

# iShares Developed Markets Property Yield UCITS ETF EUR Hedged (Acc)

## 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 listed real estate companies and Real Estate Investment Trusts (REITs) from developed countries, excluding Greece, which also comply with dividend yield criteria.

### KEY BENEFITS

- 1 Exposure to developed markets real estate companies with a one-year forecast dividend yield of 2%
- 2 Direct investment into listed real estate companies and REITs
- 3 Regional 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 EUR 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 EUR, 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	EUR
Fund Launch Date	20-Oct-2006
Share Class Launch Date	05-Mar-2018
Benchmark	FTSE EPRA/NAREIT
	Developed Dividend+ Index
ISIN	IE00BDZVHD04
Total Expense Ratio	0.64%
Distribution Type	Accumulating
Domicile	Ireland
Methodology	Optimised
Product Structure	Physical
Rebalance Frequency	Quarterly
UCITS	Yes
Use of Income	Accumulating
Management Company	iShares II plc

Net Assets of Fund	USD 1,657,607,536
Net Assets of Share Class	EUR 41,226,843
Number of Holdings	349
Shares Outstanding	7,450,384
Benchmark Ticker	TENGDNU
Fund Type	UCITS

### TOP HOLDINGS (%)

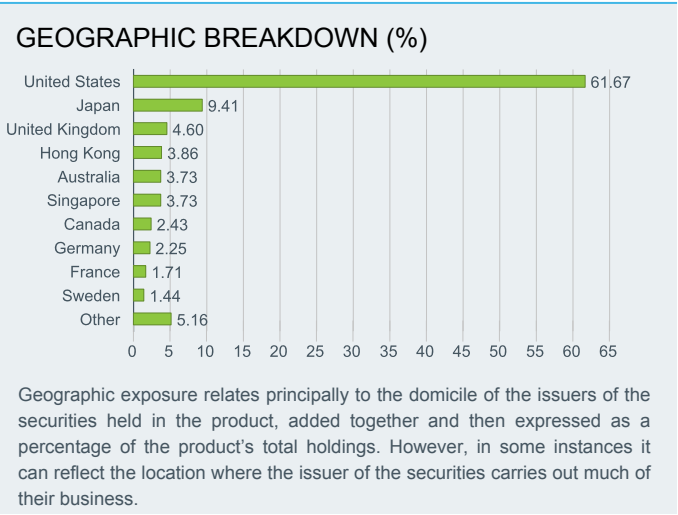
PROLOGIS REIT INC	7.96
WELLTOWER INC	3.13
PUBLIC STORAGE REIT	3.09
SIMON PROPERTY GROUP REIT INC	3.00
REALTY INCOME REIT CORP	2.69
DIGITAL REALTY TRUST REIT INC	2.63
EXTRA SPACE STORAGE REIT INC	2.17
VICI PPTYS INC	2.13
AVALONBAY COMMUNITIES REIT INC	1.71
EQUITY RESIDENTIAL REIT	1.47
	29.98

Holdings are subject to change.

SECTOR BREAKDOWN (%)	
	Fund
Other	27.55
Retail Reits	17.62
Residential Reits	13.97
Real Estate Holding and Development	13.18
Office REITs	8.65
Other Specialty REITs	6.64
Diversified Reits	6.43
Hotel and Lodging REITs	4.99
Cash and/or Derivatives	0.96

PORTFOLIO CHARACTERISTICS	
Price to Book Ratio	1.26x
Price to Cashflow	14.59

DEALING INFORMATION	
Exchange	London Stock Exchange
Ticker	DPYE
Bloomberg Ticker	DPYE LN
RIC	DPYE.L
SEDOL	BDZVHD0
Trading Currency	EUR



## 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.

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