

iShares UK Property 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 UK listed real estate companies and Real Estate Investment Trusts (REITS).

KEY BENEFITS

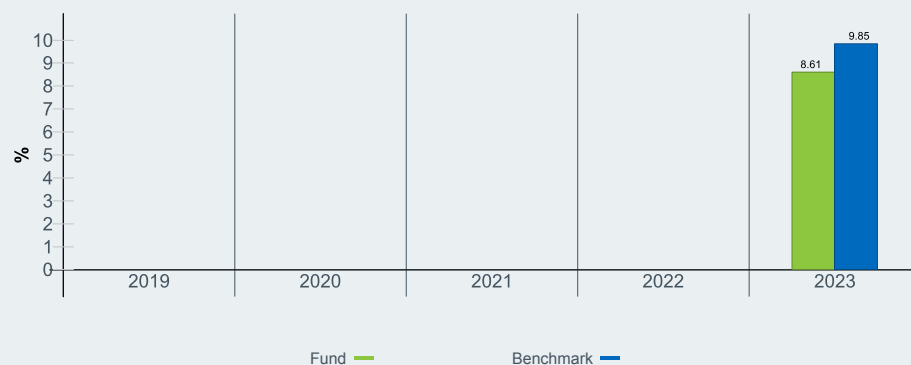
- 1 Diversified exposure to UK real estate companies
- 2 Direct investment into listed real estate companies and REITS
- 3 Single country exposure with a focus on growth

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 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: 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	GBP
Share Class Currency	EUR
Fund Launch Date	16-Mar-2007
Share Class Launch Date	18-May-2022
Benchmark	FTSE EPRA Nareit UK Net of Tax Index (GBP)
ISIN	IE000FI414K7
Total Expense Ratio	0.42%
Distribution Type	Accumulating
Domicile	Ireland
Methodology	Replicated
Product Structure	Physical
Rebalance Frequency	Quarterly
UCITS	Yes
Use of Income	Accumulating
Management Company	iShares II plc

Net Assets of Fund	GBP 672,459,814
Net Assets of Share Class	EUR 13,305,882
Number of Holdings	43
Shares Outstanding	3,190,882
Benchmark Ticker	TELUKNG
Fund Type	UCITS

TOP HOLDINGS (%)

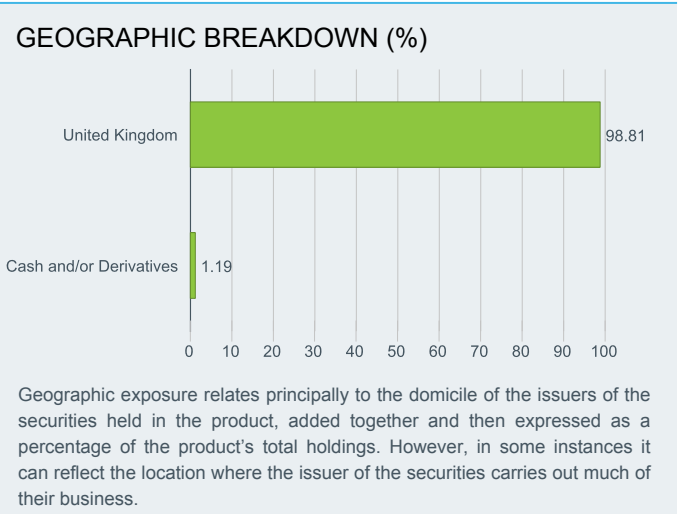
SEGRO REIT PLC	19.18
LAND SECURITIES GROUP REIT PLC	9.20
BRITISH LAND REIT PLC	6.54
UNITE GROUP PLC	6.40
TRITAX BIG BOX REIT PLC	5.69
DERWENT LONDON REIT PLC	4.65
BIG YELLOW GROUP PLC	4.04
LONDONMETRIC PROPERTY REIT PLC	3.58
GRAINGER PLC	3.41
SHAFTESBURY CAPITAL PLC	3.33
	66.02

Holdings are subject to change.

SECTOR BREAKDOWN (%)	
	Fund
Other	35.00
Diversified Reits	31.18
Residential Reits	9.04
Office REITs	8.75
Other Specialty REITs	5.69
Real Estate Holding and Development	4.84
Retail Reits	4.31
Cash and/or Derivatives	1.19

PORTFOLIO CHARACTERISTICS	
Price to Book Ratio	0.83x
Price to Cashflow	21.47

DEALING INFORMATION	
Exchange	Xetra
Ticker	UKPH
Bloomberg Ticker	UKPH GY
RIC	UKPH.DE
SEDOL	BN7T538
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.

Want to learn more?  latamiberia@blackrock.com

 www.blackrock.com/latamiberia

IMPORTANT INFORMATION:

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