	5.50
REALTY INCOME REIT ORD	4.60
PUBLIC STORAGE REIT ORD	4.30
VIVMARK RESIDENTIAL ORD	3.90
VENTAS REIT ORD	3.90

Source: Invesco, as at **30 Sep 2026**

Please see etf.invesco.com for ETP holdings information. Holdings are subject to change.

Important information

For information on our funds and the relevant risks, refer to the Key Information Documents/Key Investor Information Documents (local languages) and Prospectus (English), and the financial reports, available from www.invesco.eu. A summary of investor rights is available in English from www.invesco.com/ie-manco/en/home.html. The management company may terminate marketing arrangements.

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If investors are unsure if this product is suitable for them, they should seek advice from a financial adviser.

Current tax levels and reliefs may change. Depending on individual circumstances, this may affect investment returns.

Views and opinions are based on current market conditions and are subject to change.

UCITS ETF's units / shares purchased on the secondary market cannot usually be sold directly back to UCITS ETF. Investors must buy and sell units / shares on a secondary market with the assistance of an intermediary (e.g. a stockbroker) and may incur fees for doing so. In addition, investors may pay more than the current net asset value when buying units / shares and may receive less than the current net asset value when selling them.

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Not all share classes of this fund may be available for public sale in all jurisdictions and not all share classes are the same nor do they necessarily suit every investor.

For the full objectives and investment policy please consult the current prospectus.

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Glossary

Benchmark: An index against which the ETF is measured, in terms of relative performance, risk and other useful comparisons.

Derivative: Derivatives are financial instruments whose prices are driven by the price shifts or price expectations of another financial instrument, which is called the "underlying". Many derivatives are designed to react disproportionately to shifts in the price of the underlying. Derivatives can be used for both hedging and speculative purposes. The most common derivatives are certificates, options, futures and swaps.

Distribution Yield: The distribution yield is a measurement of cash flow being paid. It's the sum of the distributions over 12 months divided by the net asset value (NAV) of the fund.

ETF: Exchange traded fund. A type of fund that is traded on the stockmarket like ordinary shares. ETFs can be bought and sold during trading hours, like ordinary shares, whereas other types of funds are priced once a day only.

Factors: An investment approach that seeks to identify and invest in securities that display certain quantifiable characteristics. Common examples of factors include Value, Quality and Momentum. A factor strategy may seek to target just one factor or combine multiple factors.

Hedged: The intended result of reducing the portfolio's exposure to a specific risk, such as the risk of fluctuations between currency exchange rates ("currency hedging").

ISA: Individual Savings Account. A type of investment account in the UK in which the tax on income is lower than usual, and there is no tax on profits made from an increase in the value of shares.

Replication Method: Strategy employed by the fund to achieve its objective.

SIPP: Self-Invested Pension Plan. A type of UK pension for which a person makes their own investment decisions.

Swap: A swap is a derivative contract where two parties agree to exchange separate streams of cashflows or returns.

Synthetic Replication: Synthetic funds own a diversified portfolio of equities that may differ from the benchmark index. The ETF contracts with one or more banks (each a counterparty), which agree to pay any difference between the portfolio performance and the index performance, less any applicable fees. These contracts are known as swaps. Using swaps ensures accurate index tracking but introduces counterparty risk: if a counterparty failed to pay the index performance due under the swap contract, the ETF would instead rely on the performance of its portfolio of equities, which could be lower than the index performance. An ETF's exposure to a swap counterparty is limited by the UCITS regulation, and further limited by measures that we impose.

UCITS: Undertakings for Collective Investment in Transferable Securities. European regulatory framework for an investment vehicle that can be marketed across the European Union.

UK Reporting Status: Indicates whether or not the fund has United Kingdom fund tax status, this can lead to a UK investor receiving favourable tax rates on any gain or disposal of holdings in the fund.