

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 <sup>1</sup>	0.14% p.a.
Swap fee <sup>1</sup>	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
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The Risk Indicator is subject to change and is correct based on the data available at the time of publication.

<sup>1</sup> 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.

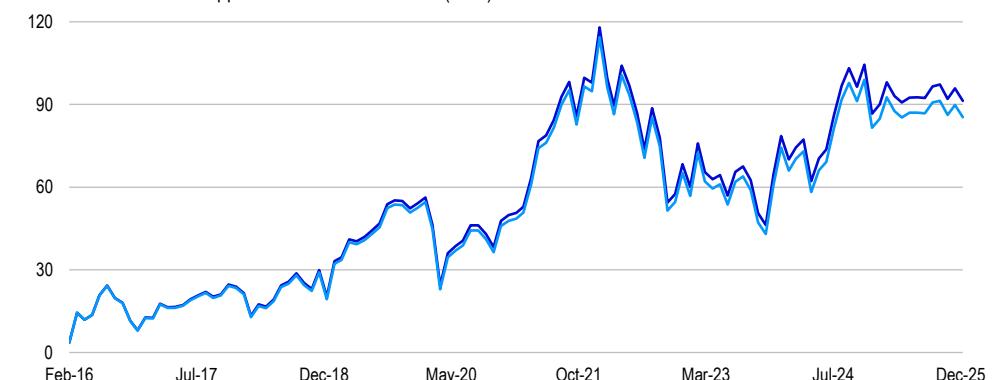
### About the index

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 (%)

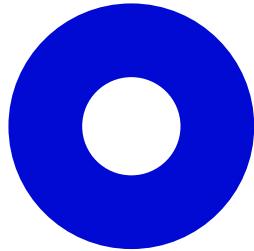
2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
ETF	2.48	4.55	11.59	-26.58	45.43	-2.76	28.22	-2.95	9.96
Index	2.09	4.17	11.11	-26.83	45.08	-3.08	27.78	-3.26	9.73

#### 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 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 (%)

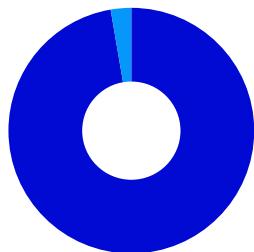


100.0

■ United States

Source: Invesco, as at 30 Nov 2025

## Sector allocation (%)



97.3

2.7

■ Real estate  
■ Industrials

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 [etf.invesco.com](http://etf.invesco.com) for ETP holdings information.  
Holdings are subject to change.

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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.

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## 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.