

BLACKROCK INDEX SELECTION FUND

iShares Developed Real Estate Index Fund (IE) Class

D GBP

SEPTEMBER 2023 FACTSHEET

Performance, Portfolio Breakdowns and Net Asset information as at: 30-Sep-2023. All other data as at: 20-Oct-2023.

This document is marketing material. Investors should read the KIID/PRIIPs document and prospectus prior to investing, and should refer to the prospectus for the funds full list of risks. For Professional Clients and Qualified Investors.

FUND OVERVIEW

The investment objective of the Sub-Fund is to provide Unitholders with a total return, taking into account both capital and income returns, which reflects the total return of the FTSE EPRA/ NAREIT Developed Index.

Performance is not shown as the Share Class has a performance history of less than 1 year.

**KEY RISKS:** The fund invests a large portion of assets which are denominated in other currencies; hence changes in the relevant exchange rate will affect the value of the investment. 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 Fund may be exposed to finance sector companies, as a service provider or as counterparty for financial contracts. Liquidity in the financial markets has been severely restricted, causing a number of firms to withdrawn from the market, or in some extreme cases, becoming insolvent. This may have an adverse affect on the activities of the fund. The Fund uses derivatives as part of its investment strategy. Compared to a fund which only invests in traditional instruments such as stocks and bonds, derivatives are potentially subject to a higher level of risk.



**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 (EQ)
Morningstar Category	-
Fund Launch Date	08-Aug-2012
Unit Class Launch Date	28-Oct-2022
Fund Base Currency	USD
Unit Class Currency	GBP
Fund Size (AUM)	1,908.30 USD
Benchmark	FTSE EPRA Nareit Developed Net Total Return in GBP
Domicile	Ireland
Fund Type	UCITS
ISIN	IE000NGHY476
Bloomberg Ticker	ISDREDA
Distribution Type	
Minimum Initial Investment	100,000 *
Management Company	BlackRock Asset Management Ireland Limited

\* or currency equivalent

PORTFOLIO MANAGEMENT

Kieran Doyle

TOP HOLDINGS (%)

PROLOGIS REIT INC	7.24
EQUINIX REIT INC	4.74
PUBLIC STORAGE REIT	2.89
WELLTOWER INC	2.84
DIGITAL REALTY TRUST REIT INC	2.52
SIMON PROPERTY GROUP REIT INC	2.45
REALTY INCOME REIT CORP	2.34
VICI PPTYS INC	2.04
EXTRA SPACE STORAGE REIT INC	1.77
AVALONBAY COMMUNITIES REIT INC	1.70
Total of Portfolio	30.53

Holdings subject to change

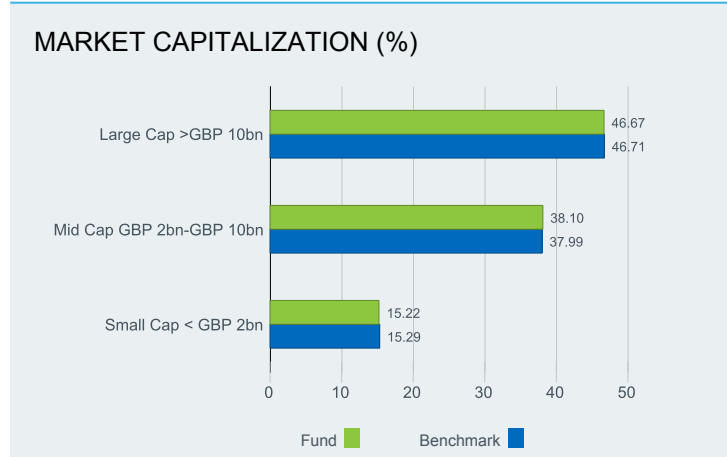
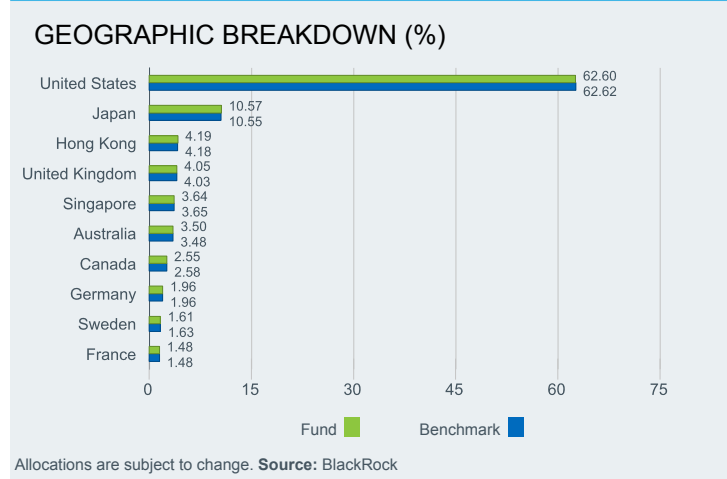
SECTOR BREAKDOWN (%)			
	Fund	Benchmark	+/-
Other	25.88	25.90	-0.02
Retail Reits	15.92	15.92	0.01
Residential Reits	14.23	14.20	0.03
Real Estate Holding and Development	14.06	13.99	0.07
Other Specialty REITs	10.77	10.78	-0.01
Office REITs	8.07	8.13	-0.05
Diversified Reits	6.05	6.09	-0.05
Hotel and Lodging REITs	4.94	4.92	0.02
Real Estate Services	0.08	0.08	0.00

<sup>1</sup>Allocations are subject to change. **Source:** BlackRock

PORTFOLIO CHARACTERISTICS	
Weighted Average Market Capitalization (millions)	23,020 USD
Price to Book Ratio	1.14x
Price to Earnings (TTM) Ratio	18.78x

FEES AND CHARGES	
Max Initial Charge	0.00%
Max Exit Fee	
Ongoing Charge	0.17%
Performance Fee	0.00%
When buying and selling this fund a spread shall be applied to the NAV of the Fund.	

DEALING INFORMATION	
Settlement	Trade Date + 3 days
Dealing Frequency	Daily, forward pricing basis



## 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.

<b>MSCI ESG Fund Rating (AAA-CCC)</b>	A	<b>MSCI ESG Quality Score (0-10)</b>	5.86
<b>MSCI ESG Quality Score - Peer Percentile</b>	32.04%	<b>MSCI ESG % Coverage</b>	99.07%
<b>Fund Lipper Global Classification</b>	Equity Sector Real Est Global	<b>MSCI Weighted Average Carbon Intensity (Tons CO2E/\$M SALES)</b>	78.09
<b>Funds in Peer Group</b>	387		

All data is from MSCI ESG Fund Ratings as of **21 Sep 2023**, based on holdings as of **30 Apr 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.

## IMPORTANT INFORMATION:

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## GLOSSARY

**Market Capitalization:** is the total value of the shares issued by a company which trades on the stock exchange.

**Ongoing Charge:** is a figure representing all annual charges and other payments taken from the fund.

**Quartile Rank:** categorizes a fund into four equal bands based on their performance over a specified period within the relevant Morningstar's sector. The top or first quartile contains the top 25% of funds, through to the bottom or 4th quartile which contains the bottom 25% of funds.



[www.blackrock.com](https://www.blackrock.com)

## IMPORTANT INFORMATION:

This fund is a sub fund of the BlackRock Index Selection Fund (the Fund). The Fund is organised under the laws of Ireland and authorised by the Central Bank of Ireland as UCITS for the purposes of the UCITS Regulations. Investment in the sub-fund(s) is only open to 'Qualified Holders', as defined in the relevant Fund Prospectus. Most of the protections provided by the UK regulatory system, and the compensation under the Financial Services Compensation Scheme, will not be available. Subscriptions in ISF are valid only if made on the basis of the current Prospectus, the most recent financial reports and the Key Investor Information Document, which are available on our website. Prospectuses, Key Investor Information Documents and application forms may not be available to investors in certain jurisdictions where the Fund in question has not been authorised.

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