

# SPDR<sup>®</sup> FTSE EPRA Europe ex UK Real Estate UCITS ETF (Acc)

Fact Sheet  
Alternative

31 July 2025

★★★  
Morningstar Rating™  
30 June 2025

## Fund Objective

The objective of the Fund is to track the performance of the listed real estate market in Europe.

## Index Description

The FTSE EPRA Nareit Developed Europe ex UK Index tracks the performance of listed real estate companies and equity real estate investment trusts ("REITS") operating in Europe but excluding the UK whose relevant activities are defined as the ownership, disposal and development of income-producing real estate. The index constituents are free float-adjusted, liquidity, size and revenue screened and the index is calculated as a market capitalisation-weighted net TR Index.

## 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

## Listings

Exchange	Exchange Ticker	Trading Currency	iNAV Ticker	Bloomberg Code	Reuters Code	SEDOL Code
Deutsche Börse*	ZPRP	EUR	INZPRPE	ZPRP GY	ZPRP.DE	BSJCQV5
SIX Swiss Exchange	EURE	EUR	INZPRPE	EURE SE	EURE.S	BYZXB75

\*Denotes Primary Listing

## Fund Information

ISIN	IE00BSJCQV56
Index Name	FTSE EPRA Nareit Developed Europe ex UK Index
Index Ticker	REXUK
Index Type	Total Return
Number of Constituents	70

## Key Facts

Inception Date	10-Aug-2015
Share Class Currency	EUR
Fund — Base Currency	EUR
TER	0.30%
Income Treatment	Accumulation
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)	€129.24
Total Fund Assets (millions)	€129.24
ISA Eligible	Yes
SIPP Eligible	Yes
PEA Eligible	No

Performance					
	Index	Fund Gross	Difference	Fund Net	Difference
<b>Annualised Returns (%)</b>					
1 Year	7.04	6.78	-0.26	6.46	-0.58
3 Year	0.96	0.69	-0.27	0.39	-0.57
5 Year	0.53	0.36	-0.17	0.06	-0.47
10 Year	-	-	-	-	-
Since Inception	2.36	2.15	-0.21	1.84	-0.52
<b>Cumulative Performance (%)</b>					
1 Month	-2.94	-2.91	0.03	-2.93	0.01
3 Month	2.08	1.97	-0.11	1.89	-0.19
1 Year	7.04	6.78	-0.26	6.46	-0.58
2 Year	27.34	26.54	-0.80	25.78	-1.56
3 Year	2.91	2.09	-0.82	1.18	-1.73
5 Year	2.68	1.79	-0.88	0.28	-2.40
10 Year	-	-	-	-	-
Since Inception	26.20	23.61	-2.59	19.97	-6.23
<b>Calendar Performance (%)</b>					
2025	7.52	7.24	-0.28	7.05	-0.47
2024	-0.39	-0.67	-0.28	-0.97	-0.58
2023	19.50	19.01	-0.48	18.66	-0.84
2022	-36.87	-36.80	0.07	-36.99	-0.12
2021	11.53	11.57	0.04	11.24	-0.29
2020	-5.85	-6.07	-0.22	-6.35	-0.50

	Fund (%)
<b>Standard Deviation (3 Years)</b>	23.27
<b>Annualised Tracking Error (3 Years)</b>	0.22

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	70
*Distribution Yield	-
Price/Earnings Ratio FY1	16.09
Average Price/Book	0.87
Average Market Cap (M)	€6,445.72
Index Dividend Yield	3.94%

† 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 (%)
VONOVIA SE	13.72
SWISS PRIME SITE-REG	6.74
UNIBAIL-RODAMCO-WESTFIELD	5.88
KLEPIERRE	5.00
PSP SWISS PROPERTY AG-REG	4.88
LEG IMMOBILIEN SE	3.74
MERLIN PROPERTIES SOCIMI SA	3.29
GECINA SA	3.16
CASTELLUM AB	2.88
FASTIGHETS AB BALDER-B SHRS	2.88

Sector Breakdown	Weight (%)
Diversified	32.76
Residential	23.39
Retail	16.32
Office	7.46
Industrial/Office	6.88
Industrial	6.66
Healthcare	4.60
Lodging/Resorts	1.13
Self Storage	0.79

Effective 22 March 2021, the index provider transitioned to the new ICB framework. The changes included: renaming the "Oil & Gas" industry to "Energy", breaking out "Real Estate" from the "Financial" industry and creating an 11th industry named "Real Estate", and reclassifying the "Consumer Goods" and "Consumer Services" industries as "Consumer Staples" and "Consumer Discretionary". The Industry Classification Benchmark (ICB) is an industry classification taxonomy used by FTSE International and STOXX.

Country Weights	Weight (%)
Germany	22.49
Sweden	20.19
France	19.56
Switzerland	16.61
Belgium	11.80
Spain	4.77
Netherlands	1.56
Finland	1.43
Norway	0.55
Austria	0.47
Ireland	0.35
Italy	0.13
Other	0.08

**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](http://ssga.com/etfs) or contact your local SPDR ETF representative. Alternatively contact our SPDR ETF Sales and Support team at [spdrseurope@ssga.com](mailto:spdrseurope@ssga.com).

### France & Luxembourg

[spdretf\\_france@ssga.com](mailto:spdretf_france@ssga.com)  
+33 1 44 45 40 00

### Italy

[spdretf\\_italia@ssga.com](mailto:spdretf_italia@ssga.com)  
+39 0232066 140

### Nordics

[spdrseurope@ssga.com](mailto:spdrseurope@ssga.com)  
+31 (0)20-7181071

### Switzerland

[spdrsswitzerland@ssga.com](mailto:spdrsswitzerland@ssga.com)  
+ 41 (0)44 245 70 00

### Germany

[spdrsgermany@ssga.com](mailto:spdrsgermany@ssga.com)  
+49 69 66774 5016

### Netherlands

[spdr\\_nl@ssga.com](mailto:spdr_nl@ssga.com)  
+31 (0)20-7181071

### Spain

[spdrseurope@ssga.com](mailto:spdrseurope@ssga.com)  
+39 0232066 140

### United Kingdom

[spdrseurope@ssga.com](mailto: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](http://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](http://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](http://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](http://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](http://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, Briener 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.

"FTSE", "FT-SE" and "Footsie" are trade marks jointly owned by the London Stock Exchange Plc and The Financial Times Limited and are used by FTSE International Limited ("FTSE") under license. "All-World", "All-Share" and "All-Small" and "FTSE4Good" are trademarks of FTSE. The FTSE UK All Share Index is calculated by FTSE. FTSE does not sponsor, endorse or promote this product and is not in any way connected to it and does not accept any liability. All intellectual property rights in the index values and constituent list vests in FTSE. SSGA has obtained full license from FTSE to use such intellectual property rights in the creation of this product.

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.

© 2025 State Street Corporation.  
All Rights Reserved.  
Expiration Date: 31/07/2026