

iShares US Property Yield UCITS ETF USD (Dist)

December Factsheet

Performance, Portfolio Breakdowns, Net Asset information as at: 31-Dec-2023

All other data as at: 05-Jan-2024

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

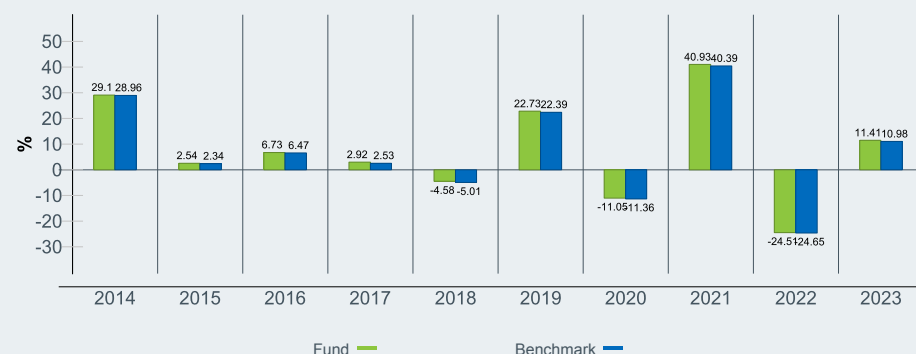
- 1 Diversified exposure to US real estate companies with a one-year forecast dividend yield of 2% or greater
- 2 Direct investment into listed real estate companies and REITs
- 3 Single country exposure with a focus on income

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 HYPOTHETICAL 10,000 USD SINCE INCEPTION



Calendar Year Returns



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: The value of investments and the income from them can fall as well as rise and are not guaranteed. Investors may not get back the amount originally invested.

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
Use of Income	Distributing
Management Company	iShares II plc

Net Assets of Fund	USD 522,624,645
Net Assets of Share Class	USD 522,624,645
Number of Holdings	101
Shares Outstanding	18,195,000
Benchmark Ticker	TENUDNU
Distribution Yield	3.18%
Fund Type	UCITS

TOP HOLDINGS (%)

PROLOGIS REIT INC	12.80
WELLTOWER INC	5.04
PUBLIC STORAGE REIT	4.98
SIMON PROPERTY GROUP REIT INC	4.82
REALTY INCOME REIT CORP	4.33
DIGITAL REALTY TRUST REIT INC	4.23
EXTRA SPACE STORAGE REIT INC	3.49
VICI PPTYS INC	3.43
AVALONBAY COMMUNITIES REIT INC	2.76
EQUITY RESIDENTIAL REIT	2.38
	48.26

Holdings are subject to change.

SECTOR BREAKDOWN (%)

	Fund
Other	35.60
Retail Reits	18.46
Residential Reits	18.31
Other Specialty REITs	9.57
Hotel and Lodging REITs	7.04
Office REITs	6.64
Diversified Reits	3.45
Cash and/or Derivatives	0.78
Real Estate Holding and Development	0.15

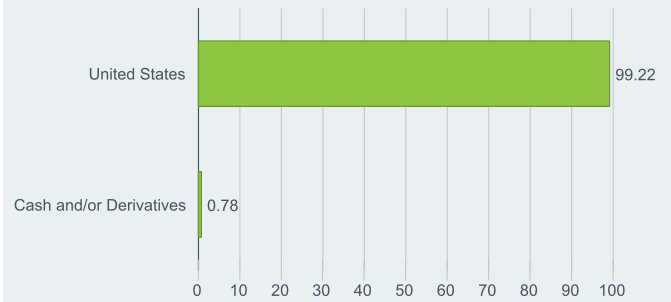
PORTFOLIO CHARACTERISTICS

Price to Book Ratio	2.02x
Price to Cashflow	15.44

DEALING INFORMATION

Exchange	London Stock Exchange
Ticker	IUSP
Bloomberg Ticker	IUSP LN
RIC	IUSP.L
SEDOL	B1G5340
Trading Currency	GBP
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.

SUSTAINABILITY CHARACTERISTICS

Sustainability Characteristics can help investors integrate non-financial, 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 ESG Fund Ratings and, unless otherwise stated in fund documentation and included within a fund's investment objective, do not change a fund's investment objective or constrain the fund'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)	BBB	MSCI ESG Quality Score (0-10)	5.28
MSCI ESG Quality Score - Peer Percentile	13.64%	MSCI ESG % Coverage	99.97%
Fund Lipper Global Classification	Equity Sector Real Est US	MSCI Weighted Average Carbon Intensity (Tons CO2E/\$M SALES)	73.39
Funds in Peer Group	176		

All data is from MSCI ESG Fund Ratings as of **21 Dec 2023**, based on holdings as of **30 Nov 2023**. As such, the fund's sustainable characteristics may differ from MSCI ESG Fund Ratings from time to time.

To be included in MSCI ESG Fund Ratings, 65% (or 50% for bond funds and money market funds) of the fund's gross weight must come from securities with ESG coverage by MSCI ESG Research (certain cash positions and other asset types deemed not relevant for ESG analysis by MSCI are removed prior to calculating a fund's gross weight; the absolute values of short positions are included but treated as uncovered), the fund's holdings date must be less than one year old, and the fund must have at least ten securities.

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. MSCI rates underlying holdings according to their exposure to industry specific ESG risks and their ability to manage those risks relative to peers.

MSCI ESG % Coverage: Percentage of the fund's holdings for which the MSCI ESG ratings data is available. The MSCI ESG Fund Rating, MSCI ESG Quality Score and MSCI ESG Quality Score – Peer Percentile metrics are displayed for funds with at least 65% coverage (or 50% for bond funds and money market funds).

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.

MSCI Weighted Average Carbon Intensity % Coverage: Percentage of the fund's holdings for which MSCI Carbon Intensity data is available. The MSCI Weighted Average Carbon Intensity metric is displayed for funds with any coverage. Funds with low coverage may not fully represent the fund's carbon characteristics given the lack of coverage.

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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 optimized subset of index securities is used (optimized/sampled) in order to efficiently track index performance.

Want to learn more?  latamiberia@blackrock.com

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