

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

## May Factsheet

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

All other data as at 07-Jun-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 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)

	31/3/2014 - 31/3/2015	31/3/2015 - 31/3/2016	31/3/2016 - 31/3/2017	31/3/2017 - 31/3/2018	31/3/2018 - 31/3/2019	2018 Calendar Year
<b>Fund</b>	N/A	-4.45%	1.96%	3.55%	2.43%	-8.05%
<b>Benchmark</b>	N/A	-4.09%	2.29%	3.83%	2.68%	-7.77%

### ANNUALISED PERFORMANCE (% GBP)

	1 Year	3 Years	5 Years	10 Years	Since Inception
<b>Fund</b>	-1.24%	1.54%	N/A	N/A	0.86%
<b>Benchmark</b>	-0.93%	1.84%	N/A	N/A	1.17%

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

<b>Asset Class</b>	Equity
<b>Fund Base Currency</b>	GBP
<b>Share Class Currency</b>	GBP
<b>Fund Launch Date</b>	16-Mar-2015
<b>Share Class Launch Date</b>	16-Mar-2015
<b>Benchmark</b>	MSCI UK IMI Liquid Real Estate Index
<b>ISIN</b>	IE00BRHZ0398
<b>Total Expense Ratio</b>	0.40%
<b>Distribution Type</b>	Quarterly
<b>Domicile</b>	Ireland
<b>Methodology</b>	Replicated
<b>Product Structure</b>	Physical
<b>Rebalance Frequency</b>	Semi-Annual
<b>UCITS</b>	Yes
<b>ISA Eligibility</b>	Yes
<b>SIPP Available</b>	Yes
<b>UK Distributor/Reporting Status</b>	No/Yes
<b>Use of Income</b>	Distributing

<b>Net Assets of Fund</b>	GBP 47,866,993
<b>Net Assets of Share Class</b>	GBP 47,866,993
<b>Number of Holdings</b>	40
<b>Shares Outstanding</b>	10,000,000
<b>Benchmark Ticker</b>	MXCXLRF
<b>Distribution Yield</b>	2.51%

### TOP HOLDINGS (%)

SEGRO REIT PLC	9.82
LAND SECURITIES GROUP REIT PLC	9.03
UK I/L GILT RegS	7.12
UK I/L GILT RegS	6.38
UK I/L GILT RegS	6.37
TRITAX BIG BOX REIT PLC	5.40
BRITISH LAND REIT PLC	5.40
UK I/L GILT RegS	5.14
PRIMARY HEALTH PROPERTIES REIT PLC	4.58
UK I/L GILT RegS	4.46
	63.70

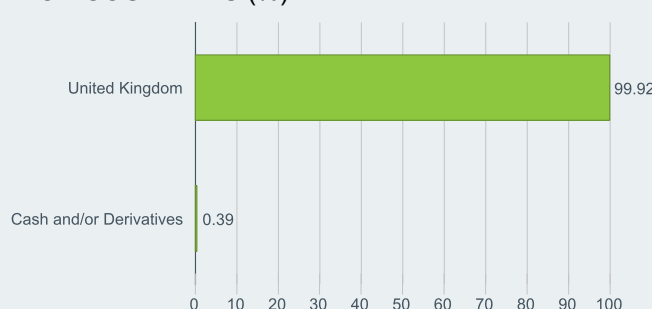
Holdings are subject to change.

**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	31.52
Industrial REIT's	15.80
Diversified REIT's	15.63
Retail REIT's	10.25
Health Care REIT's	6.63
Office REIT's	6.28
Residential REIT's	6.07
Real Estate Operating Companies	3.58
Specialized REIT's	2.90
Real Estate Development	1.26
Cash and/or Derivatives	0.39

## TOP COUNTRIES (%)



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 country 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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## 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.