

State Street® SPDR® Dow Jones Global Real Estate UCITS ETF (Dist)

Fact Sheet Alternative

28 February 2026



Morningstar Rating™
31 January 2026



Fund Objective

The objective of the Fund is to track the performance of the global listed real estate securities market.

Index Description

The Dow Jones Global Select Real Estate Securities Index is comprised of equity real estate investment trusts ("REITs") and real estate operating companies ("REOCs") traded globally. The Index measures the performance of publicly traded real estate securities, and intends to serve as a proxy for direct real estate investment. To be included in the Index, a company must be both an equity owner and operator of commercial and/or residential real estate.

Tax Status

As standard, State Street Investment Management aims to meet all applicable tax reporting requirements for all of the SPDR ETFs in the following countries. Applications are made throughout the year depending on the time scale required by each local tax authority: UK, Germany, Austria, Switzerland.

Countries of Registration

United Kingdom, Switzerland, Sweden, Spain, Norway, Netherlands, Luxembourg, Italy, Ireland, Germany, France, Finland, Denmark, Austria

Fund Information

ISIN	IE00B8GF1M35
Index Name	Dow Jones Global Select Real Estate Securities Index
Index Ticker	DWGRSN
Index Type	Net Total Return
Number of Constituents	221

Key Facts

Inception Date	23-Oct-2012
Share Class Currency	USD
Fund — Base Currency	USD
TER	0.40%
Income Treatment	Quarterly Distribution
Replication Method	Replicated
UCITS Compliant	Yes
Domicile	Ireland
Investment Manager	State Street Global Advisors Europe Limited
Sub-Investment Manager(s)	State Street Global Advisors Limited
Fund Umbrella	SSGA SPDR ETFs Europe I plc
Share Class Assets (millions)	US\$336.33
Total Fund Assets (millions)	US\$388.11
ISA Eligible	Yes
SIPP Eligible	Yes
PEA Eligible	No

Prior to 19th February 2026, the Fund was known as SPDR® Dow Jones Global Real Estate UCITS ETF (Dist).

Listings

Exchange	Exchange Ticker	Trading Currency	iNAV Ticker	Bloomberg Code	Reuters Code	SEDOL Code
Deutsche Börse*	SPYJ	EUR	INSPYJE	SPYJ GY	SPYJ.DE	B8H6P34
London Stock Exchange	GBRE	GBP	INSPYJP	GBRE LN	GBRE.L	B88DGW0
London Stock Exchange	GLRE	USD	INSPYJ	GLRE LN	GLRE.L	B8GF1M3
SIX Swiss Exchange	GBRE	CHF	INSPYJC	GBRE SE	GBRE.S	B8B0VY5
Borsa Italiana	GLRE	EUR	INSPYJE	GLRE IM	GLRE.MI	B9MB757

*Denotes Primary Listing

Performance					
	Index	Fund Gross	Difference	Fund Net	Difference
Annualised Returns (%)					
1 Year	14.31	14.46	0.15	14.00	-0.31
3 Year	8.74	8.88	0.14	8.45	-0.30
5 Year	4.85	5.03	0.18	4.61	-0.24
10 Year	4.33	4.46	0.13	4.04	-0.28
Since Inception	4.83	4.95	0.11	4.53	-0.30
Cumulative Performance (%)					
1 Month	6.72	6.73	0.00	6.69	-0.03
3 Month	8.33	8.33	0.00	8.22	-0.11
1 Year	14.31	14.46	0.15	14.00	-0.31
2 Year	26.62	26.97	0.34	25.96	-0.66
3 Year	28.60	29.09	0.49	27.55	-1.05
5 Year	26.73	27.81	1.08	25.29	-1.44
10 Year	52.74	54.68	1.94	48.63	-4.12
Since Inception	87.71	90.48	2.76	80.60	-7.12
Calendar Performance (%)					
2026	10.13	10.13	0.00	10.06	-0.07
2025	8.79	8.96	0.17	8.53	-0.26
2024	1.18	1.29	0.11	0.89	-0.29
2023	10.68	10.79	0.11	10.35	-0.33
2022	-25.30	-25.18	0.12	-25.48	-0.18
2021	30.21	30.52	0.31	30.00	-0.21

	Fund (%)
Standard Deviation (3 Years)	14.83
Annualised Tracking Error (3 Years)	0.08

Past performance is not an indicator of future performance. The Gross of fees do not reflect and net of fees do reflect commissions and costs incurred on the issue and redemption, or purchases and sale, of units. If the performance is calculated on the basis of Gross/net asset values that are not denominated in the accounting currency of the collective investment scheme, its value may rise or fall as a result of currency fluctuations.

When the Fund is closed according to its official Net Asset Value (NAV) calendar but, nonetheless, a significant portion of the underlying security prices can be determined, a Technical NAV is calculated. Past Performance indicated herein has therefore been calculated using a Technical NAV when required, as well as the official NAV of the Fund as at each other business day for the relevant period. Calendar year inception performance returns will be partial for the year where the inception date for either the Fund in question or the historic performance-linked Fund (whichever is the earliest) falls within that period.

Characteristics	
Number of Holdings	222
*Distribution Yield	2.50%
Price/Earnings Ratio FY1	26.13
Average Price/Book	1.70
Average Market Cap (M)	US\$43,497.34
Index Dividend Yield	3.75%

* This measures the 12 month historical dividend pay-out per share divided by the NAV.

Source: State Street Investment Management Characteristics, holdings, country allocations and sectors shown are as of date indicated at the top of this factsheet and are subject to change. Any reference to a specific company or security does not constitute a recommendation to buy, sell, hold or invest directly in such company or securities.

Top 10 Holdings	Weight (%)
WELLTOWER INC	8.51
PROLOGIS INC	7.93
EQUINIX INC	5.72
SIMON PROPERTY GROUP INC	3.98
REALTY INCOME CORP	3.68
DIGITAL REALTY TRUST INC	3.43
PUBLIC STORAGE	2.91
VENTAS INC	2.42
MITSUI FUDOSAN CO LTD	2.25
EXTRA SPACE STORAGE INC	1.92

Sector Breakdown	Weight (%)
REIT	90.97
REOC	9.03

Country Weights	Weight (%)
United States	70.64
Japan	8.53
United Kingdom	3.99
Singapore	2.62
Australia	2.59
France	1.98
Switzerland	1.50
Hong Kong	1.46
Sweden	1.19
Belgium	0.87
Mexico	0.80
Canada	0.76
South Africa	0.59
Spain	0.56
Germany	0.52
Israel	0.50
Brazil	0.30
Chile	0.20
Thailand	0.19
Finland	0.13
Saudi Arabia	0.06
Turkey	0.02

Capital Risk: Investing involves risk including the risk of loss of capital.
Past performance is not a reliable indicator of future performance.

Contact Us

Visit our website at ssga.com/etfs or contact your local SPDR ETF representative. Alternatively contact our SPDR ETF Sales and Support team at spdrseurope@ssga.com.

France & Luxembourg

spdretf_france@ssga.com
+33 1 44 45 40 00

Italy

spdretf_italia@ssga.com
+39 0232066 140

Nordics

spdrseurope@ssga.com
+31 (0)20-7181071

Switzerland

spdrsswitzerland@ssga.com
+ 41 (0)44 245 70 00

Germany

spdrsgermany@ssga.com
+49 69 66774 5016

Netherlands

spdr_nl@ssga.com
+31 (0)20-7181071

Spain

spdrseurope@ssga.com
+39 0232066 140

United Kingdom

spdrseurope@ssga.com
+44 (0) 203 395 6888

ssga.com/etfs

State Street Global Advisors (SSGA) is now State Street Investment Management. Please go to statestreet.com/investment-management for more information.

Glossary

Price/Earnings Ratio FY1 The average of the price of each underlying security divided by the mean EPS estimate of the security for the next unreported fiscal year, as of the report date.

Average Price/Book The average of the price of each underlying security divided by the Book value per share of the security, as of the report date.

Index Dividend Yield The average of the Annual dividends per share (DPS) of each underlying security in the index as of the report date divided by the price of the security as of the report date.

TER Total Expense Ratio is a fee charged to the fund, as a percentage of the Net Asset Value, to cover costs associated with operation and management of the portfolio of assets.

For Professional Clients / Qualified Investors Use Only. Not for public distribution.

ETFs trade like stocks, are subject to investment risk, fluctuate in market value and may trade at prices above or below the ETFs net asset value. Brokerage commissions and ETF expenses will reduce returns.

Marketing Communication

SPDR ETFs may not be available or suitable for you. The information provided does not constitute investment advice as such term is defined under the Markets in Financial Instruments Directive (2014/65/EU) and it should not be relied on as such. It should not be considered a solicitation to buy or an offer to sell any investment. It does not take into account any investor's or potential investor's particular investment objectives, strategies, tax status, risk appetite or investment horizon. If

you require investment advice you should consult your tax and financial or other professional advisor.

Tax treatment depends on the individual circumstances of each client and may be subject to change in the future.

This document does not constitute an offer or request to purchase shares in SPDR ETFs Europe I plc and SPDR ETFs Europe II plc. **Please refer to the Fund's latest Key Information Document (KID)/Key Investor Information Document (KIID) and Prospectus before making any final investment decision. The latest English version of the prospectus and the KID/KIID can be found at www.statestreet.com/im. A summary of investor rights can be found here: <https://www.ssga.com/library-content/products/fund-docs/summary-of-investor-rights/ssga-spdr-investors-rights-summary.pdf> Note that the Management Company may decide to terminate the arrangements made for marketing and proceed with de-notification in compliance with Article 93a of Directive 2009/65/EC.**

All fund related documents are available for free of charge from the offices of the Local Representative/Agent or by visiting the www.statestreet.com/im or by contacting State Street Custodial Services (Ireland) Limited, 78 Sir John Rogerson's Quay, Dublin 2, Ireland. SPDR ETFs is the exchange traded funds ("ETF") platform of State Street Global Advisors and is comprised of funds that have been authorised by Central Bank of Ireland as open-ended UCITS investment companies. The funds are not available to U.S. investors. SSGA SPDR ETFs Europe I plc and SPDR ETFs Europe II plc issue ("the Company") issue SPDR ETFs, and is an open-ended investment company with variable capital having segregated liability between its sub-funds. The Company is organised as an Undertaking for Collective Investment in Transferable Securities (UCITS) under the laws of Ireland and authorised as a UCITS by the Central Bank of Ireland.

Additional Important Information: **For the UK,** this document has been issued by State Street Global Advisors Limited ("SSGA").

Authorised and regulated by the Financial Conduct Authority, registered No. 2509928. VAT No. 5776591 81. Registered office: 20 Churchill Place, Canary Wharf, London, E14 5HJ Telephone: 020 3395 6000 Facsimile: 020 3395 6350 Web: www.statestreet.com/im.

For the EU, this document has been issued by State Street Global Advisors Europe Limited ("SSGA"), regulated by the Central Bank of Ireland. Registered office address 78 Sir John Rogerson's Quay, Dublin 2. Registered number 49934. T: +353 (0)1 776 3000. Fax: +353 (0)1 776 3300. Web: www.statestreet.com/im.

SPDR ETFs Local Representative/Paying Agents:

France: State Street Bank International GmbH Paris Branch, Cœur Défense - Tour A, 100, Esplanade du Général de Gaulle, 92931 Paris La Defense Cedex; **Switzerland:** State Street Bank GmbH Munich, Zurich Branch, Beethovenstrasse 19, 8027 Zurich and the main distributor in Switzerland, State Street Global Advisors AG, Beethovenstrasse 19, 8027 Zurich; **Germany:** State Street Global Advisors Europe Limited, Brienner Strasse 59, D-80333 Munich; **Spain:** Cecabank, S.A. Alcalá 27, 28014 Madrid (Spain); **Denmark:** Nordea Bank Denmark A/S, Issuer Services, Securities Services Hermes Hus, Helgeshøj Allé 33 Postbox 850 DK-0900 Copenhagen C; **Austria:** Erste Bank, Graben 21, 1010 Wien, Österreich; **Sweden:** SKANDINAVISKA ENSKILDA BANKEN AB, Global Transaction Services ST MH1, SE-106 40 Stockholm, Sweden.

Dow Jones Global Real Estate Securities is a trademark of Dow Jones Trademark Holdings LLC ("Dow Jones") and is licensed by S&P Dow Jones Indices LLC and its affiliates ("S&P Dow Jones Indices") and State Street Global Advisors. The SPDR Dow Jones Global Real Estate Securities is not sponsored, endorsed, sold or promoted by Dow Jones or S&P Dow Jones Indices.

The S&P 500® Index is a product of S&P Dow Jones Indices LLC or its affiliates ("S&P DJI") and have been licensed for use by State Street Global Advisors. S&P, SPDR, S&P 500®, US 500 and the 500 are 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 has been licensed for use by S&P Dow Jones Indices; and these trademarks have been licensed for use by S&P DJI and sublicensed for certain purposes by State Street Global Advisors. The fund is not sponsored, endorsed, sold or promoted by S&P DJI, Dow Jones, S&P, 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 these indices. The trademarks and service marks referenced herein are the property of their respective owners. Third party data providers make no warranties or representations of any kind relating to the accuracy, completeness or timeliness of the data and have no liability for damages of any kind relating to the use of such data.

The recipient is only permitted to view or receive the Index Data in the form in which it is presented. The recipient understands, acknowledges and agrees that use of the Index Data is at its sole risk. The recipient understands, acknowledges and agrees that the Index Data is provided "as is" and that neither Morningstar UK Limited (Morningstar) nor its content providers warrant the accuracy, completeness, non-infringement, originality, timeliness or any other characteristic of the Index Data. The recipient further understands, acknowledges and agrees that the Index Data is provided to you as an investor in financial products solely pursuant to regulatory requirements and for informational purposes only. The Index Data may not be used by you for commercial purposes and may not be used for trading or other purposes in lieu of a subscription to such Index Data with Morningstar.

The whole or any part of this work may not be reproduced, copied or transmitted or any of its contents disclosed to third parties without SSGA's express written consent.

© 2026 State Street Corporation.
All Rights Reserved.
Expiration Date: 28/02/2027