

iShares US Property Yield UCITS ETF USD (Dist)

August Factsheet

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

All other data as at 05-Sep-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)

	30/6/2014 - 30/6/2015	30/6/2015 - 30/6/2016	30/6/2016 - 30/6/2017	30/6/2017 - 30/6/2018	30/6/2018 - 30/6/2019	2018 Calendar Year
Fund	2.98%	22.90%	-3.80%	3.04%	9.40%	-4.58%
Benchmark	2.82%	22.68%	-4.15%	2.74%	8.93%	-5.01%

ANNUALISED PERFORMANCE (% USD)

	1 Year	3 Years	5 Years	10 Years	Since Inception
Fund	10.25%	3.99%	6.86%	12.29%	4.91%
Benchmark	10.32%	3.61%	6.55%	12.02%	4.66%

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 861,248,371
Net Assets of Share Class	USD 861,248,371
Number of Holdings	118
Shares Outstanding	28,000,000
Benchmark Ticker	TENUDNU
Distribution Yield	3.88%

TOP HOLDINGS (%)

PROLOGIS REIT INC	6.06
SIMON PROPERTY GROUP REIT INC	5.28
PUBLIC STORAGE REIT	4.52
WELLTOWER INC	4.19
EQUITY RESIDENTIAL REIT	3.58
AVALONBAY COMMUNITIES REIT INC	3.41
VENTAS REIT INC	3.03
DIGITAL REALTY TRUST REIT INC	2.96
REALTY INCOME REIT CORP	2.68
ESSEX PROPERTY TRUST REIT INC	2.42
	38.13

Holdings are subject to change.

SECTOR BREAKDOWN (%)

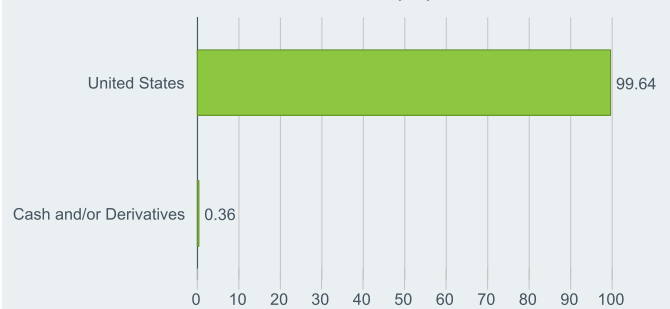
	Fund
Industrial & Office Reits	27.27
Specialty Reits	25.97
Retail Reits	19.05
Residential Reits	18.30
Hotel & Lodging Reits	5.19
Diversified Reits	3.55
Cash and/or Derivatives	0.36
Real Estate Holding & Development	0.30

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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