

iShares US Property Yield UCITS ETF USD (Dist)

October Factsheet

Performance, Portfolio Breakdowns and Net Asset information as at: 31-Oct-2019

All other data as at 07-Nov-2019

For Investors in the UK. Investors should read the Key Investor Information Document and Prospectus prior to investing.

The Fund seeks to track the performance of an index composed of US listed real estate companies and Real Estate Investment Trusts (REITs), which also comply with dividend yield criteria.

KEY BENEFITS

- 1 Diversified exposure to US real estate companies with a one-year forecast dividend yield of 2% or greater
- 2 Direct investment into listed real estate companies and REITs
- 3 Single country exposure with a focus on income

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 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 Fund to financial loss.

GROWTH OF 10,000 USD SINCE INCEPTION



12 MONTH PERFORMANCE PERIODS (% USD)

| | 30/9/2014 - 30/9/2015 | 30/9/2015 - 30/9/2016 | 30/9/2016 - 30/9/2017 | 30/9/2017 - 30/9/2018 | 30/9/2018 - 30/9/2019 | 2018 Calendar Year |
|------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|--------------------|
| Fund | 9.09% | 18.69% | -2.24% | 3.10% | 16.86% | -4.58% |
| Benchmark | 8.98% | 18.48% | -2.63% | 2.67% | 16.48% | -5.01% |

ANNUALISED PERFORMANCE (% USD)

| | 1 Year | 3 Years | 5 Years | 10 Years | Since Inception |
|------------------|--------|---------|---------|----------|-----------------|
| Fund | 21.30% | 8.32% | 7.08% | 12.55% | 5.18% |
| Benchmark | 20.93% | 7.92% | 6.77% | 12.28% | 4.92% |

The figures shown relate to past performance. Past performance is not a reliable indicator of future results and should not be the sole factor of consideration when selecting a product or strategy. Share Class and Benchmark performance displayed in USD, hedged fund benchmark performance is displayed in USD. Performance is shown on a Net Asset Value (NAV) basis, with gross income reinvested where applicable. Performance data is based on the net asset value (NAV) of the ETF which may not be the same as the market price of the ETF. Individual shareholders may realize returns that are different to the NAV performance. 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

Capital at risk. All financial investments involve an element of risk. Therefore, the value of your investment and the income from it will vary and your initial investment amount cannot be guaranteed.

KEY FACTS

| | |
|--|--|
| Asset Class | Equity |
| Fund Base Currency | USD |
| Share Class Currency | USD |
| Fund Launch Date | 03-Nov-2006 |
| Share Class Launch Date | 03-Nov-2006 |
| Benchmark | FTSE EPRA/NAREIT United States Dividend+ Index |
| ISIN | IE00B1FZSF77 |
| Total Expense Ratio | 0.40% |
| Distribution Type | Quarterly |
| Domicile | Ireland |
| Methodology | Replicated |
| Product Structure | Physical |
| Rebalance Frequency | Quarterly |
| UCITS | Yes |
| ISA Eligibility | Yes |
| SIPP Available | Yes |
| UK Distributor/Reporting Status | No/Yes |
| Use of Income | Distributing |

| | |
|----------------------------------|-----------------|
| Net Assets of Fund | USD 974,140,726 |
| Net Assets of Share Class | USD 974,140,726 |
| Number of Holdings | 118 |
| Shares Outstanding | 30,400,000 |
| Benchmark Ticker | TENUDNU |
| Distribution Yield | 3.72% |

TOP HOLDINGS (%)

| | |
|--------------------------------|-------|
| PROLOGIS REIT INC | 6.18 |
| SIMON PROPERTY GROUP REIT INC | 5.20 |
| WELLTOWER INC | 4.12 |
| PUBLIC STORAGE REIT | 3.70 |
| EQUITY RESIDENTIAL REIT | 3.64 |
| AVALONBAY COMMUNITIES REIT INC | 3.40 |
| DIGITAL REALTY TRUST REIT INC | 2.96 |
| REALTY INCOME REIT CORP | 2.93 |
| VENTAS REIT INC | 2.72 |
| ESSEX PROPERTY TRUST REIT INC | 2.40 |
| | 37.25 |

Holdings are subject to change.

SECTOR BREAKDOWN (%)

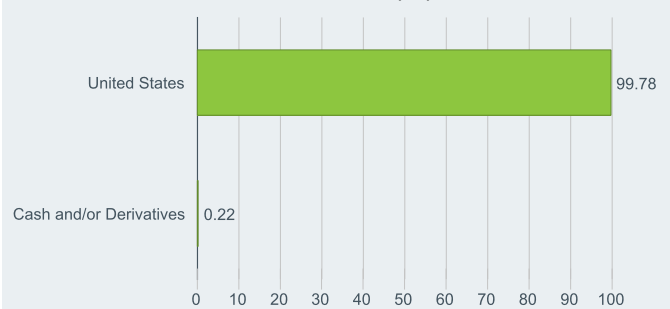
| | Fund |
|-----------------------------------|-------|
| Industrial & Office Reits | 27.86 |
| Specialty Reits | 25.20 |
| Retail Reits | 19.98 |
| Residential Reits | 17.50 |
| Hotel & Lodging Reits | 5.06 |
| Diversified Reits | 3.86 |
| Real Estate Holding & Development | 0.32 |
| Cash and/or Derivatives | 0.22 |

DEALING INFORMATION

| | | |
|------------------|-----------------------|-----------------------|
| Exchange | London Stock Exchange | London Stock Exchange |
| Ticker | IUSP | IDUP |
| Bloomberg Ticker | IUSP LN | IDUP LN |
| RIC | IUSP.L | IDUP.L |
| SEDOL | B1G5340 | B1GJDY2 |
| Trading Currency | GBP | USD |

This product is also listed on: Euronext Amsterdam, Bolsa Mexicana De Valores, Borsa Italiana, SIX Swiss Exchange, Deutsche Boerse Xetra

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.

GLOSSARY

Total Expense Ratio (TER): A measure of the total costs associated with managing and operating a fund. The TER consists primarily of the management fee plus other expenses such as trustee, custody, or operating expenses. It is expressed as a percentage of the fund's total net asset value.

Distribution yield: The distribution yield represents the ratio of distributed income over the last 12 months to the fund's current Net Asset Value.

Product Structure: Indicates whether the fund buys the actual underlying securities in the index (i.e. Physical) or whether the fund gains exposure to those securities by buying derivatives, such as swaps (known as 'Synthetic'). Swaps are a form of contract that promises to provide the return of the security to the fund, but the fund does not hold the actual security. This can introduce a risk that the counterparty defaults on the "promise" or contract.

Methodology: Indicates whether the product is holding all index securities in the same weight as the index (replicating) or whether an optimised subset of index securities is used (optimised/sampled) in order to efficiently track index performance.

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