



iShares US Property Yield UCITS ETF
U.S. Dollar (Distributing)
iShares II plc



August 2025

Performance, Portfolio Breakdowns and Net Assets information as at: 31-Aug-2025. All other data as at 03-Sep-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.

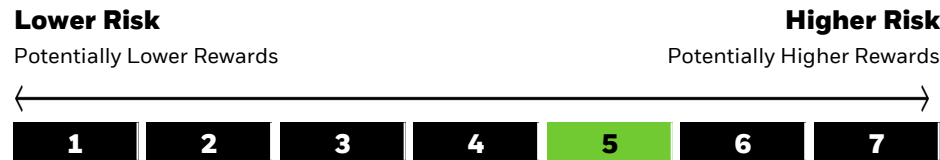
FUND OVERVIEW

The Fund seeks to track the performance of an index composed of US listed real estate companies and Real Estate Investment Trusts (REITS), which also comply with dividend yield criteria.

KEY BENEFITS

- 1. Diversified exposure to US real estate companies with a one-year forecast dividend yield of 2% or greater
- 2. Direct investment into listed real estate companies and REITS
- 3. Single country exposure with a focus on income

RISK INDICATOR



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 : IE00B1FZSF77
Share Class Launch Date : 03-Nov-2006
Share Class Currency : USD
Total Expense Ratio : 0,40%
Use of Income : Distributing
Net Assets of Share Class (M) : 598,29 USD

KEY FACTS

Asset Class : Real Estate
Benchmark : FTSE EPRA/NAREIT United States Dividend+ Index
Fund Launch Date : 03-Nov-2006
Distribution Frequency : Quarterly
Net Assets of Fund (M) : 598,30 USD
SFDR Classification : Other
Domicile : Ireland
Methodology : Replicated
Issuing Company : iShares II plc
Product Structure : Physical

PORTFOLIO CHARACTERISTICS

Price to Book Ratio : 2,19x
Price to Earnings Ratio : 38,31x
3y Beta : 1,00
12m Trailing Yield : 3,02%
Number of Holdings : 94

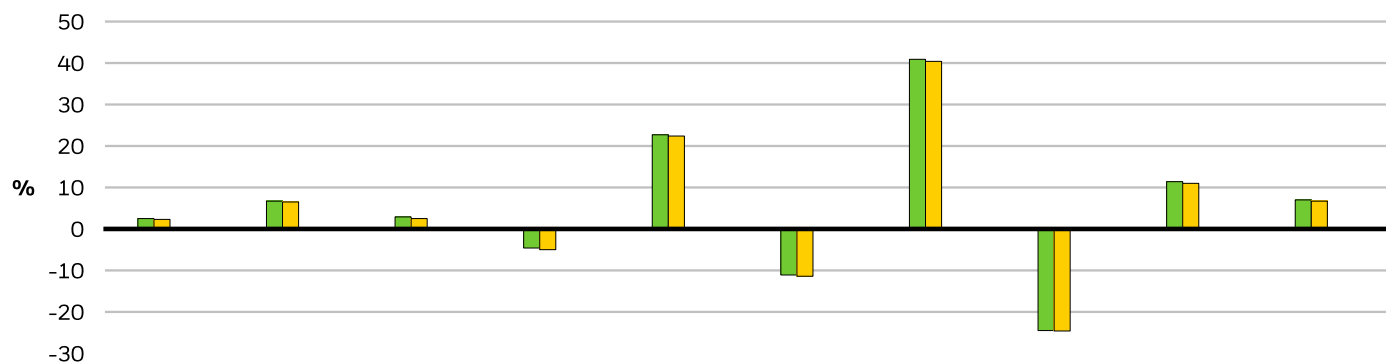
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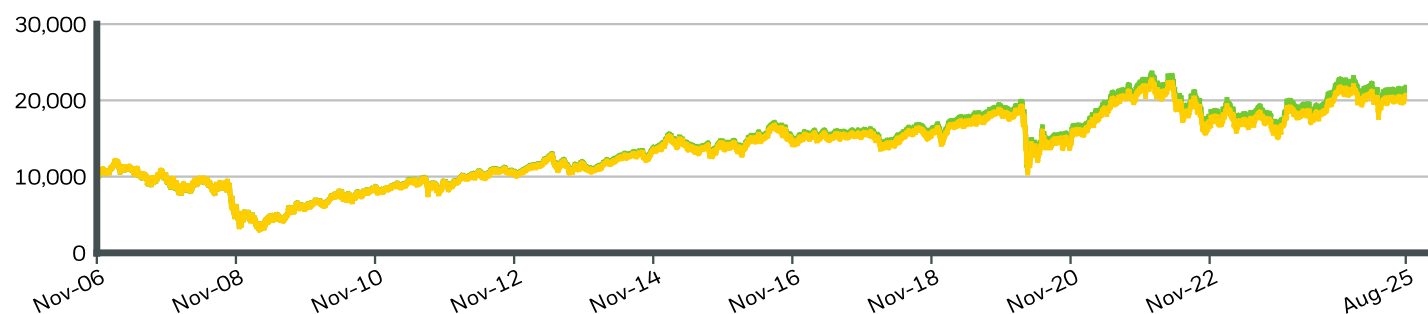
iShares
by BlackRock

CALENDAR YEAR PERFORMANCE



	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Share Class	2,54	6,73	2,92	-4,58	22,73	-11,05	40,93	-24,51	11,41	7,05
Benchmark	2,34	6,47	2,53	-5,01	22,39	-11,36	40,39	-24,65	10,98	6,70

GROWTH OF HYPOTHETICAL 10,000 USD SINCE INCEPTION



CUMULATIVE & ANNUALISED PERFORMANCE

	CUMULATIVE (%)					ANNUALISED (% p.a.)		
	1m	3m	6m	YTD	1y	3y	5y	Since Inception
Share Class	4,27	2,58	-1,76	2,85	-1,56	4,08	7,38	4,21
Benchmark	4,28	2,53	-1,93	2,68	-1,86	3,74	7,04	3,93

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 USD, 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 US Property Yield UCITS ETF U.S. Dollar (Distributing)
■ Benchmark FTSE EPRA/NAREIT United States Dividend+ Index

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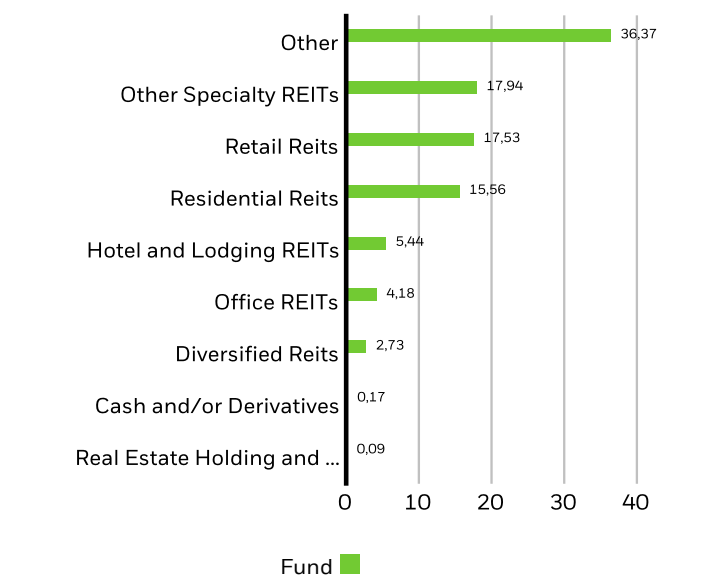


TOP 10 HOLDINGS (%)

WELLTOWER INC	9,54%
PROLOGIS REIT INC	9,13%
EQUINIX REIT INC	6,65%
SIMON PROPERTY GROUP REIT INC	5,06%
DIGITAL REALTY TRUST REIT INC	4,89%
REALTY INCOME REIT CORP	4,54%
PUBLIC STORAGE REIT	4,02%
VICI PPTYS INC	3,09%
EXTRA SPACE STORAGE REIT INC	2,62%
VENTAS REIT INC	2,57%
Total of Portfolio	52,11%

Holdings are subject to change.

SECTOR BREAKDOWN (%)



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

TRADING INFORMATION

Exchange	London Stock Exchange	Euronext Amsterdam	Deutsche Boerse Xetra
Ticker	IUSP	IUSP	IQQ7
Bloomberg Ticker	IUSP LN	IUSP NA	IQQ7 GY
RIC	IUSP.L	IUSP.AS	IQQ7.DE
SEDOL	B1G5340	B1N9M26	BVG2Q86
Listing Currency	GBP	EUR	EUR

This product is also listed on: Bolsa Mexicana De Valores,Borsa Italiana,SIX Swiss Exchange

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	100,00%	MSCI ESG Fund Rating (AAA-CCC)	A
MSCI ESG Quality Score - Peer Percentile	40,83%	MSCI ESG Quality Score (0-10)	6,00
Funds in Peer Group	169	Fund Lipper Global Classification	Equity Sector Real Est US
MSCI Weighted Average Carbon Intensity % Coverage	99,28%	MSCI Weighted Average Carbon Intensity (Tons CO2E/\$M SALES)	90,05
MSCI Implied Temperature Rise (0-3.0+ °C)	> 2.5° - 3.0° C	MSCI Implied Temperature Rise % Coverage	99,28%

All data is from MSCI ESG Fund Ratings as of **22-Aug-2025**, based on holdings as of **31-Jul-2025**. 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

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 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.

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

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.

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.

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.

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.

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

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

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.

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.

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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