

SPDR® FTSE EPRA Europe ex UK Real Estate UCITS ETF (Acc)

Fact Sheet
Alternative

31 March 2024

Fund Objective

The objective of the Fund is to track the performance of the listed real estate market in Europe.

Index Description

The FTSE EPRA Nareit Developed Europe ex UK Index tracks the performance of listed real estate companies and equity real estate investment trusts ("REITS") operating in Europe but excluding the UK whose relevant activities are defined as the ownership, disposal and development of income-producing real estate. The index constituents are free float-adjusted, liquidity, size and revenue screened and the index is calculated as a market capitalisation-weighted net TR Index.

Tax Status

As standard, SSGA aims to meet all applicable tax reporting requirements for all of the SPDR ETFs in the following countries. Applications are made throughout the year depending on the time scale required by each local tax authority: UK, Germany, Austria, Switzerland.

Countries of Registration

United Kingdom, Switzerland, Sweden, Spain, Norway, Netherlands, Luxembourg, Italy, Ireland, Germany, France, Finland, Denmark, Austria

Fund Information

ISIN	IE00BSJCQV56
Index Name	FTSE EPRA Nareit Developed Europe ex UK Index
Index Ticker	REXUK
Index Type	Net Total Return
Number of Constituents	64

Key Facts

Inception Date	10-Aug-2015
Share Class Currency	EUR
Fund — Base Currency	EUR
TER	0.30%
Income Treatment	Accumulation
Replication Method	Replicated
UCITS Compliant	Yes
Domicile	Ireland
Investment Manager	State Street Global Advisors Europe Limited
Sub-Investment Manager(s)	State Street Global Advisors Limited
Fund Umbrella	SSGA SPDR ETFs Europe I plc
Share Class Assets (millions)	€94.53
Total Fund Assets (millions)	€94.53
ISA Eligible	Yes
SIPP Eligible	Yes
PEA Eligible	No

Please be advised that due to all SSGA SPDR ETF Europe I & II sub-funds being closed on Friday 29th March 2024 fund pricing will reflect the NAV of Thursday 28th March meaning monthly fund performance figures may differ from the benchmark.

Listings

Exchange	Exchange Ticker	Trading Currency	iNAV Ticker	Bloomberg Code	Reuters Code	SEDOL Code
Deutsche Börse*	ZPRP	EUR	INZPRPE	ZPRP GY	ZPRP.DE	BSJCQV5
SIX Swiss Exchange	EURE	EUR	INZPRPE	EURE SE	EURE.S	BYZXB75

*Denotes Primary Listing

Performance					
	Index	Fund Gross	Difference	Fund Net	Difference
Annualised Returns (%)					
1 Year	23.57	23.10	-0.46	22.73	-0.83
3 Year	-5.60	-5.69	-0.10	-5.98	-0.38
5 Year	-3.03	-3.19	-0.15	-3.48	-0.44
10 Year	-	-	-	-	-
Since Inception	1.51	1.32	-0.19	1.02	-0.49
Cumulative Performance (%)					
1 Month	8.93	8.82	-0.11	8.79	-0.14
3 Month	-3.40	-3.46	-0.06	-3.54	-0.14
1 Year	23.57	23.10	-0.46	22.73	-0.83
2 Year	-22.57	-22.85	-0.28	-23.31	-0.74
3 Year	-15.87	-16.13	-0.27	-16.88	-1.02
5 Year	-14.27	-14.95	-0.68	-16.22	-1.94
10 Year	-	-	-	-	-
Since Inception	13.83	12.03	-1.80	9.17	-4.66
Calendar Performance (%)					
2024	-3.40	-3.46	-0.06	-3.54	-0.14
2023	19.50	19.01	-0.48	18.66	-0.84
2022	-36.87	-36.80	0.07	-36.99	-0.12
2021	11.53	11.57	0.04	11.24	-0.29
2020	-5.85	-6.07	-0.22	-6.35	-0.50
2019	26.55	26.20	-0.35	25.82	-0.73

	Fund (%)
Standard Deviation (3 Years)	26.33
Annualised Tracking Error (3 Years)	0.26

Past performance is not an indicator of future performance. The Gross of fees do not reflect and net of fees do reflect commissions and costs incurred on the issue and redemption, or purchases and sale, of units. If the performance is calculated on the basis of Gross/net asset values that are not denominated in the accounting currency of the collective investment scheme, its value may rise or fall as a result of currency fluctuations.

When the Fund is closed according to its official Net Asset Value (NAV) calendar but, nonetheless, a significant portion of the underlying security prices can be determined, a Technical NAV is calculated. Past Performance indicated herein has therefore been calculated using a Technical NAV when required, as well as the official NAV of the Fund as at each other business day for the relevant period. Calendar year inception performance returns will be partial for the year where the inception date for either the Fund in question or the historic performance-linked Fund (whichever is the earliest) falls within that period.

Characteristics	
Number of Holdings	64
*Distribution Yield	-
Price/Earnings Ratio FY1	15.13
Average Price/Book	0.87
Average Market Cap (M)	€6,121.42
Index Dividend Yield	3.70%

+ This measures the 12 month historical dividend pay-out per share divided by the NAV.

Source: SSGA Characteristics, holdings, country allocations and sectors shown are as of date indicated at the top of this factsheet and are subject to change. Any reference to a specific company or security does not constitute a recommendation to buy, sell, hold or invest directly in such company or securities.

Top 10 Holdings	Weight (%)
VONOVIA SE	14.65
UNIBAIL-RODAMCO-WESTFIELD	5.88
SWISS PRIME SITE-REG	5.08
LEG IMMOBILIEN SE	4.53
PSP SWISS PROPERTY AG-REG	4.21
SAGAX AB-B	4.04
CASTELLUM AB	4.00
KLEPIERRE	3.79
GECINA SA	3.75
WAREHOUSES DE PAUW SCA	3.40

Sector Breakdown	Weight (%)
Diversified	30.52
Residential	24.84
Retail	14.76
Industrial/Office	10.17
Office	8.44
Industrial	7.18
Healthcare	2.08
Lodging/Resorts	1.06
Self Storage	0.96

Effective 22 March 2021, the index provider transitioned to the new ICB framework. The changes included: renaming the “Oil & Gas” industry to “Energy”, breaking out “Real Estate” from the “Financial” industry and creating an 11th industry named “Real Estate”, and reclassifying the “Consumer Goods” and “Consumer Services” industries as “Consumer Staples” and “Consumer Discretionary”. The Industry Classification Benchmark (ICB) is an industry classification taxonomy used by FTSE International and STOXX.

Country Weights	Weight (%)
Sweden	23.76
Germany	23.75
France	18.10
Switzerland	13.24
Belgium	11.81
Spain	4.22
Netherlands	1.73
Finland	1.56
Austria	0.87
Norway	0.53
Ireland	0.35
Italy	0.08

Capital Risk: Investing involves risk including the risk of loss of capital.
Past performance is not a reliable indicator of future performance.

Contact Us

Visit our website at ssga.com/etfs or contact your local SPDR ETF representative. Alternatively contact our SPDR ETF Sales and Support team at spdrseurope@ssga.com.

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Glossary

Price/Earnings Ratio FY1 The average of the price of each underlying security divided by the mean EPS estimate of the security for the next unreported fiscal year, as of the report date.

Average Price/Book The average of the price of each underlying security divided by the Book value per share of the security, as of the report date.

Index Dividend Yield The average of the Annual dividends per share (DPS) of each underlying security in the index as of the report date divided by the price of the security as of the report date.

TER Total Expense Ratio is a fee charged to the fund, as a percentage of the Net Asset Value, to cover costs associated with operation and management of the portfolio of assets.

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ETFs trade like stocks, are subject to investment risk, fluctuate in market value and may trade at prices above or below the ETFs net asset value. Brokerage commissions and ETF expenses will reduce returns.

Marketing Communication

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status, risk appetite or investment horizon. If you require investment advice you should consult your tax and financial or other professional advisor.

Tax treatment depends on the individual circumstances of each client and may be subject to change in the future.

This document does not constitute an offer or request to purchase shares in SPDR ETFs Europe I plc and SPDR ETFs Europe II plc.

Please refer to the Fund's latest Key Information Document (KIID)/Key Investor Information Document (KIID) and Prospectus before making any final investment decision. The latest English version of the prospectus and the KID/KIID can be found at www.ssga.com. A summary of investor rights can be found here: <https://www.ssga.com/library-content/products/fund-docs/summary-of-investor-rights/ssga-spdr-investors-rights-summary.pdf> Note that the Management Company may decide to terminate the arrangements made for marketing and proceed with de-notification in compliance with Article 93a of Directive 2009/65/EC.

All fund related documents are available for free of charge from the offices of the Local Representative/Agent or by visiting the www.ssga.com or by contacting State Street Custodial Services (Ireland) Limited, 78 Sir John Rogerson's Quay, Dublin 2, Ireland. SPDR ETFs is the exchange traded funds ("ETF") platform of State Street Global Advisors and is comprised of funds that have been authorised by Central Bank of Ireland as open-ended UCITS investment companies.

The funds are not available to U.S. investors. SSGA SPDR ETFs Europe I plc and SPDR ETFs Europe II plc issue ("the Company") issue SPDR ETFs, and is an open-ended investment company with variable capital having segregated liability between its sub-funds. The Company is organised as an Undertaking for Collective Investment in Transferable Securities

(UCITS) under the laws of Ireland and authorised as a UCITS by the Central Bank of Ireland.

Additional Important Information:

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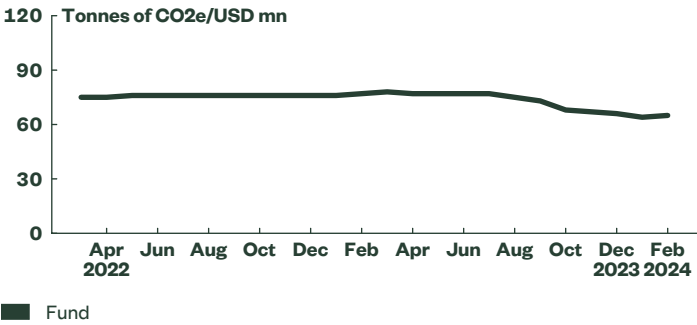
Climate Metrics

TCFD Carbon Metrics	Fund
TCFD Weighted Average Carbon Intensity (WACI)	58.09
TCFD Total Carbon Emissions**	522.72*
TCFD Carbon Footprint	5.14
TCFD Carbon Intensity	68.10

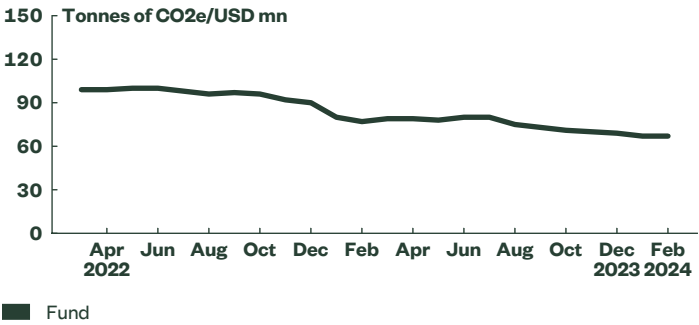
Source: State Street Global Advisors, S&P Trucost, FactSet, Task Force on Climate-related Financial Disclosures (TCFD). The results are estimates based on assumptions and analysis made by State Street Global Advisors. They are not intended to represent actual results of any offering. Actual results may differ. * The TCFD Total Carbon Emission metric allocates emissions to investors based on an equity ownership approach. In the case of commingled funds, the results represent the environmental responsibility of the entire fund's assets under management. For individual unitholder's responsibility, an apportioned responsibility can be calculated based on the individual holding percentage. ** The metric is not used to compare portfolios and benchmarks because the data is not normalised.

Climate Profile

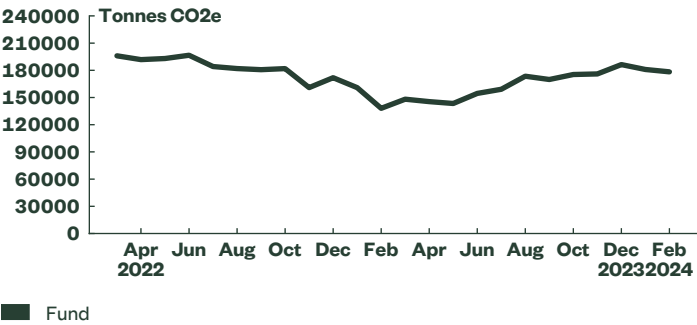
Carbon Intensity (Direct + Indirect)



Weighted Average Carbon Intensity (Direct + Indirect)



Scope 1 + 2 Carbon Emissions



Source: SSGA Holdings as of 31 Mar 2024. Trucost data as of 29 Feb 2024.

Stewardship Profile Q4 2023

Number of Meetings Voted	69
Number of Countries	1
Management Proposals	3
Votes "For"	0.00%
Votes "Against"	100.00%
Shareholder Proposals	1
With Management	100.00%
Against Management	0.00%

Figures are based on State Street Global Advisors' general approach to voting at the companies held by the Fund at quarter end. This information is not a substitute for a proxy voting report, which can be requested through your relationship manager.

State Street Global Advisors' (SSGA) asset stewardship program is aimed at engaging with our fund companies on issues that impact long-term value creation across environmental, social and governance (ESG) considerations. In the recent past, SSGA has issued extensive guidance on key governance matters such as effective, independent board leadership. SSGA's current focus is on helping boards think about the possible impacts of environmental and social issues and incorporating a sustainability lens into boards' oversight of long-term strategy as a sound business practice.

Gender Diversity	
Women on Board	Number of Securities
0	3
1	11
2	16
3	20
4	5
5	5
6	4
7	0
8	0
9	0
10	0
10+	0
Not Available	0
Total	64

Source: Factset/SSGA as of 29 Feb 2024.

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Carbon Intensity (Direct+Indirect) Measured in Metric tonnes CO2e/USD millions revenues. The aggregation of operational and first-tier supply chain carbon footprints of index constituents per USD (equal weighted).

Weighted Average Carbon Intensity (Direct+Indirect) Measured in Metric tonnes CO2e/USD millions revenues. The weighted average of individual company intensities (operational and first-tier supply chain emissions over revenues), weighted by the proportion of each constituent in the index.

Scope 1+2 Carbon Emissions Measured in Metric tonnes of CO2e. The GHG emissions from operations that are owned or controlled by the company, as well as GHG emissions from consumption of purchased electricity, heat or steam, by the company.

TCFD Weighted Average Carbon Intensity - Portfolio's exposure to carbon-intensive companies, expressed in tonnes CO2e / \$M revenue. Scope 1 and Scope 2 GHG emissions are allocated based on portfolio weights (the current value of the investment relative to the

current portfolio value).

TCFD Total Carbon Emissions - The absolute greenhouse gas emissions associated with a portfolio, expressed in tonnes CO2e. Scope 1 and Scope 2 GHG emissions are allocated to investors based on an equity ownership approach.

TCFD Carbon Footprint - Total carbon emissions for a portfolio normalized by the market value of the portfolio, expressed in tonnes CO2e / \$M invested. Scope 1 and Scope 2 GHG emissions are allocated to investors based on an equity ownership approach.

TCFD Carbon Intensity - Volume of carbon emissions per million dollars of revenue (carbon efficiency of a portfolio), expressed in tonnes CO2e / \$M revenue. Scope 1 and Scope 2 GHG emissions are allocated to investors based on an equity ownership approach.

Gender Diversity We are currently using FactSet's own "People" dataset to disclose the number of women on the board, for each company in the Fund's portfolio. Data and metrics have been sourced as follows from the following contributors as of the date of this report, and are subject to their disclosures below. All other data has been sourced by SSGA.

Trucost Sections Carbon Intensity

(Direct+Indirect), Weighted Average Carbon Intensity (Direct+Indirect), Scope 1 +2 Carbon Emissions, Total Reserves CO2 Emissions Trucost® is a registered trademark of S&P Trucost Limited ("Trucost") and is used under license. The ESG Report is/are not in any way sponsored, endorsed, sold or promoted by Trucost or its affiliates (together the "Licensor Parties") and none of the Licensor Parties make any claim, prediction, warranty or representation whatsoever, expressly or impliedly, either as to (i) the results to be obtained from the use of Trucost data with the report, or (ii) the suitability of the Trucost data for the purpose to which it is being put in connection with the report. None of the Licensor Parties provide any financial or investment advice or recommendation in relation to the report. None of the Licensor Parties shall be liable (whether in negligence or otherwise) to any person for any error in the Trucost data or under any obligation to advise any person of any error therein.

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