PASSIVE

DPYE

iShares Developed Markets Property Yield UCITS ETF

Hedged Euro (Accumulating)

iShares II plc

iShares by BlackRock

February 2026

Performance, Portfolio Breakdowns and Net Assets information as at: 28-Feb-2026. All other data as at 05-Mar-2026.

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) 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

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 : IE00BDZVHD04

Share Class Launch Date : 05-Mar-2018

Share Class Currency : EUR

Total Expense Ratio : 0,64%

Use of Income : Accumulating

Net Assets of Share Class (M) : 72,33 EUR

KEY FACTS

Asset Class : Real Estate

Benchmark : FTSE EPRA Nareit Developed Dividend+ Net Index in USD

Fund Launch Date : 20-Oct-2006

Fund Base Currency : USD

Net Assets of Fund (M) : 1.743,40 USD

SFDR Classification : Other

Domicile : Ireland

Methodology : Optimised

Issuing Company : iShares II plc

Product Structure : Physical

PORTFOLIO CHARACTERISTICS

Price to Book Ratio : 1,52x

Price to Earnings Ratio : 24,23x

3y Beta : 0,89

Number of Holdings : 324

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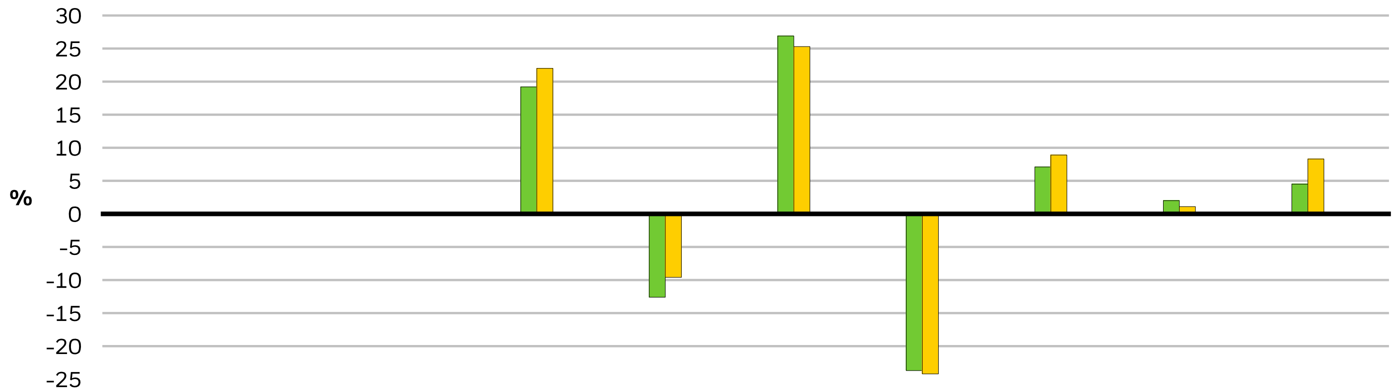
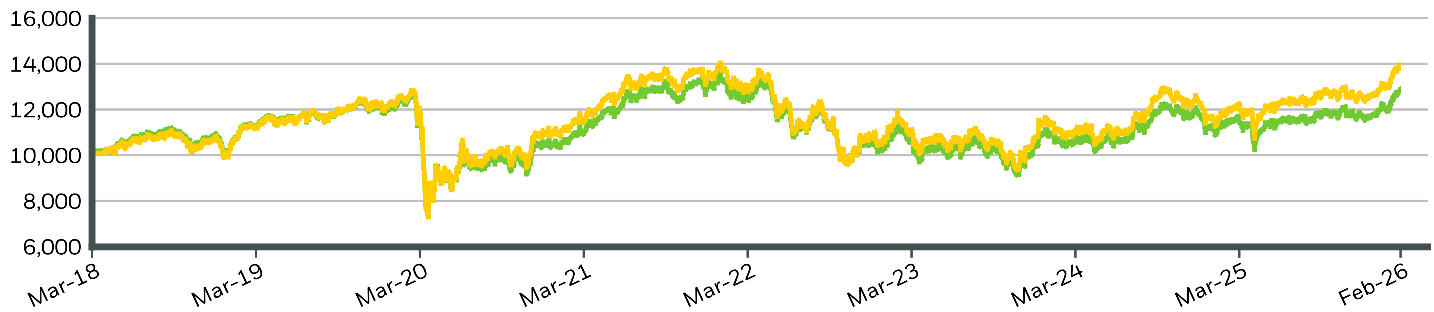
CALENDAR YEAR PERFORMANCE



	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Share Class	-	-	-	19,20	-12,58	26,93	-23,69	7,12	2,02	4,47
Benchmark	-	-	-	21,97	-9,56	25,28	-24,17	8,87	1,06	8,28

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	6,70	8,61	8,79	9,79	10,45	6,36	3,32	3,23
Benchmark	6,60	9,85	9,76	10,60	14,57	8,16	3,99	4,27

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 USD. 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 Developed Markets Property Yield UCITS ETFHedged Euro (Accumulating)
- Benchmark — FTSE EPRA Nareit Developed Dividend+ Net Index in USD

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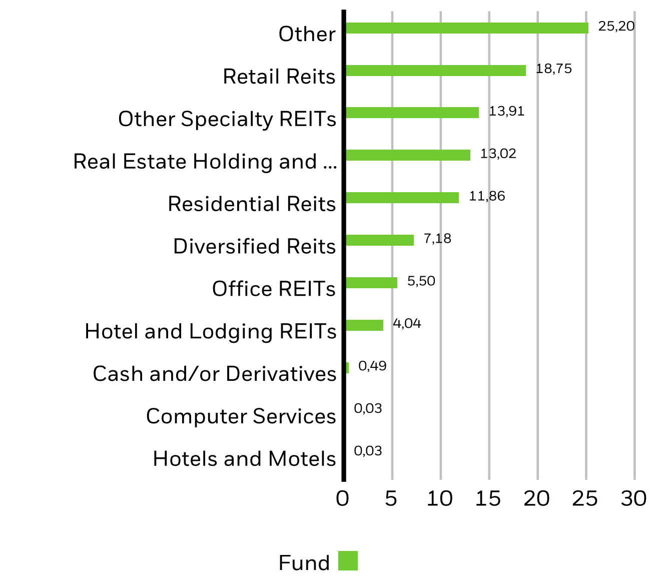
TOP 10 HOLDINGS (%)

PROLOGIS REIT INC	7,38%
EQUINIX REIT INC	5,31%
SIMON PROPERTY GROUP REIT INC	3,69%
REALTY INCOME REIT CORP	3,43%
DIGITAL REALTY TRUST REIT INC	3,40%
PUBLIC STORAGE REIT	2,71%
VENTAS REIT INC	2,25%
MITSUI FUDOSAN LTD	1,96%
VICI PPTYS INC	1,80%
EXTRA SPACE STORAGE REIT INC	1,78%
Total of Portfolio	**33,71%**

Holdings are subject to change.

SECTOR BREAKDOWN (%)

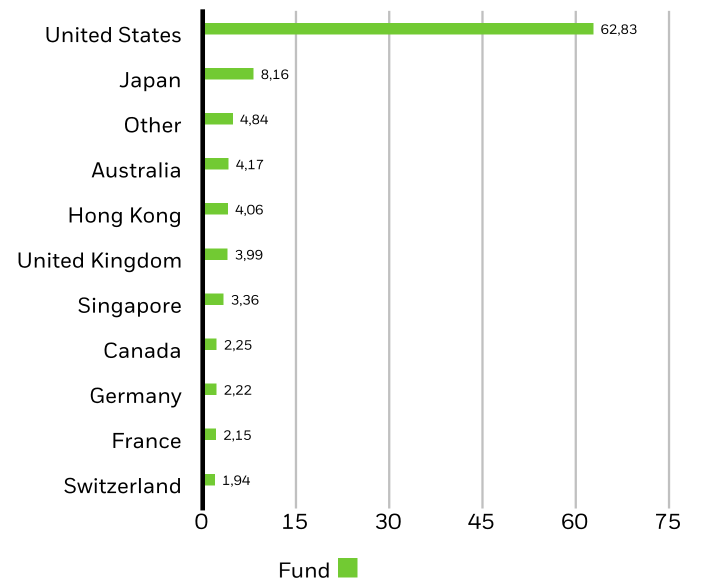


Allocations are subject to change. **Source:** BlackRock

TRADING INFORMATION

Exchange	London Stock Exchange
Ticker	DPYE
Bloomberg Ticker	DPYE LN
RIC	DPYE.L
SEDOL	BDZVHD0
Listing Currency	EUR

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.

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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.

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.

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