

PASSIVE

IPRE

iShares European Property Yield UCITS ETF Euro (Accumulating) iShares plc

iShares
by BlackRock

November 2025

Performance, Portfolio Breakdowns and Net Assets information as at: 30-Nov-2025. All other data as at 04-Dec-2025.

This document is marketing material. For Investors in Luxembourg, 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 listed real estate companies and Real Estate Investment Trusts (REITS) of developed European countries, excluding the UK, which also comply with dividend yield criteria.

KEY BENEFITS

1. Exposure to European real estate companies and REITS.
2. Direct investment into listed real estate companies and REITS
3. Regional exposure with a focus on income

RISK INDICATOR

Lower Risk

Potentially Lower Rewards

Higher Risk

Potentially Higher Rewards



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 : IE00BGDQQL74

Share Class Launch Date : 12-Dec-2018

Share Class Currency : EUR

Total Expense Ratio : 0,40%

Use of Income : Accumulating

Net Assets of Share Class (M) : 184,48 EUR

KEY FACTS

Asset Class : Real Estate

Benchmark : FTSE EPRA/NAREIT Developed Europe ex UK Dividend+ Index

Fund Launch Date : 04-Nov-2005

Net Assets of Fund (M) : 1.105,55 EUR

SFDR Classification : Other

Domicile : Ireland

Methodology : Replicated

Issuing Company : iShares plc

Product Structure : Physical

PORTFOLIO CHARACTERISTICS

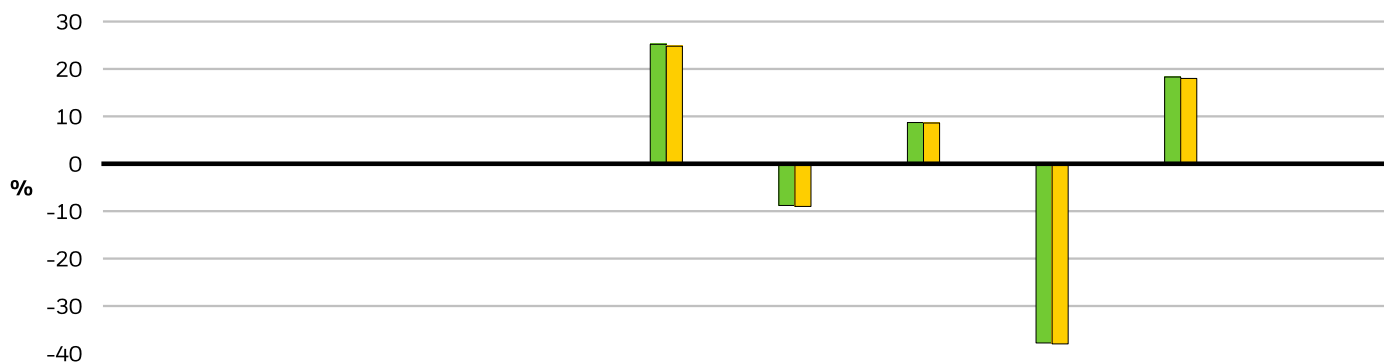
Price to Book Ratio : 0,87x

Price to Earnings Ratio : 18,63x

3y Beta : 1,00

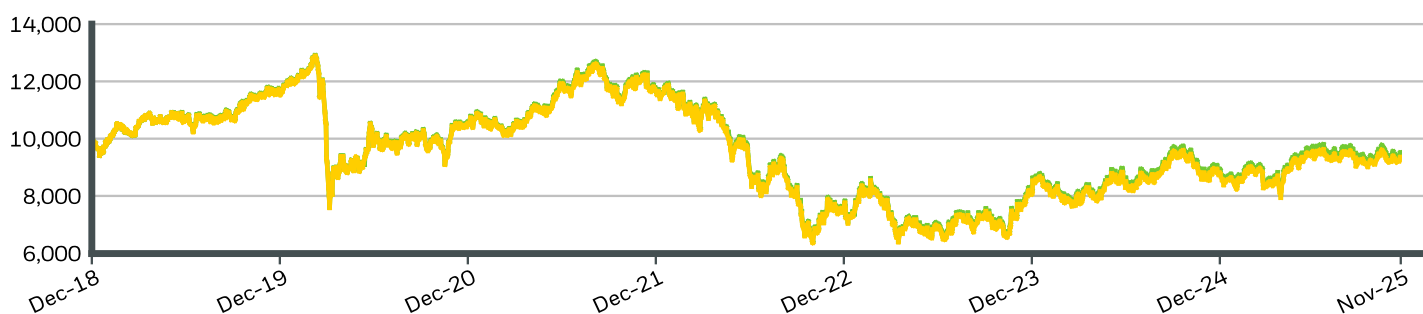
Number of Holdings : 60

CALENDAR YEAR PERFORMANCE



	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Share Class	-	-	-	-	25,21	-8,79	8,72	-37,81	18,28	-0,05
Benchmark	-	-	-	-	24,81	-8,98	8,61	-37,99	17,96	-0,30

GROWTH OF HYPOTHETICAL 10,000 EUR SINCE INCEPTION



CUMULATIVE & ANNUALISED PERFORMANCE

	CUMULATIVE (%)					ANNUALISED (% p.a.)		
	1m	3m	6m	YTD	1y	3y	5y	Since Inception
Share Class	0,87	0,20	-1,58	9,27	4,77	8,54	-1,96	-0,71
Benchmark	0,90	0,30	-1,46	8,98	4,54	8,24	-2,20	-0,95

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 EUR, hedged share class benchmark performance is displayed in EUR. 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 European Property Yield UCITS ETF Euro (Accumulating)
■ Benchmark FTSE EPRA/NAREIT Developed Europe ex UK Dividend+ Index

Contact Us

For EMEA: +44-207-743-2030 • www.blackrock.com • investor.services@blackrock.com

iShares European Property Yield UCITS ETF

Euro (Accumulating)

iShares plc

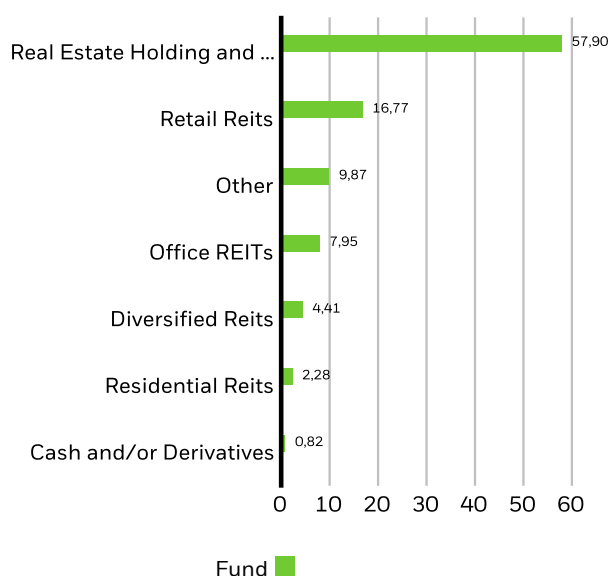


TOP 10 HOLDINGS (%)

VONOVIA SE	14,02%
SWISS PRIME SITE AG	7,53%
UNIBAIL RODAMCO WE STAPLED UNITS	7,16%
PSP SWISS PROPERTY AG	5,33%
KLEPIERRE REIT SA	5,33%
LEG IMMOBILIEN N	3,69%
MERLIN PROPERTIES REIT SA	3,67%
WAREHOUSES DE PAUW NV	3,17%
GECINA SA	3,13%
CASTELLUM	2,59%
Total of Portfolio	55,62%

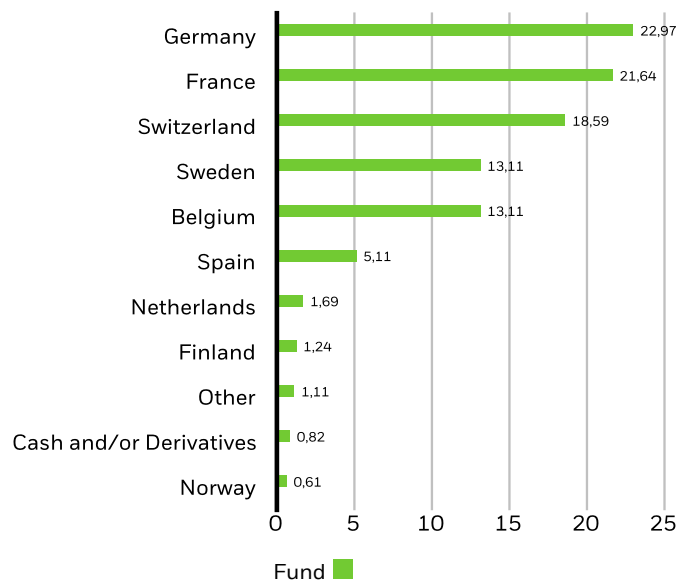
Holdings are subject to change.

SECTOR BREAKDOWN (%)



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

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.

TRADING INFORMATION

Exchange	Xetra
Ticker	IPRE
Bloomberg Ticker	IPRE GY
RIC	IPRE.DE
SEDOL	BGDQQL7
Listing Currency	EUR

Contact Us

For EMEA: +44-207-743-2030 • www.blackrock.com • investor.services@blackrock.com

iShares European Property Yield UCITS ETF

Euro (Accumulating)

iShares plc

iShares
by BlackRock

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.

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.

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

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: +44-207-743-2030. 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.

Further information about the Fund and the Share Class, such as details of the key underlying investments of the Share Class and share prices, is available on the iShares website at www.ishares.com or by calling +44 (0)845 357 7000 or from your broker or financial adviser. The indicative intra-day net asset value of the Share Class is available at <http://deutsche-boerse.com> and/or <http://www.reuters.com>. A UCITS ETF's units / shares that have been acquired on the secondary market cannot usually be sold directly back to the UCITS ETF itself. Investors who are not Authorised Participants must buy and sell shares on a secondary market with the assistance of an intermediary (e.g. a stockbroker) and may incur fees and additional taxes in doing so. In addition, as the market price at which the Shares are traded on the secondary market may differ from the Net Asset Value per Share, investors may pay more than the then current Net Asset Value per Share when buying shares and may receive less than the current Net Asset Value per Share when selling them.

For investors in Luxembourg: This document is marketing material. The Companies have been notified to the Commission de Surveillance du Secteur Financier in Luxembourg in order to market their shares for sale to the public in Luxembourg and the Companies are notified Undertaking in Collective Investment for Transferable Securities (UCITS). The Companies have not been listed on the Luxembourg Stock Exchange, investors should contact their broker for further information. Investment is subject to the Prospectus, the Packaged Retail and Insurance-based Investment Products Key Information Document (PRIIPs KID) and all documents (the main/umbrella Prospectus, 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 Luxembourg, free of charge, from the offices of the Local Agent, BNP Paribas Securities Services, Luxembourg Branch 33, rue de Gasperich Howald – Hesperange L-2085 Luxembourg or by visiting the website on www.ishares.com which are available in English. Investors should read the fund specific risks in the Packaged Retail and Insurance-based Investment Products Key Information Document (PRIIPs KID) and the Company's Prospectus. 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.

Capital at risk: 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. The products mentioned in this document are intended for information purposes only and do 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.

Restricted Investors: This document is not, and under no circumstances is to be construed as an advertisement or any other step in furtherance of a public offering of shares in the United States or Canada. This document is not aimed at persons who are resident in the United States, Canada or any province or territory thereof, where the companies/securities are not authorised or registered for distribution and where no prospectus has been filed with any securities commission or regulatory authority. The companies/securities may not be acquired or owned by, or acquired with the assets of, an ERISA Plan.

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 Bloomberg MSCI December 2025 Maturity USD Corporate ESG Screened 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 the iShares 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 has obtained full licence from FTSE to use such copyright and database rights in the creation of this product.

Any research in this document has been procured and may have been acted on by BlackRock for its own purpose. The results of such research are being made available only incidentally. The views expressed do not constitute investment or any other advice and are subject to change. They do not necessarily reflect the views of any company in the BlackRock Group or any part thereof and no assurances are made as to their accuracy.

© 2025 BlackRock, Inc. All Rights reserved. BLACKROCK, BLACKROCK SOLUTIONS and iSHARES are trademarks of BlackRock, Inc. or its subsidiaries in the United States and elsewhere. All other trademarks are those of their respective owners.

Contact Us

For EMEA: +44-207-743-2030 • www.blackrock.com • investor.services@blackrock.com