

iShares Developed Markets Property Yield UCITS ETF USD (Dist)

September Factsheet

Unless otherwise stated, Performance, Portfolio Breakdowns and Net Asset information as at: 30-Sep-2023

All other data as at 05-Oct-2023

This document is marketing material. For Investors in the Netherlands. 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.

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

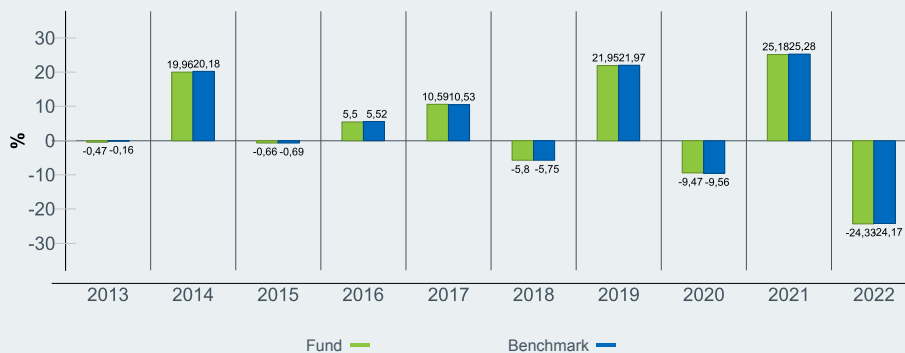
- 1 Exposure to developed markets real estate companies with a one-year forecast dividend yield of 2%
- 2 Direct investment into listed real estate companies and REITs
- 3 Regional exposure with a focus on income

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 USD SINCE INCEPTION



CALENDAR YEAR PERFORMANCE (% USD)



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.

RISK INDICATOR



KEY FACTS

Asset Class	Equity
Fund Base Currency	USD
Share Class Currency	USD
Fund Launch Date	20-Oct-2006
Share Class Launch Date	20-Oct-2006
Benchmark	FTSE EPRA/NAREIT Developed Dividend+ Index
ISIN	IE00B1FZS350
Total Expense Ratio	0.59%
Distribution Frequency	Quarterly
Domicile	Ireland
Methodology	Optimised
Product Structure	Physical
Rebalance Frequency	Quarterly
UCITS	Yes
Use of Income	Distributing
Management Company	iShares II plc
Net Assets of Fund	USD 1.458.448.355
Net Assets of Share Class	USD 1.109.943.325
Number of Holdings	350
Shares Outstanding	54.257.932
Benchmark Ticker	TENGNDU
Distribution Yield	3.54%
Fund Type	UCITS

TOP HOLDINGS (%)

PROLOGIS REIT INC	7.71
PUBLIC STORAGE REIT	3.07
WELLTOWER INC	3.03
DIGITAL REALTY TRUST REIT INC	2.69
SIMON PROPERTY GROUP REIT INC	2.61
REALTY INCOME REIT CORP	2.50
VICI PPTYS INC	2.18
EXTRA SPACE STORAGE REIT INC	1.89
AVALONBAY COMMUNITIES REIT INC	1.81
EQUITY RESIDENTIAL REIT	1.63
	29.12

Holdings are subject to change.

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

SECTOR BREAKDOWN (%)

	Fund
Other	27,40
Retail Reits	16,97
Residential Reits	14,99
Real Estate Holding and Development	13,58
Office REITs	8,42
Other Specialty REITs	6,43
Diversified Reits	6,35
Hotel and Lodging REITs	5,03
Cash and/or Derivatives	0,84

PORTFOLIO CHARACTERISTICS

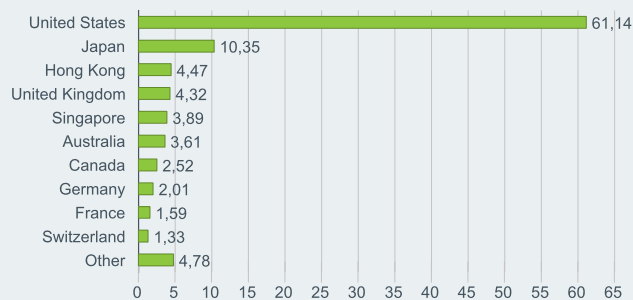
Price to Book Ratio	1,10x
Price to Cashflow	12,66

DEALING INFORMATION

Exchange	Euronext Amsterdam	London Stock Exchange
Ticker	IWDP	IWDP
Bloomberg Ticker	IWDP NA	IWDP LN
RIC	IWDP.AS	IWDP.L
SEDOL	B1N9M60	B1G5362
Trading Currency	EUR	GBP

This product is also listed on: 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.

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

Want to learn more?  0800 0233 466

 info@ishares.nl

 www.iShares.nl

IMPORTANT INFORMATION:

In the European Economic Area (EEA): this is Issued by BlackRock (Netherlands) B.V. is authorised and regulated by the Netherlands Authority for the Financial Markets. Registered office Amstelplein 1, 1096 HA, Amsterdam, Tel: 020 – 549 5200, Tel: 31-20-549-5200. Trade Register No. 17068311 For your protection telephone calls are usually recorded. iShares plc, iShares II plc, iShares III plc, iShares IV plc, iShares V plc, iShares VI plc and iShares VII plc (together 'the Companies') are open-ended investment companies with variable capital having segregated liability between their funds organised under the laws of Ireland and authorised by the Central Bank of Ireland. The German domiciled funds are "undertakings for collective investment in transferable securities" in conformity with the directives within the meaning of the German Law on the investments. These funds are managed by BlackRock Asset Management Deutschland AG which is authorised and regulated by the Bundesanstalt für Finanzdienstleistungsaufsicht. iShares ETF (CH) and iShares ETF II (CH) are umbrella funds established under the Swiss Collective Investment Schemes Act (CISA) of June 23, 2006, as amended, and are divided into sub-funds. The funds are regulated by the Swiss Financial Market Supervisory Authority ("FINMA").

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. Past performance is not a reliable indicator of current or future results and should not be the sole factor of consideration when selecting a product or strategy. Changes in the rates of exchange between currencies may cause the value of investments to diminish or increase. Fluctuation may be particularly marked in the case of a higher volatility fund and the value of an investment may fall suddenly and substantially. Levels and basis of taxation may change from time to time. BlackRock has not considered the suitability of this investment against your individual needs and risk tolerance. The data displayed provides summary information. Investment should be made on the basis of the relevant Prospectus which is available from the manager. In respect of the products mentioned this document is intended for information purposes only and does not constitute investment advice or an offer to sell or a solicitation of an offer to buy the securities described within. This document may not be distributed without authorisation from BlackRock.

This document is marketing material. The Companies have been notified to the Authority Financial Markets in line with the registration process set out in the Dutch Financial Markets Supervision Act (Wet op het financieel toezicht; "FMSA"), regulations enacted pursuant thereto and the supervision thereunder of the Authority Financial Markets. Copies of all documents (the main/umbrella Prospectus, Key Investor Information Document, the Supplement[s], the latest and any previous annual and semi-annual reports of the Companies and the Memorandum and Articles of Association of the Companies) will be available in the Netherlands, free of charge, from the offices of the representative in the Netherlands, BlackRock (Netherlands) BV, Rembrandt Toren, 17th floor, Amstelplein 1, 1096 HA Amsterdam, Netherlands or by calling the Dutch representative's information request line on 0800 0233 466 and the iShares website www.ishares.nl in Dutch and English. Any decision to invest should be based on the information contained in the Prospectus and the key investor Information Document and the latest half-yearly report and unaudited accounts and/or annual report and audited accounts. Investors should read the fund specific risks in the Key Investor Information Document and the Company's Prospectus. The risk indicator shown on this document refers to the relevant share class of the Fund. Higher or lower risk may apply to the other share classes of the Fund. BlackRock may terminate marketing at any time. Investors should understand all characteristics of the funds objective before investing. For information on investor rights and how to raise complaints please go to <https://www.blackrock.com/corporate/compliance/investor-right> available in English and Dutch.

Investment in the products mentioned in this document may not be suitable for all investors. The price of the investments may go up or down and the investor may not get back the amount invested. Your income is not fixed and may fluctuate. The value of investments involving exposure to foreign currencies can be affected by exchange rate movements. We remind you that the levels and bases of, and reliefs from, taxation can change.

In respect of the products mentioned this document is intended for information purposes only and does not constitute investment advice or an offer to sell or a solicitation of an offer to buy the securities described within. This document may not be distributed without authorisation from the manager.

FTSE® is a trade mark jointly owned by the London Stock Exchange plc and the Financial Times Limited (the 'FT'), 'NAREIT®' is a trade mark of the National Association of Real Estate Investment Trusts ('NAREIT') and 'EPRA®' is a trade mark of the European Public Real Estate Association ('EPRA') and all are used by FTSE under licence. The FTSE EPRA/NAREIT Developed Dividend+ Index is calculated by FTSE International Limited ('FTSE'). None of the Exchange, the FT, FTSE, Euronext N.V., NAREIT nor EPRA sponsors, endorses or promotes iShares Developed Markets Property Yield UCITS ETF nor is in any way connected to the fund or accepts any liability in relation to its issue, operation and trading. All copyright and database rights within the index values and constituent list vest in FTSE, Euronext N.V., NAREIT and EPRA. BlackRock Advisors (UK) Limited has obtained full licence from FTSE to use such copyright and database rights in the creation of this product.

© 2023 BlackRock, Inc. All Rights reserved. BLACKROCK, BLACKROCK SOLUTIONS and iSHARES are registered and unregistered trademarks of BlackRock, Inc. or its subsidiaries in the United States and elsewhere. All other trademarks are those of their respective owners. ©