

iShares MSCI Target UK Real Estate UCITS ETF GBP (Dist)

August Factsheet

Performance, Portfolio Breakdowns and Net Asset information as at: 31-Aug-2020

All other data as at 07-Sep-2020

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 UK Real Estate Investment Trusts (REITs), property companies and liquid fixed income securities.

KEY BENEFITS

- 1 Targeted exposure to liquid real estate
- 2 Direct investment into UK Real Estate Investment Trusts (REITs), property companies and liquid fixed income securities.
- 3 Single country exposure with a focus on property

Key Risks: Credit risk, changes to interest rates and/or issuer defaults will have a significant impact on the performance of fixed income securities. Potential or actual credit rating downgrades may increase the level of risk. 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.

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GROWTH OF 10,000 GBP SINCE INCEPTION



12 MONTH PERFORMANCE PERIODS (% GBP)

	30/6/2015 - 30/6/2016	30/6/2016 - 30/6/2017	30/6/2017 - 30/6/2018	30/6/2018 - 30/6/2019	30/6/2019 - 30/6/2020	2019 Calendar Year
Fund	-5.74%	6.58%	5.91%	-0.92%	-4.54%	21.96%
Benchmark	-5.43%	6.92%	6.22%	-0.61%	-4.03%	22.38%

ANNUALISED PERFORMANCE (% GBP)

	1 Year	3 Years	5 Years	10 Years	Since Inception
Fund	-2.98%	0.39%	0.17%	N/A	0.44%
Benchmark	-2.46%	0.76%	0.52%	N/A	0.79%

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 GBP, hedged fund benchmark performance is displayed in GBP. 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	GBP
Share Class Currency	GBP
Fund Launch Date	16-Mar-2015
Share Class Launch Date	16-Mar-2015
Benchmark	MSCI UK IMI Liquid Real Estate Index
ISIN	IE00BRHZ0398
Total Expense Ratio	0.40%
Distribution Type	Quarterly
Domicile	Ireland
Methodology	Replicated
Product Structure	Physical
Rebalance Frequency	Semi-Annual
UCITS	Yes
ISA Eligibility	Yes
SIPP Available	Yes
UK Distributor/Reporting Status	No/Yes
Use of Income	Distributing

Net Assets of Fund	GBP 71,720,655
Net Assets of Share Class	GBP 71,720,655
Number of Holdings	40
Shares Outstanding	15,500,000
Benchmark Ticker	MXCXBLRF
Distribution Yield	1.67%

TOP HOLDINGS (%)

SEGRO REIT PLC	14.08
UK I/L GILT RegS	6.70
PRIMARY HEALTH PROPERTIES REIT PLC	5.87
UK I/L GILT RegS	5.81
UK I/L GILT RegS	5.63
TRITAX BIG BOX REIT PLC	5.22
UK I/L GILT RegS	4.86
UK I/L GILT RegS	4.80
UK I/L GILT RegS	4.25
ASSURA REIT PLC	4.12
	61.34

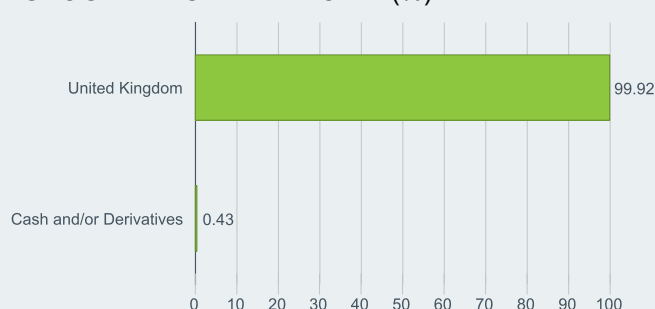
Holdings are subject to change.

Key Risks Continued: 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. Credit Risk: The issuer of a financial asset held within the Fund may not pay income or repay capital to the Fund when due. Liquidity Risk: Lower liquidity means there are insufficient buyers or sellers to allow the Fund to sell or buy investments readily. 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.

SECTOR BREAKDOWN (%)

	Fund
Other	32.05
Industrial REIT's	19.66
Diversified REIT's	11.13
Health Care REIT's	9.99
Office REIT's	6.23
Residential REIT's	5.52
Retail REIT's	5.16
Specialized REIT's	4.54
Real Estate Operating Companies	4.44
Real Estate Development	1.19
Cash and/or Derivatives	0.43

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.

DEALING INFORMATION

Exchange	London Stock Exchange
Ticker	UKRE
Bloomberg Ticker	UKRE LN
RIC	UKRE.L
SEDOL	BRHZ039
Trading Currency	GBP

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IMPORTANT INFORMATION:

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BlackRock has not considered the suitability of this investment against your individual needs and risk tolerance. The data displayed provides summary information, investment should be made on the basis of the relevant Prospectus which is available from your Broker, Financial Adviser or BlackRock Advisors (UK) Limited. We recommend you seek independent professional advice prior to investing.

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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.

SUSTAINABILITY CHARACTERISTICS

Sustainability Characteristics can help investors integrate non-financial, material sustainability considerations into their investment process. These metrics enable investors to evaluate funds based on their environmental, social, and governance (ESG) risks and opportunities. This analysis can provide insight into the effective management and long-term financial prospects of a fund.

The metrics below have been provided for transparency and informational purposes only. The existence of an ESG rating is not indicative of how or whether ESG factors will be integrated into a fund. The metrics are based on MSCI Fund Ratings and, unless otherwise stated in Fund documentation and included within a Fund's investment objective, ESG integration does not change a Fund's investment objective or constrain the Investment Manager's investable universe, and there is no indication that an ESG or Impact focused investment strategy or exclusionary screens will be adopted by a Fund. For more information regarding a fund's investment strategy, please see the fund's prospectus.

MSCI ESG Fund Rating (AAA-CCC)	A	MSCI ESG Quality Score (0-10)	6.05
MSCI ESG Quality Score - Peer Percentile	-	MSCI ESG % Coverage	99.56%
Fund Lipper Global Classification	Equity Sector Real Estate UK	MSCI Weighted Average Carbon Intensity (Tons CO2E/\$M SALES)	44.65
Funds in Peer Group	10		

All data is from MSCI ESG Fund Ratings as of **01-Aug-2020**, based on holdings as of **31-May-2020**. As such, the funds sustainable characteristics may differ from MSCI ESG ratings from time to time.

To be included in MSCI ESG Fund Ratings, 65% of the fund's underlying holdings (excluding cash positions) must be covered by MSCI ESG Research, the fund's holdings date must be less than one year old, and the fund must have at least ten securities. For newly launched funds, sustainability characteristics are typically available 6 months after launch.

ESG GLOSSARY

MSCI ESG Fund Rating (AAA-CCC): The MSCI ESG Rating is calculated as a direct mapping of ESG Quality Scores to letter rating categories (e.g. AAA = 8.6-10). The ESG Ratings range from leader (AAA, AA), average (A, BBB, BB) to laggard (B, CCC).

MSCI ESG Quality Score - Peer Percentile: The fund's ESG Percentile compared to its Lipper peer group.

Fund Lipper Global Classification: The fund peer group as defined by the Lipper Global Classification.

Funds in Peer Group: The number of funds from the relevant Lipper Global Classification peer group that are also in ESG coverage.

MSCI ESG Quality Score (0-10): The MSCI ESG Quality Score (0 - 10) for funds is calculated using the weighted average of the ESG scores of fund holdings. The Score also considers ESG Rating trend of holdings and the fund exposure to holdings in the laggard category. MSCI rates underlying holdings according to their exposure to 37 industry specific ESG risks and their ability to manage those risks relative to peers.

MSCI ESG % Coverage: Percentage of a fund's holdings that have MSCI ESG ratings data.

MSCI Weighted Average Carbon Intensity (Tons CO2E/\$M SALES): Measures a fund's exposure to carbon intensive companies. This figure represents the estimated greenhouse gas emissions per \$1 million in sales across the fund's holdings. This allows for comparisons between funds of different sizes.

IMPORTANT INFORMATION:

The above Sustainability Characteristics metrics are not to be taken as an exhaustive list of the controversial areas of interest and are part of an extensive set of MSCI ESG metrics. There may be corporate actions or other situations that may cause the Fund or Index to passively hold securities that may not comply with MSCI ESG criteria. Please refer to the Fund's prospectus for more information. The screening applied by MSCI may include revenue thresholds set by MSCI. The information displayed above may not include all of the screens that apply to the relevant index or the relevant Fund. These screens are described in more detail in the Fund's prospectus, KIID and the relevant index methodology.

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