

As of 31 December 2025

Invesco Real Estate S&P US Select Sector UCITS ETF Acc

XRES

Fund objective

The Invesco Real Estate S&P US Select Sector UCITS ETF Acc aims to track the net total return performance of the S&P Select Sector Capped 20% Real Estate Index, less fees.

An investment in this fund is an acquisition of units in a passively managed, index tracking fund rather than in the underlying assets owned by the fund.

ETF information

Fund launch date	17 February 2016
Share class launch date	17 February 2016
Ongoing charge ¹	0.14% p.a.
Swap fee ¹	0.00% p.a.
Fund base currency	USD
Share class currency	USD
Currency hedged	No
Index	S&P Select Sector Capped 20% Real Estate Index (USD)
Index currency	USD
Index Bloomberg ticker	SPSUREN
Replication method	Synthetic
UCITS compliant	Yes
Umbrella fund	Invesco Markets plc
Investment manager	Assenagon Asset Management S.A.
Custodian	Northern Trust Fiduciary Services (Ireland) Limited
Domicile	Ireland
Dividend treatment	Accumulating
ISIN code	IE00BYM8JD58
WKN	A2ABQ2
VALOR	30687249
SEDOL	BYXDT62
Bloomberg ticker	XRES LN
Fund size	USD 149.59m
NAV per share	USD 24.44
Shares in issue	6,121,908
SFDR classification	Article 6

Risk indicator

Lower risk Higher risk

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

The Risk Indicator is subject to change and is correct based on the data available at the time of publication.

¹ Ongoing charge includes management fee, custody and administration costs but excludes transaction costs. The total cost is the sum of the ongoing charge figure and swap fee. Costs may increase or decrease as a result of currency and exchange rate fluctuations. Consult the legal documents for further information on costs.

Investment risks

For complete information on risks, refer to the legal documents. The value of investments, and any income from them, will fluctuate. This may partly be the result of changes in exchange rates. Investors may not get back the full amount invested. The Fund's ability to track the benchmark's performance is reliant on the counterparties to continuously deliver the performance of the benchmark in line with the swap agreements and would also be affected by any spread between the pricing of the swaps and the pricing of the benchmark. 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. The Fund might be concentrated in a specific region or sector or be exposed to a limited number of positions, which might result in greater fluctuations in the value of the Fund than for a fund that is more diversified. The value of equities and equity-related securities can be affected by a number of factors including the activities and results of the issuer and general and regional economic and market conditions. This may result in fluctuations in the value of the Fund. The fund might purchase securities that are not contained in the reference index and will enter into swap agreements to exchange the performance of those securities for the performance of the reference index.

About the index

The S&P Select Sector Capped 20% Real Estate Index is a financial index providing exposure to the real estate sector of the S&P 500 Index. Constituents are weighted by free float market capitalisation, subject to a maximum of 19%.

Past performance does not predict future returns.

Indexed performance, % growth since inception

- Invesco Real Estate S&P US Select Sector UCITS ETF Acc
- S&P Select Sector Capped 20% Real Estate Index (USD)



Cumulative performance as at 31 December 2025 (%)

	1Y	3Y	5Y	10Y	Fund inception
ETF	2.48	19.56	27.66	-	91.34
Index	2.09	18.17	25.43	68.80	85.39

Calendar year performance (%)

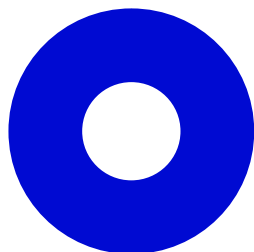
	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
ETF	2.48	4.55	11.59	-26.58	45.43	-2.76	28.22	-2.95	9.96	-
Index	2.09	4.17	11.11	-26.83	45.08	-3.08	27.78	-3.26	9.73	-

Standardised rolling 12 month performance (%)

	12.24	12.23	12.22	12.21	12.20	12.19	12.18	12.17	12.16	12.15
	12.25	12.24	12.23	12.22	12.21	12.20	12.19	12.18	12.17	12.16
ETF	2.48	4.55	11.59	-26.58	45.43	-2.76	28.22	-2.95	9.96	-
Index	2.09	4.17	11.11	-26.83	45.08	-3.08	27.78	-3.26	9.73	-

Source: Invesco, Bloomberg L.P., FactSet. Index/Benchmark performance is shown in the index/benchmark currency. ETF performance shown is calculated with reference to the Net Asset Value, inclusive of net reinvested income and net of ongoing charges and portfolio transaction costs, in USD. The figures do not reflect the actual share price, the impact of the bid/offer spread or broker commissions. Returns may increase or decrease as a result of currency fluctuations. ETF NAV performance differs from that of the index due to the ongoing charges and portfolio transaction costs and due to the fact that the ETF does not necessarily always hold all the securities in the index in their respective weighting. This ETF does not charge an entry fee.

Geographic allocation (%)

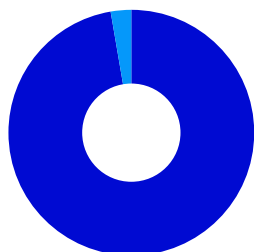


■ United States

100.0

Source: Invesco, as at 30 Nov 2025

Sector allocation (%)



■ Real estate
■ Industrials

97.3
2.7

Source: Invesco, as at 30 Nov 2025

Index components data is delayed and/or limited due to licensing restrictions applied by the index provider.

Top exposures (%)

Name	Weight
WELLTOWER ORD	11.90
PROLOGIS REIT	11.10
AMERICAN TOWER REIT	7.70
EQUINIX REIT ORD	7.00
SIMON PROP GRP REIT ORD	5.70
REALTY INCOME REIT ORD	4.90
DIGITAL REALTY REIT ORD	4.70
CBRE GROUP CL A ORD	4.40
PUBLIC STORAGE REIT ORD	3.80
CROWN CASTLE ORD	3.60

Source: Invesco, as at 31 Dec 2025

Please see eff.invesco.com for ETP holdings information. Holdings are subject to change.

Important information

This marketing communication is for consumer use in Ireland only, and for professional investors in Belgium, Denmark, Finland, Luxembourg, the Netherlands, Norway, Portugal, Spain, Sweden, Switzerland, Croatia, Czech Republic, Hungary, Slovakia and Qualified Clients/Sophisticated Investors in Israel; Accredited and Institutional investors in Mexico, in Singapore for Institutional Investors only and for financial intermediaries in the United States.

By accepting this material, you consent to communicate with us in English, unless you inform us otherwise.

For information on our funds and the relevant risks, refer to the Key Information Documents/Key Investor Information Documents (local languages) and Prospectus (English), and the financial reports, available from www.invesco.eu. A summary of investor rights is available in English from www.invescomanagementcompany.ie. The management company may terminate marketing arrangements.

This is marketing material and not financial advice. It is not intended as a recommendation to buy or sell any particular asset class, security or strategy. Regulatory requirements that require impartiality of investment/investment strategy recommendations are therefore not applicable nor are any prohibitions to trade before publication.

UCITS ETF's units / shares purchased on the secondary market cannot usually be sold directly back to UCITS ETF. Investors must buy and sell units / shares on a secondary market with the assistance of an intermediary (e.g. a stockbroker) and may incur fees for doing so. In addition, investors may pay more than the current net asset value when buying units / shares and may receive less than the current net asset value when selling them.

The S&P® Select Sector Capped 20% Real Estate Index is a product of S&P Dow Jones Indices LLC or its affiliates ("SPDJI"), and has been licensed for use by Invesco. Standard & Poor's® and S&P® are registered trademarks of Standard & Poor's Financial Services LLC ("S&P"); Dow Jones® is a registered trademark of Dow Jones Trademark Holdings LLC ("Dow Jones"); and these trademarks have been licensed for use by SPDJI and sublicensed for certain purposes by Invesco. Invesco Real Estate S&P US Select Sector UCITS ETF is not sponsored, endorsed, sold or promoted by SPDJI, Dow Jones, S&P, or their respective affiliates and none of such parties make any representation regarding the advisability of investing in such product(s) nor do they have any liability for any errors, omissions, or interruptions of the S&P® Select Sector Capped 20% Real Estate Index.

For the full objectives and investment policy please consult the current prospectus.

No action has been taken or will be taken in Israel that would permit a public offering of the Fund or distribution of this document to the public. This Fund has not been approved by the Israel Securities Authority (the ISA). The Fund shall only be sold in Israel to an investor of the type listed in the First Schedule to the Israeli Securities Law, 1968, who in each case have provided written confirmation that they qualify as Sophisticated Investors, and that they are aware of the consequences of such designation and agree thereto and further that the Fund is being purchased for its own account and not for the purpose of re-sale or distribution other than, in the case of an offeree which is an Sophisticated Investor, where such offeree is purchasing product for another party which is an Sophisticated Investor. This document may not be reproduced or used for any other purpose, nor be furnished to any other person other than those to whom copies have been sent. Nothing in this document should be considered investment advice or investment marketing as defined in the Regulation of Investment Advice, Investment Marketing and Portfolio Management Law, 1995 ("the Investment Advice Law"). Neither Invesco Ltd. nor its subsidiaries are licensed under the Investment Advice Law, nor does it carry the insurance as required of a licensee thereunder. This document does not constitute an offer to sell or solicitation of an offer to buy any securities or fund units other than the fund offered hereby, nor does it constitute an offer to sell to or solicitation of an offer to buy from any person in any state or other jurisdiction in which such offer or solicitation would be unlawful, or in which the person making such offer or solicitation is not qualified to do so, or to a person to whom it is unlawful to make such offer or solicitation.

This product is offered in Belgium under the Public Offer Exemption. This material is intended only for professional investors and may not be used for any other purpose nor passed on to any other investor in Belgium.

The offer of the Fund in Switzerland is directed at qualified investors pursuant to Article 10 CISA. The representative and paying agent in Switzerland is BNP PARIBAS, Paris, Zurich Branch, Selnaustrasse 16 8002 Zürich. The Prospectus, Key Information Document, financial reports and articles of incorporation may be obtained free of charge from the Representative. The ETFs are domiciled in Ireland.

This advertisement has not been reviewed by the Monetary Authority of Singapore. This document is provided to Institutional Investors only in Singapore. Not for further distribution. The strategy or strategies mentioned in this document (if any) may be adopted by a fund or different funds. This document has not been registered as a prospectus with the Monetary Authority of Singapore. Accordingly, this document and any other document or material in connection with the offer or sale, or invitation for subscription or purchase, of the fund(s) mentioned in the document (the "Fund(s)") (if any) may not be circulated or distributed, nor may the Fund(s) be offered or sold, or be made the subject of an invitation for subscription or purchase, whether directly or indirectly, to persons in Singapore other than (i) to an institutional investor under Section 304 of the Securities and Futures Act, Chapter 289 of Singapore (the "SFA") or (ii) otherwise pursuant to, and in accordance with the conditions of, any other applicable provision of the SFA. As the Fund(s) is/are not denominated in Singapore dollars, eligible investors must be aware of their exposure to foreign currency exchange risk. This document is issued in Singapore by Invesco Asset Management Singapore Ltd, 9 Raffles Place, #18-01 Republic Plaza, Singapore 048619.

The fund has not and will not be registered with the National Registry of Securities, maintained by the Mexican National Banking and Securities Commission and, as a result, may not be offered or sold publicly in Mexico. The fund and any underwriter or purchaser may offer and sell shares in Mexico on a private placement basis to Institutional and Accredited Investors pursuant to Article 8 of the Mexican Securities Market Law.

This document is intended for distribution to US financial intermediaries for informational purposes and in relation to their activities with offshore clients only. The Funds are not registered under any US securities law, and may not be offered or sold directly or indirectly in the US, its territories or possessions, nor to any US persons, citizens or residents. The Funds are not offered for sale in any jurisdiction in which the Funds are not authorized to be publicly sold. The Funds must not be marketed on US soil. Invesco Investment Management Limited (IIML) is the manager of Invesco ETFs. IIML will provide promotional services and support to Invesco Distributors, Inc. ("Broker Dealer") acting on an execution only basis. By receiving the present communication from IIML, the Broker Dealer agrees and confirms that they: (i) will only promote the ETFs to US offshore investors; (ii) are aware the ETFs are not registered for distribution or promotion to US onshore investors; (iii) will comply with the ETFs' target markets as defined by IIML, and published on eff.invesco.com; (iv) will comply with all local distribution rules, including, but not limited to, private placement US Securities Act for US offshore activities; (v) will provide the necessary information to allow IIML to carry out due diligence on the Broker Dealer; (vi) will complete and maintain sufficient due diligence on their investors to establish and confirm that the investors are not US onshore investors; and (vii) will immediately cease promotion of the ETFs to any investors who they become aware are not US offshore investors and will inform Invesco if this occurs. Issued in the US by Invesco Distributors, Inc., 11 Greenway Plaza, Suite 1000, Houston, Texas 77046, USA. Invesco Distributors, Inc. is the appointed US sub-distributor of Invesco Investment Management Limited, Ground Floor, 2 Cumberland Place, Fenian Street, Dublin 2, Ireland, authorized and regulated by the Central Bank of Ireland. All entities are indirect, wholly owned subsidiaries of Invesco Ltd.

This material has been communicated by Invesco Investment Management Limited, Ground Floor, 2 Cumberland Place, Fenian Street, Dublin 2, Ireland, regulated by the Central Bank of Ireland, by Invesco Asset Management Limited, Perpetual Park, Perpetual Park Drive, Henley-on-Thames, Oxfordshire, RG9 1HH, United Kingdom, by Invesco Asset Management (Schweiz) AG, Talacker 34, 8001 Zurich, Switzerland.

Glossary

Benchmark: An index against which the ETF is measured, in terms of relative performance, risk and other useful comparisons.

Derivative: Derivatives are financial instruments whose prices are driven by the price shifts or price expectations of another financial instrument, which is called the "underlying". Many derivatives are designed to react disproportionately to shifts in the price of the underlying. Derivatives can be used for both hedging and speculative purposes. The most common derivatives are certificates, options, futures and swaps.

Distribution Yield: The distribution yield is a measurement of cash flow being paid. It's the sum of the distributions over 12 months divided by the net asset value (NAV) of the fund.

ETF: Exchange traded fund. A type of fund that is traded on the stockmarket like ordinary shares. ETFs can be bought and sold during trading hours, like ordinary shares, whereas other types of funds are priced once a day only.

Factors: An investment approach that seeks to identify and invest in securities that display certain quantifiable characteristics. Common examples of factors include Value, Quality and Momentum. A factor strategy may seek to target just one factor or combine multiple factors.

Hedged: The intended result of reducing the portfolio's exposure to a specific risk, such as the risk of fluctuations between currency exchange rates ("currency hedging").

Replication Method: Strategy employed by the fund to achieve its objective.

Swap: A swap is a derivative contract where two parties agree to exchange separate streams of cashflows or returns.

Synthetic Replication: Synthetic funds own a diversified portfolio of equities that may differ from the benchmark index. The ETF contracts with one or more banks (each a counterparty), which agree to pay any difference between the portfolio performance and the index performance, less any applicable fees. These contracts are known as swaps. Using swaps ensures accurate index tracking but introduces counterparty risk: if a counterparty failed to pay the index performance due under the swap contract, the ETF would instead rely on the performance of its portfolio of equities, which could be lower than the index performance. An ETF's exposure to a swap counterparty is limited by the UCITS regulation, and further limited by measures that we impose.

UCITS: Undertakings for Collective Investment in Transferable Securities. European regulatory framework for an investment vehicle that can be marketed across the European Union.