PASSIVE

IUKP

# iShares UK Property UCITS ETF GBP (Distributing)

## iShares II plc

iShares by BlackRock

February 2024

**Performance, Portfolio Breakdowns and Net Assets information as at: 29-Feb-2024. All other data as at 07-Mar-2024.**

**This document is marketing material.** For Investors in Austria. 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.

### FUND OVERVIEW

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

### RISK INDICATOR

**Lower Risk** — Potentially Lower Rewards

**Higher Risk** — Potentially Higher Rewards

| 1 | 2 | 3 | 4 | **5** | 6 | 7 |
|---|---|---|---|---|---|---|

**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 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, sustainability-related 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 Share Class to financial loss.

### PRODUCT INFORMATION

**ISIN :** IE00B1TXLS18
**Share Class Launch Date :** 16-Mar-2007
**Share Class Currency :** GBP
**Total Expense Ratio :** 0.40%
**Use of Income :** Distributing
**Net Assets of Share Class (M) :** 590.35 GBP

### KEY FACTS

**Asset Class :** Real Estate
**Benchmark :** FTSE EPRA/NAREIT UK Index
**Fund Launch Date :** 16-Mar-2007
**Distribution Frequency :** Quarterly
**Net Assets of Fund (M) :** 600.58 GBP
**SFDR Classification :** Other
**Domicile :** Ireland
**Methodology :** Replicated
**Issuing Company :** iShares II plc
**Product Structure :** Physical

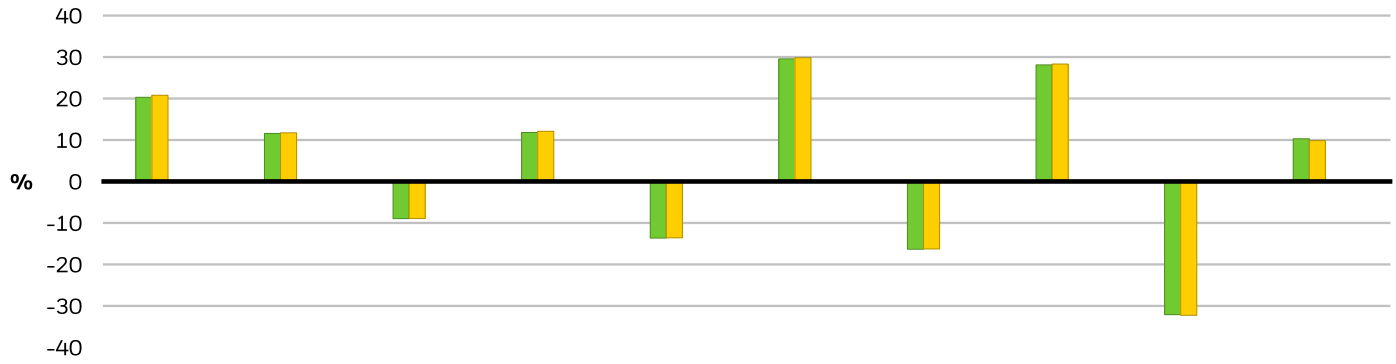
### PORTFOLIO CHARACTERISTICS

**Trailing 12-month Yield :** 4.02%
**Price to Book Ratio :** 0.74x
**Price to Earnings Ratio :** 13.94x
**3y Beta :** 0.99
**Number of Holdings :** 43

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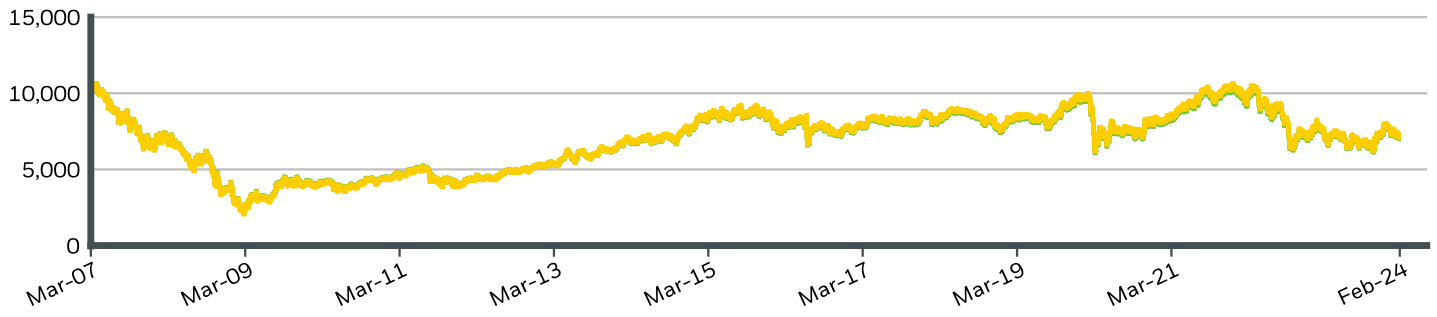
iShares by BlackRock

### CALENDAR YEAR PERFORMANCE




| | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|---|---|---|---|---|---|---|---|---|---|---|
| Share Class | 20.29 | 11.58 | -8.96 | 11.80 | -13.65 | 29.56 | -16.34 | 28.11 | -32.11 | 10.30 |
| Benchmark | 20.78 | 11.73 | -8.93 | 12.09 | -13.59 | 29.83 | -16.27 | 28.31 | -32.27 | 9.85 |

### GROWTH OF HYPOTHETICAL 10,000 GBP SINCE INCEPTION




### CUMULATIVE & ANNUALISED PERFORMANCE

| | CUMULATIVE (%) | | | | | ANNUALISED (% p.a.) | | |
|---|---|---|---|---|---|---|---|---|
| | 1m | 3m | 6m | YTD | 1y | 3y | 5y | Since Inception |
| Share Class | -6.66 | -0.91 | 3.93 | -9.73 | -7.02 | -4.85 | -3.29 | -2.04 |
| Benchmark | -6.68 | -0.87 | 4.06 | -9.70 | -7.45 | -5.01 | -3.34 | -1.97 |

**The figures shown relate to past performance. Past performance is not a reliable indicator of current or future performance and should not be the sole factor of consideration when selecting a product or strategy.** Share Class and Benchmark performance displayed in GBP, hedged share class benchmark performance is displayed in GBP. Performance is shown on a Net Asset Value (NAV) basis, with gross income reinvested where applicable. 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

Share Class iShares UK Property UCITS ETF GBP (Distributing)

Benchmark FTSE EPRA/NAREIT UK Index

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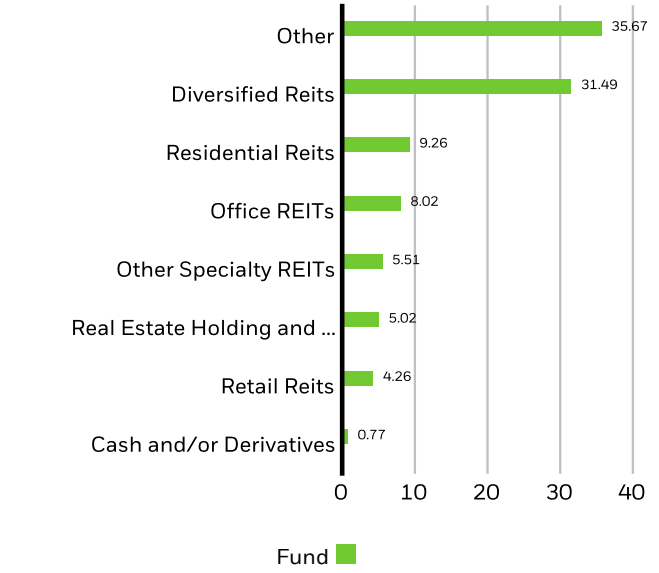
iShares by BlackRock

### TOP 10 HOLDINGS (%)

| | |
|---|---|
| SEGRO REIT PLC | 20.43% |
| LAND SECURITIES GROUP REIT PLC | 9.03% |
| UNITE GROUP PLC | 6.57% |
| BRITISH LAND REIT PLC | 6.36% |
| TRITAX BIG BOX REIT PLC | 5.51% |
| DERWENT LONDON REIT PLC | 4.23% |
| LONDONMETRIC PROPERTY REIT PLC | 3.77% |
| BIG YELLOW GROUP PLC | 3.70% |
| GRAINGER PLC | 3.59% |
| SHAFTESBURY CAPITAL PLC | 3.33% |
| **Total of Portfolio** | **66.52%** |

Holdings are subject to change.

### SECTOR BREAKDOWN (%)

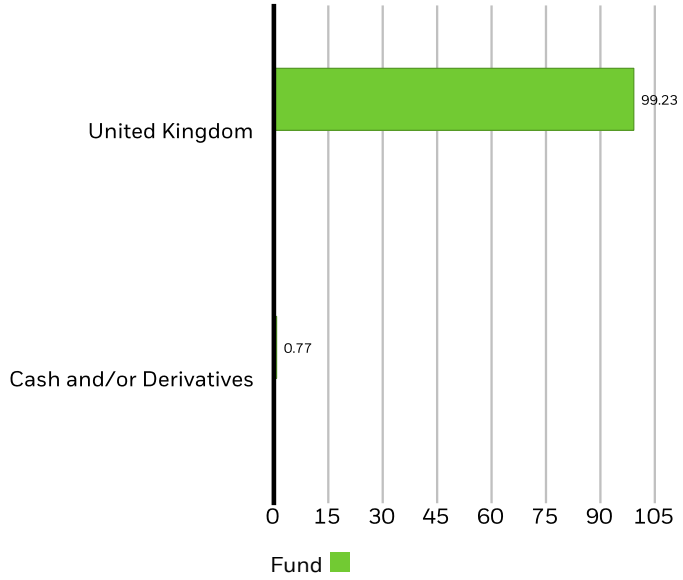



Allocations are subject to change. **Source:** BlackRock

### TRADING INFORMATION

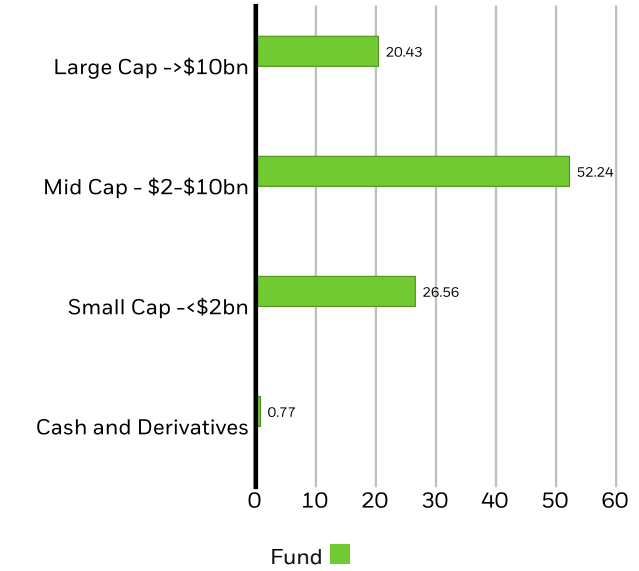
| Exchange | London Stock Exchange | Borsa Italiana | SIX Swiss Exchange |
|---|---|---|---|
| Ticker | IUKP | IUKP | IUKP |
| Bloomberg Ticker | IUKP LN | IUKP IM | IUKP SW |
| RIC | IUKP.L | IUKP.MI | IUKP.S |
| SEDOL | B1TXLS1 | B28PMG0 | B28PN12 |
| Listing Currency | GBP | EUR | CHF |

### 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. Bonds are included in US bond indices when the securities are denominated in U.S. dollars regardless of the domicile of the issuer.

### MARKET CAPITALISATION (%)




Allocations are subject to change. **Source:** BlackRock

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## 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.

| | | | |
|---|---|---|---|
| **MSCI ESG % Coverage** | 98.67% | **MSCI ESG Fund Rating (AAA-CCC)** | AA |
| **MSCI ESG Quality Score - Peer Percentile** | - | **MSCI ESG Quality Score (0-10)** | 7.80 |
| **Funds in Peer Group** | 13 | **Fund Lipper Global Classification** | Equity Sector Real Estate UK |
| **MSCI Weighted Average Carbon Intensity % Coverage** | 98.91% | **MSCI Weighted Average Carbon Intensity (Tons CO2E/$M SALES)** | 31.18 |
| **MSCI Implied Temperature Rise (0-3.0+ °C)** | > 2.0° - 2.5° C | **MSCI Implied Temperature Rise % Coverage** | 98.91% |

All data is from MSCI ESG Fund Ratings as of **21 Feb 2024**, based on holdings as of **31 Jan 2024**. 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.

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**GLOSSARY**

**SFDR Classification: Article 8:** Products that promote environmental or social characteristics and promote good governance practices. **Article 9:** Products that have sustainable investments as an objective and follow good governance practices. **Other:** Products that do not meet the criteria to be classified as Article 8 or 9.

**Funds in Peer Group:** The number of funds from the relevant Lipper Global Classification peer group that are also in ESG coverage.

**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 Implied Temperature Rise (0-3.0+ °C):** Implied Temperature Rise (ITR) is used to provide an indication of alignment to the temperature goal of the Paris Agreement for a company or a portfolio. ITR employs open source 1.55°C decarbonization pathways derived from the Network of Central Banks and Supervisors for Greening the Financial System (NGFS). These pathways can be regional and sector specific and set a net zero target of 2050. We make use of this feature for all GHG scopes. A net zero emissions economy is one that balances emissions and removals. Because the ITR metric is calculated in part by considering the potential for a company within the fund's portfolio to reduce its emissions over time, it is forward looking and prone to limitations. As a result, BlackRock publishes MSCI's ITR metric for its funds in temperature range bands. The bands help to underscore the underlying uncertainty in the calculations and the variability of the metric.

**MSCI ESG Quality Score – Peer Percentile:** The fund's ESG Percentile compared to its Lipper peer group.

**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.

**Price to Earnings:** A valuation ratio of a company's current share price compared to its per-share earnings in the current forecast year, calculated as current share price divided by current earnings per share.

**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.

**Fund Lipper Global Classification:** The fund peer group as defined by the Lipper Global Classification.

**MSCI Implied Temperature Rise % Coverage:** Percentage of the fund's holdings for which MSCI Implied Temperature Rise data is available. The MSCI Implied Temperature Rise metric is displayed for funds with at least 65% 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. The Score also considers ESG Rating trend of holdings and the fund exposure to holdings in the laggard category. MSCI rates underlying holdings according to their exposure to industry specific ESG risks and their ability to manage those risks relative to peers.

**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.

**Price to Book Ratio:** represents the ratio of the current closing price of the share to the latest quarter's book value per share.

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